

Strategic Housing Land Availability Assessment 2012/13

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1 . Executive Summary

1.1 The Strategic Housing Land Availability Assessment (SHLAA) determines the potential housing supply from identifiable land within the Forest of Dean District over the Forest of Dean Core Strategy (adopted 23rd February 2012) period to 2026.

The study is presented in two parts. These are:

- SHLAA Report
- Site assessment tables with maps

1.2 The SHLAA report sets out the purpose of the document, the relationship between the SHLAA and Development Plan Documents and its aims and limitations. It also explains the methodological approach to assessing the suitability, availability and achievability of sites for housing. The methodology is explained in stages equivalent to the stages outlined in the national SHLAA Practice Guide⁽¹⁾.

1.3 The adopted Core Strategy Submission⁽²⁾ sets an overall target of 6200 houses to be built within the plan period (2006-2026). It remained in 2013 the basis against which the provision of new housing was assessed. A minimum of 5162 dwellings are required in the district over the next 16 years, to meet the overall target set in the Core Strategy by 2026. By March 31st 2011 this requirement had fallen to 4934, reflecting the completions during the past year.

Core Strategy Target	(2006 - 2026)	6200
Of which	Completed 2006/7 - 2013/14	2104
	Residual 2013/14	4096

1.4 The SHLAA has identified that a total of 8630 dwellings could potentially be delivered on identified sites within the remainder of the plan period. This exceeds the residual target set by the Core Strategy to deliver 4096 dwellings. A surplus of 3486 dwellings could be provided if required during the plan period on sites that are technically able to be developed. Such additional sites would require allocation in the Local Development Framework (LDF) to enable housing delivery.

1.5 This document is a technical assessment that informs policy development and does not in itself constitute policy. Sites included within this assessment must go through the normal process of allocation through the Local Development Framework and/or a planning application.

1.6 In March 2009 the Forest of Dean District Council published an assessment with a baseline date of 1st April 2008. This assessment has a baseline date of 1st April 2012/13.

1.7 The methodology was agreed by the partnership in accordance with the guidance.

1 See Communities and Local Government 'Strategic Housing Land Availability Assessments Practice Guidance' www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment

2 http://www.fdean.gov.uk/nqcontent.cfm?a_id=6478&tt=graphic

1 . Executive Summary

1.8 As part of the 2012/13 update landowners were invited to submit sites for consideration which would then be added to the the database of sites submitted in 2008, 2009, 2011 together with large sites with permissions and sites already allocated for housing development. Some 21 sites were submitted in 2012/13 for consideration and inclusion in the current SHLAA.

1.9 The Forest of Dean can meet its housing need for the next 5 to 10 years without recourse to land which is not allocated if an allowance is made for the contribution of small sites and windfalls.

1.10 There is an available 5 year and 10 year supply of potential housing sites if sites proposed in the draft Allocation Plan are included. This assessment will be updated annually with the 2014 SHLAA due for publication April 2015.

1.11 The 2014 SHLAA will refine the work already done in the previous SHLAA by way of a more detailed filtering of the sites. Full surveys will be carried out on sites which are considered to be "deliverable" and "developable". If a site is assessed as suitable, available and achievable then it is considered deliverable within 5 years. However where the site does not currently meet one of these three requirements, but it is considered that they could be met in the future then the site may be considered available only in the longer term.

2. Introduction

2.1 Government policy in the National Planning Policy Framework (NPPF)⁽³⁾ seeks to ensure that land availability is not a constraint on the delivery of homes. The NPPF requires Local Planning Authorities (LPAs) firstly to identify and maintain a rolling five-year supply of deliverable land for housing and secondly, to identify sufficient developable land in their Local Development Documents (LDDs).

2.2 In order to reinforce the 'plan, monitor, manage' approach to planning', while being more responsive to land supply issues, under national policy, LPAs should be informed by a robust evidence base, to aid the formulation of local planning policies and the determination of planning applications. In particular, LPAs are required to undertake a Strategic Housing Market Area (HMA) Assessment⁽⁴⁾ to assess local housing need and demand, and a Strategic Housing Land Availability Assessment (SHLAA) to identify and monitor current and future land availability for housing based on agreed HMA boundaries. These documents will then form part of the Plan's Evidence Base.

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

2.4 The SHLAA has been prepared in accordance with the relevant government guidance and as such will be compatible with other studies within the county. It was comprehensively updated in 2013.

2.5 The assessment has been undertaken as part of the evidence base to support the Council's Core Strategy, and its primary role is to:

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

2.6 The core (minimum) requirements of the Assessment, as set out in the Department for Communities and Local Government (DCLG) Practice Guidance 2007,⁽⁵⁾ are to:

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

3 <http://www.communities.gov.uk/publications/planningandbuilding/nppf>

4 http://www.fdean.gov.uk/nqcontent.cfm?a_id=6476&tt=graphic

5 <http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

2 . Introduction

- Identify constraints on the delivery of identified sites.
- Make recommendations on how these constraints could be overcome and when.

3 . Strategic Housing Land Availability Assessment

3.1 SHLAA is an assessment of sites that have been tendered generally by their owners. It exists to inform plan making and sites that have been assessed may or may not be incorporated into a development plan. Many may be technically able to be developed but may not comply with national or local planning policies. The sites in the study have been considered against the development plan at the time of the assessment and the outcome is shown in Appendix A.

3.2 From the above it is evident that the inclusion of a site in this assessment **does not** mean that planning permission for housing will necessarily be granted. The suitability of a site, and its capacity, must be tested by submitting planning applications for consideration on their individual merits and against the existing development plan and other considerations.

3.3 There are many sites in this assessment that would be unlikely to be permitted under the existing development plan, for example those outside defined development boundaries are unlikely to be suitable for housing, except where they can meet the policy requirements for schemes providing small groups of affordable housing. Sites for allocation will be identified through the Local Plan and therefore, but for the SHLAA sites are only excluded if they have fundamental issues or constraints. This also means a lot of green field sites are included within the potential supply. It is likely that only a small number of these sites will ever be allocated for future housing development.

SHLAA is a technical assessment that does not permit development land for development but assesses whether land might have some form of potential to be considered for development at a future point in time.

The overall requirement originally assessed for the Core Strategy has been reviewed and this review will be used to assess the requirements of the Objectively Assessed Needs housing (OAN), used in the currently emerging Allocations Plan. The results of this review will inform the next SHLAA although the scale of new housing being planned for is not expected to change significantly.

The Assessment

3.4 The SHLAA:

- Provides information, which will be taken into account in making decisions about the allocation of land for housing within the Local Development Framework, which has begun to replace the local plan.
- Does not replace the allocation process.

3 . Strategic Housing Land Availability Assessment

- Does not identify every single site in the District with potential for housing
- Will identify sites for development many of which will be ruled out during the process of developing policy and allocations in the Local Development Framework (LDF).

Consultation has taken place with the local community during the preparation of the Core Strategy and further consultation will be undertaken as part of the Allocations Development Plan Document (DPD) within the emerging Local Development Framework.

Anyone wishing to make representations about the suitability of sites for development is encouraged to do so as part of that process, in addition to engaging with the SHLAA process

4 . Aims And Limitations

4.1 This study has two main aims:

- The provision of evidence of a robust, deliverable 5 year supply of housing land.
- A demonstration of a potential long term land supply, (for the Plan period, currently to 2026).

Managing Delivery

Continuing Plan Preparation

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

Status of Sites Identified in the Assessment

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

Sites Adjacent to Defined Settlement Boundaries

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

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

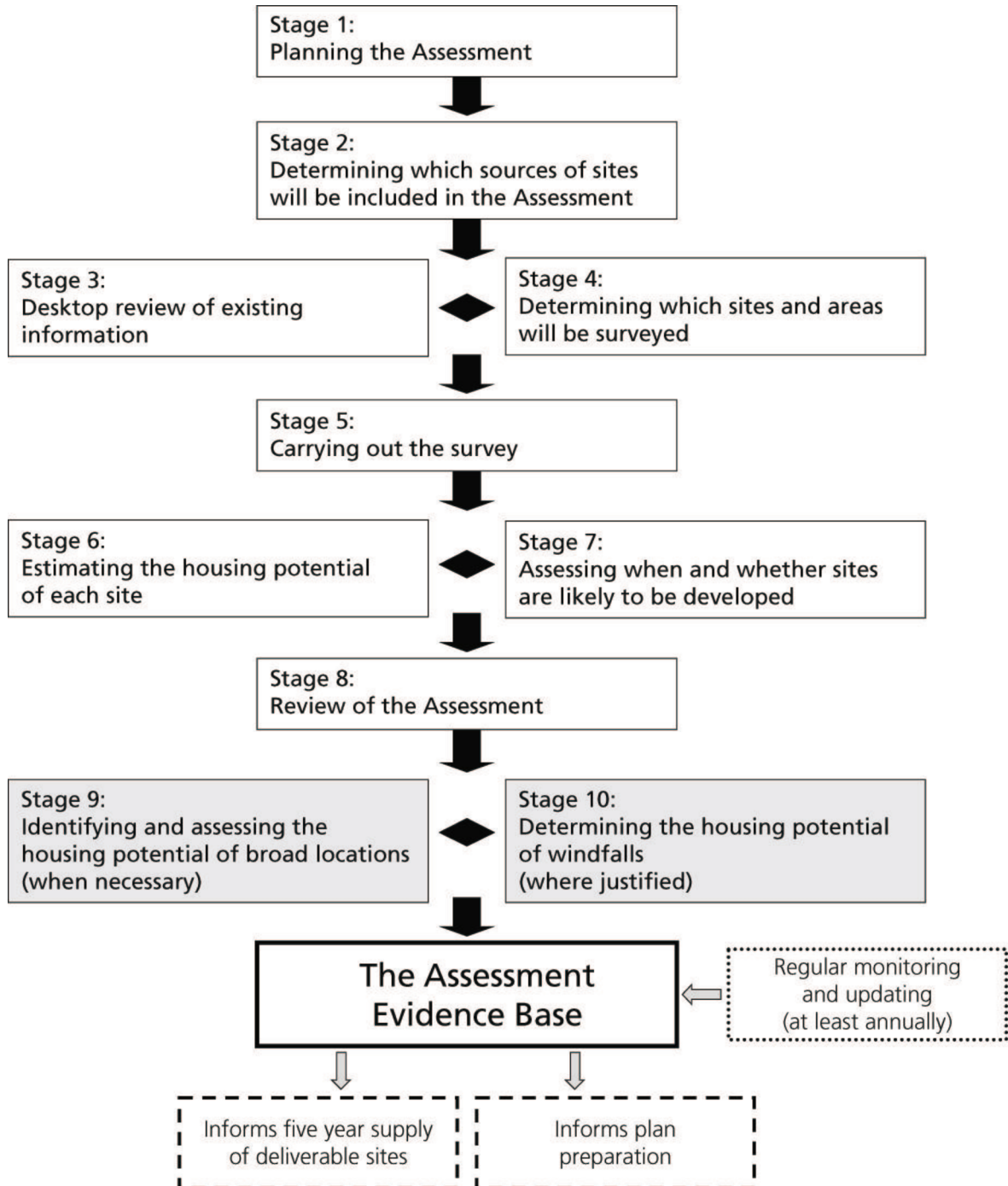
Rural Affordable Housing Sites

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

5. Methodology

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

Figure 1: Stages of the Assessment



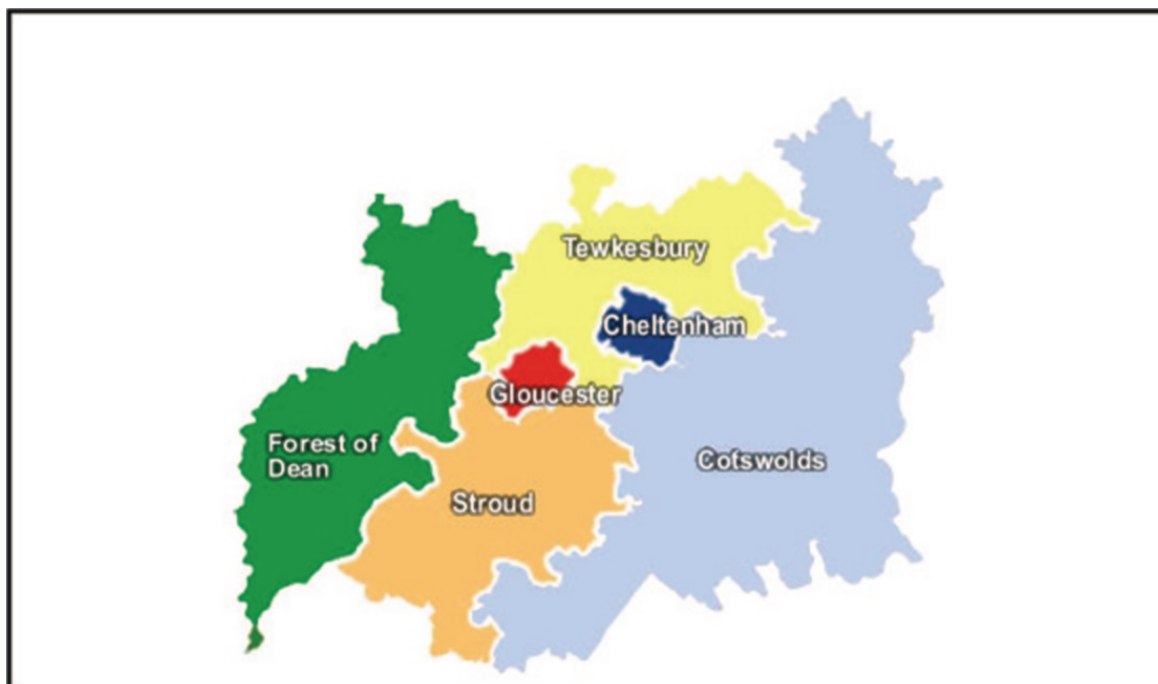
5. Methodology

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



5 . Methodology

Map 2: Gloucestershire Strategic Housing Market Area, showing district boundaries within it.



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

Partnership Approach and Consultation

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

5.4 The panel was used initially to update the stakeholder panel on the progress of the assessment and then to provide assessments of specific sites. The views of the panel are reflected in this assessment.

5.5 The stakeholder panel's protocol and names and organisations are attached to this report in Appendix A.

5.6 For the purposes of this study and to make the best uses of the resources available it was decided by the panel to set a minimum limit of 5 dwellings or more on sites that would be considered. This threshold will be reviewed but it is consistent with the threshold used in the other land availability considerations which inform the Plan.

5 . Methodology

Stakeholder Consultation

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

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

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

5.10 In 2008, approximately 300 candidate sites were put forward for evaluation and have remained within the database for ongoing consideration.

5.11 In September 2009, a further call for land was advertised in the local press including The Forest Review (district free paper), and New-Ad, (which covers the northern part of the district) and another 30 sites came forward for consideration. These sites were then considered and added to the database for future consideration for housing.

5.12 December 2010 a new call for sites was made, advertised again in the local newspapers the Forest Review, and New-Ad. A further 19 sites were submitted and again on the 26th August 2011 the process was repeated and a further 21 sites were submitted for consideration and added to the SHLAA database.

5.13 Years 2012/13 have been combined, some 26 sites were considered and added to the table in appendix C.

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

5.15 Housing completions on greenfield and brownfield sites are not included. These are monitored in respect of current targets.

5.16 In terms of densities, sites have been assessed as if they will provide development densities in keeping with the Core Strategy.

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

5 . Methodology

5.18 A list of the sites allocated within the Core Strategy, large sites with permission and yearly Shlaa submitted sites can be found in appendix C of this document.

Housing Requirements

5.19 The Core Strategy states that "Land for housing will be provided in accordance with the overall assessment made for the RSS, which is about 310 new dwellings a year until 2026, providing a total of 6200. This figure though originally derived for the RSS was incorporated into the Core Strategy having been found suitable by the Inspector at the Examination of the CS. Taking into account the number of dwellings completed between April 1st 2006 and March 2014, an additional 4096 dwellings are required over the remaining 12 years. Land for these will be made available so as to ensure that the delivery of housing can occur at the necessary rate throughout the plan period. This requirement is currently being reviewed and a new figure of Objectively Assessed Need will be used from 2014/15 as part of the emerging Allocations plan process.

Summary of Methodology

5.20 The following summarises the process that was followed by the SHLAA study:

1	Compile list of sites (see above) before panel meeting to assess them
2	Review basic ground rules – to be compatible with the guidance, it was agreed not to consider individual sites with a capacity of less than 5 units but to assume that small sites below this threshold and with a valid planning permission are available and developable
3	Consider individual sites and their availability Panel were sent site details and were encouraged to visit sites, prior to the meeting to assess Sites were individually evaluated against the criteria in the guidance
4	A list was collated of sites with potential for the Panel to consider, indicating in the case of allocations and those with permission whether they are considered to be available within 5 years or 10 year.

5.21 The panel assessed the following sites:

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

In addition, it was agreed that sites with permission for under five dwellings could be agreed as available (see below).

5 . Methodology

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

Conclusion of the SHLAA

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

5.24 The Forest of Dean Core Strategy is required to supply 310 dwellings per year over the LDF period. This equates to 1,550 dwellings for each five year period.

5.25 Existing allocated sites within the Local Plan Review can yield approximately 1076 dwellings within 5 years, and a further 631 dwellings can be provided on large unallocated sites with planning permission within the next 5 years.

5.26 Small sites with planning permission can provide approximately 370 further dwellings over five years. The inclusion of a contribution from these sites has been agreed by the Panel, and the scale of contribution is based on the number that currently have planning permission. Clearly over the five year period further sites will be permitted and some of these will contribute to supply within five years of receiving consent.

5.27 Therefore, a total potential of 1968 dwellings has been identified for the first five year period as follows:

- 1076 from allocated sites
- 522 from large sites with permissions
- 370 from small sites and capable of being supplied from those that currently have permission.

5.28 This figure can be compared with the Core Strategy provision of 1550 or 2236 if the "backlog" due to the number of completions being lower than the Core Strategy requires is to be removed over five years and a 20% buffer is added to the initial 1550 as prescribed in the NPPF.

5.29 Moving further ahead, it is clear from the assessment that there is sufficient land available for a significant amount of housing over the 6-10 and 11-15 year periods.

5.30 Some allocated sites and other large sites are unlikely to be completed over the first five-year period. They will therefore continue to contribute completed dwellings in the second or even third five-year period.

5.31 The SHLAA has demonstrated that in addition to the above, there is a significant amount of land available for housing either within, adjoining or close to existing settlements in the Forest of Dean District. The table below provides a summary:

5 . Methodology

SHLAA 2008/9/10/12/13 – Land submitted for consideration as part of SHLAA Process		
	Number of potential dwelling that could be developable	Number of dwellings not considered to be developable at this time
Land within the Development Boundary	1287	56
Land Adjoining the Development Boundary	7652	983
Land within 50m of the Development Boundary	864	112

5.32 The figures above need to be viewed in accordance with the policies set out in the Core Strategy adopted on 23rd February 2012 and "saved" policies in the old Local Plan until these are replaced by the relevant Development Plan Documents when these are adopted. For example, when planning for new housing or determining planning applications for residential use, there is a presumption that new dwellings should reasonably be controlled with settlement boundaries, which includes allocated sites. Also, detailed design and environmental policies may also reduce the scope for housing development on some sites, even though they may be within a settlement.

5.33 Notwithstanding this, according to the figures above there is a potential for an additional 1287 dwellings that could be built that are within the existing settlement boundaries within the District.

5.34 In addition to this there is land, which could accommodate 7652 dwellings which is not within settlement boundaries and is therefore, contrary to the policies set out in the Development Plan. This land would however be considered for allocation should future needs arise, although it is unlikely that all the land which has potential would be suitable for allocation. There is land which could accommodate approximately 864 dwellings which does not adjoin the development boundary but could be assessed in the long term future for development or some form of exception sites subject to their sustainability. As mentioned above, currently these sites would be viewed as development within the countryside and therefore contrary to policy set out in the development plan.

5 . Methodology

5.35 In summary, the overall strategic housing land availability is assessed as of 31st March 2013 is as follows:

0-5 years	No. of Dwellings	Basic Plan Requirement
Allocated sites	1076	
Non-allocated sites with planning permission	522	
Small sites with planning permission	370	
Sub-total	1968	1,550
6-10 years		
Allocated sites	1335	
Small sites with planning permission	370	
Sub-total	1705	1,550
SHLAA Sites		
Within settlement boundary	1287	
Adjacent to settlement boundary	7652	
Within 50m of settlement boundary	864	
Sub-total	9803	
Overall Total	12099	3720

5.36 This demonstrates that the SHLAA supply of developable and deliverable land substantially exceeds the Core Strategy requirements.

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

5 . Methodology

5.38 The sites assessed as part of this study will inform the next Annual Monitoring Report (AMR)⁽⁶⁾, and will be used to assess the available supply against overall requirements.

5.39 A separate analysis of the land availability situation including the five year land supply has been published and updates in keeping with the needs of the emerging Allocations plan will be added.

6 http://www.fdean.gov.uk/media/Assets/ForwardPlan/documents/Annual%20Monitoring%20Report/AMR_2013.pdf

6 . Reviewing And Updating The Assessment

6.1 Forest of Dean's Annual Monitoring Report (AMR) is published every year prior to 31st December, with data based on the period 1st April to 31st March.

6.2 The supply of land within the District will be managed in a way so as to ensure that there is a continuous five-year supply of specific deliverable sites to deliver the strategic housing requirement over the next five years of the housing trajectory.

6.3 The SHLAA will be updated every year at least until the submission of the Allocations Plan, at which stage it may be more appropriate to update it on a less frequent basis providing that the 5-year supply remains deliverable.

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

Appendix A . Development Within Villages

The current settlement hierarchy is set out in the following policies (Core Strategy, adopted 23rd February 2012) relating to housing provision:

The 4 Towns (Policies CSP5, CSP10, CSP11, CSP12, CSP13, CSP14 and CSP15)

Lydney, Cinderford/Ruspidge, Coleford, Newent

Major Village/Group Village (Policy CSP16)

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

Smaller Villages (Policy CSP16)

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

The Core Strategy (adopted in 2012), identifies the following settlement hierarchy and their policies:

Towns

Cinderford (with Ruspidge) CSP 10,

Lydney CSP 12,

Coleford (with Berry Hill, Broadwell, Coalway and Milkwall) CSP 14

Newent CSP15

Major and Group Villages

Major Villages - CSP16

Tutshill and Sedbury, Bream, Drybrook and Harrow Hill, Mitcheldean, Newnham.

Group Villages - CSP16

Whitecroft-Pillowell-Yorkley, Joys Green-Lydbrook-Worrall Hill.

Service Village - CSP16

Alvington, Aylburton, Blakeney, Clearwell, Huntley, Littledean, Longhope, Parkend, Redbrook, Ruardean, St Briavals, Sling, the villages of Staunton and Corse, Westbury, Woolaston (Netherend).

Small Villages - CSP16

Beachley, Brierley, Brockweir, Bromsberrow Heath, Dymock, Edge End, Ellwood, English Bicknor, kempley Green, Hartpury, Newland, Northwood Green, Oldcroft, Redmarley, Ruardean Hill, Ruardean Woodside, Staunton (Coleford).

Appendix A . Development Within Villages

Small Settlements - Without defined settlement boundaries

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

(7)

Appendix B . The Stakeholder Panel Protocol

Terms of Reference

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

Market Area.

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

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

Meetings of the Panel will take place between November 2007 and Spring 2008. It is anticipated that approximately three or four Panel meetings will be held during this period. Additional meetings may be held if deemed necessary by the Panel.

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

Expressions of Interest

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

Promotion of sites

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

General Conduct

A successful relationship between members of the Panel must be based upon mutual respect for the roles, responsibilities and positions of each other. Each Panel member will bring different skills and competencies and it is important that the contribution of each member is equally recognised, respected, valued and considered. General principles of professional conduct will be upheld and members are asked to respect the views of other representatives on the Panel.

Appendix B . The Stakeholder Panel Protocol

Members of the SHLAA Stakeholder Panel

Name	Representing	
Nigel Gibbons	Local Plans Manager	FoDDC
Samm Jarman	Planning Officer LDF	FoDDC
Clive Reynolds	Development Manager	FoDDC
Keith Chaplin	Housing Strategy & Enabling Officer	FoDDC
Harold Symonds	Home Builder Federation & Federation of Master Builders	Developer
Kirsty Maguire	Planner for Robert Hitchins Limited	Development Company
Ashley Drew	K.W. Bell & Son Ltd	Developer/House Builder
Chris Gooch	Steve Gooch Estate Agents	Estate Agents
Neil Jones	M. F. Freeman	Developer/House Builder
Neil Bailey	Gloucestershire Housing Association	Registered Social Landlords
Ian Drew	I-Design Planning Consultant	Planning Consultant
Tim McCombe (consultee basis)	Government Office of the South West	GOSW
Tim Watton/James Stevens (consultee basis)	Home Builders Federation	HBF
Steve Macpherson (consultee only)	J.S. Bloor (Tewkesbury) Limited	Developer
Bob Pritchard	Former MD of Taylor Wimpey Wales	Housing Developer
Harri Angharad	Two Rivers	Registered Social Landlords
Ben Read	Hunterpage Planning	Planning Consultant
Martin Hitchings	Rural Housing Enabler	Registered Social Landlords

Appendix B . The Stakeholder Panel Protocol

Matthew Hunt (consultee basis)	Two Rivers Housing	Registered Social Landlords
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Appendix C . SHLAA Sites

This years SHLAA document has arranged sites in a different table format in line with the Settlement Hierarchy as defined in CSP 16 of the Core Strategy. Where applicable sites have had their records changed to recognise the settlement types in conformity with the categories of town types as set out in the Core Strategy. Sites have been divided up into different tables based on the settlement they fall within. Each site submitted for each settlement is also organised by the year that submissions were received.

Where applicable each settlement has its sites sub divided further into categories that include:

- Allocated Sites
- Large Unallocated Sites
- Submitted Sites

This sub division represents the years in which the Local Plan allocated sites for inclusion in the forth coming plan period and also recognised large and smaller site submission that were considered to be too small to allocate, or were not selected based on their location or other constraints. These changes to the SHLAA document intend to make the document easier to read and sites easier to find when it comes to using the document.

When using this document to look for a site you may have submitted as part of the SHLAA process, you must first identify the type of settlement your site falls within under the core strategy definitions and then from there individual settlements are organised in alphabetical order and then by the categories as stated above. The 'Site name and Address' column within the tables contains the name of the site which is also linked to a map of the site itself. To access the map just simply use the cursor to click on the heading and this should take you to the map.

Appendix C . SHLAA Sites

C.1 Towns

Site No.	Site Name and Address	Settlement Type	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Allocated Sites														
118	Onslow Road (A & B Joint) Map	Town	Newent	Town	Newent	2008	Within Settlement Boundary	6.61	170	85	85	Yes	Newent 7	Agreed with Stakeholder Panel
40	Land at Newent Youth Centre, Ross Road Map	Town	Newent	Town	Newent	2008	Within Settlement Boundary	1.44	27	0	27	Yes	Newent 6 - No Application	Agreed with Stakeholder Panel
Total									197					
Large Unallocated Sites														
417	Gradlock culver Street Newent	Town	Newent	Town	Newent	2008	Within Settlement Boundary	0.148	6				P0315/09/FUL - Erection of 6 dwellings with associated garaging/parking facilities. Construction of new vehicular and pedestrian access. (Demolition of existing)	Agreed with Stakeholder Panel
Total									19					
Submitted Sites														
251	Land rear of Library High Street Aerial & Base Map	Town	Newent	Town	Newent	2008	Within Settlement Boundary	0.077	2			No		Could be developed too small for further consideration
273	Land Adjacent to Cleeve Mill Lane Aerial & Base Maps	Town	Newent	Town	Newent	2008	Within Settlement Boundary	1.217	36			Yes	Within Settlement Boundary	Good site to develop
116	Land adjacent Cemetery Orchard Aerial & Base Map	Town	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	1.149	34			Yes		Could be developed, bolt on to development boundary

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
122	West of Newent Aerial & Base Map	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	13.196	395			Yes		Bolt on to existing settlement boundary
210	Land at Horsefair Bungalow, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	0.216	6			Yes		Could be developed with land ref:301
262	Glebehyrst, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	0.241	7			Yes		Flood Zone 3
270	Land at Bradfords Lane, Mantley Aerial & Base Map	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	2.835	84			Yes		Could be bolt on to settlement
274	Land off Foley Road Aerial & Base Map	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	4.666	139			Yes		Access could be gained to the site via Foley Road. Good site
301	West of Horsefair Bungalow Aerial & Base Map	Newent	Town	Newent	2008	Within Settlement Boundary	1.383	41			Yes		Allocated for Residential
306	Craddocks Bank, Culver Street Aerial & Base Map	Newent	Town	Newent	2008	Adjacent to Settlement Boundary	0.44	13			No		Access, location, viability and trees issues
300	Land Adj to Homestead, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	2008	Within 50m of Settlement Boundary	0.118	3			No		Considered too remote & too Small
256	Land Adj to Homestead, Horsefair Lane Aerial & Base Map	Newent	Town	Newent	2008	Outside Settlement boundary	0.205	6			No		Considered too remote & too Small
363	Land at Bradfords Lane, Mantley, Newent	Newent	Town	Newent	2009	Adjacent to Settlement Boundary	2.870	86			Yes	Outside the development boundary but adjoining	Developable good access to main roads

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
384	Aylescroft Farm	Newent	Town	Newent	2009	Adjacent to Settlement Boundary	0.407	14			Yes	Outside the development boundary Adjoining (R) F. Newent 8 Recreation Land Allocation, Adjoining (R)F. Newent 5 Business Park Extension	Poss Development however detached from settlement could be better suited for industrial uses
387	Craddocks Bank, Culver Street, Newent	Newent	Town	Newent	2009	Adjacent to Settlement Boundary	0.243	7			Yes	Outside settlement boundary but adjoining	Access on frontage not developable in isolation
395	Poykes Farm, Cleeve Mill Lane, Newent	Newent	Town	Newent	2010	Adjacent to Settlement Boundary	8.792	263			No	Part (R) F. NEWENT 8. New or additional recreation use.	Agricultural Land
410	Land to the rear of Waterloo Terrace, Newent	Newent	Town	Newent	2010	Adjacent to Settlement Boundary	0.021	0			No	Within the settlement boundary and Conservation Area	Garden
422	Land between Ross Road, Picklenash & Horsefain Lane, Newent	Newent	Town	Newent	2011	Outside Settlement boundary	2.67	80			Yes	P0969/14/OUT - Pending Outline application for proposed residential development of up to 85 dwellings, associated access, parking, landscaping, public open space and associated works.	This is the remaining land previously forming part of the site in Shlaa 2008 ID 86
428	Land at Bradfords Lane Newent	Newent	Town	Newent	2011	Outside Settlement boundary	2.66	79			No		Part of much larger site submitted Jan 2008 SHLAA 122. Adjacent to western edge of

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
430	North House, Stardens Tewkesbury Road, Newent	Newent	Town	Newent	2011	Outside Settlement boundary	0.07	2			No		Defined Settlement Boundary Considered too small for this process
443	Land at Southend Nurseries, Southend Lane, Newent GL18 1JD	Newent	Town	Newent	2012	Adjacent to Settlement Boundary	1.9	57			Yes	Outside settlement boundary but directly adjoining (cross road)	Glass House, Dwelling & Paddocks. Access, Public RW, poss development with adjoining site to create more comprehensive Scheme
460	Land off Culver Street, Newent	Newent	Town	Newent	2013	Adjacent to Settlement Boundary	0.747	22			Yes	Outside settlement boundary	Possible flooding issues Access issues would need further consideration
461	Land Adjacent to Newwnt School, Watery Lane, Newent	Newent	Town	Newent	2013	Outside Settlement boundary	3.529	105			Yes	Outside settlement boundary	Further consideration
465	Land Off Bradford Lane Newent	Newent	Town	Newent	2013	Adjacent to Settlement Boundary	15.668	470			Yes	Outside settlement boundary	Arable Farmland - Further consideration
468	Land at Horsefair Lane Newent	Newent	Town	Newent	2013	Adjacent to Settlement Boundary	5.001	150			Yes	Adjoining settlement boundary	Farmland
Total								1996					
Allocated Sites													

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
18	St. Whites (A & B Joint) St. Whites (A & B Joint) Base Maps	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	7.23	169	75	75	Yes	Cinderford 8 Granted PO1435/09/FUL Under Construction for 169	Agreed with Stakeholder Panel
21	Valley Road North Aerial Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.643	20	0	20	Yes	Cinderford 7 No current application	Agreed with Stakeholder Panel
22	Valley Road South Aerial Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	2.63	90	55	35	Yes	Cinderford 10 No current applicationschemem involves relocation of employment site	Agreed with Stakeholder Panel
19	Station Street (Cannop Foundary & Listers Site) North Aerial Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	4.56	185	185		Yes	Cinderford 6 Permission granted under P1578/07/AAP Permission now exceeds allocation, additional land within allocation yet to be developed	Agreed with Stakeholder Panel
44	Nailbridge Sawmill Base Map Aerial Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	2.87	70	20	50	Yes	Cinderford 9 No application	Agreed with Stakeholder Panel

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
14	Steam Mills Base Map Aerial Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	2.61	70	20	50	Yes	Cinderford 5 Part of site allocated for employment use B1 & B2 Considered in Cinderford AAP Northern Quarter	Agreed with Stakeholder Panel
Total								604					
Large Unallocated Sites													
315	19B Buckshaft Road Aerial Map	Cinderford	Town	Ruspidge	2008	Within Settlement Boundary	0.165	8	8	0	Yes	P9323/03/FUL	8 Dwellings
316	Saxenbyrigs 130 High Street Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.035	7	7	0	Yes	P1555/06/COU	Conversion into 5 flats and 2 units
317	32 Market Street Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.029	7	7	0	Yes	P1555/06/COU -Granted Alterations and conversion of existing building to form 5 flats with ancillary works (2 additional units). Alterations to vehicular access.	Conversion to create 7 flats
318	5-7 Commercial Street Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.948	6	6	0	Yes	P0060/08/COU - Under construction	Conversion of existing dwellings to form 6 flats
351	97 St Whites Road/Peacock Lane Aerial Map Base Map	Ruspidge	Town	Cinderford	2008	Within Settlement Boundary	0.13	8	8	0	Yes	P0125/08/FUL - Granted P0016/11/DISCON	Erection of 6 two bedroom and 2 one bedroomed apartments

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
352	St Whites Road Aerial and Base Map Base Map	Ruspidge	Town	Cinderford	2008	Within Settlement Boundary	0.706	15	15	0	Yes	P0711/00/FUL	
Total								73					
Submitted Sites													
15	Newtown Road, Steam Mills Aerial Map Newtown Road, Steam Mills Aerial Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	1.298	38			Yes	Within the Settlement Boundary P1280/13/OUT - Withdrawn Outline Application for the erection of 52 dwellings, open spaces, new accesses and associated works. Demolition of existing commercial buildings.	Housing allocation, area action plan
239	Land at Valley Road Aerial and Base Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	4.671	140			Yes	Within the Settlement Boundary	Good site to develop
247	St Whites Primary School Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.65	19			Yes	Within the Settlement Boundary	Good site to develop
253	Surplus land at Oakdene Centre, Dockham Road Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.095	2			No	Within the Settlement Boundary	Considered too small
254	Old Alpha Works/Adult Training Centre, Foxes Bridge Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.708	21			Yes	Within Settlement Boundary	Good site to develop

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
255	Former Cinders Caravan Site Aerial Map Base Maps	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.821	24			No	Within the Settlement Boundary	Surrounding uses would prevent housing
271	5 & 7 Valley Road Cinderford Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.144	4			Yes	Within Settlement Boundary	Could be developed
280	Land North--West of St White's Road Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	1.096	32			Yes	Within Settlement Boundary	Good site to develop
287	Land at Steam Mills Road Aerial Map Base Map	Stream Mills	Town	Cinderford	2008	Within Settlement Boundary	0.821	24			Yes	Within Settlement Boundary	Good site to develop
294	3 Valley Road Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.054	1			Yes	Within land designated for intensification of employment use and adj to land allocated for housing development	Could be addition to Cinderford 7 - Valley Road Housing Allocation but on its own small development
296	Land on Forest Vale Industrial Estate Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.267	7			No	Employment Allocation	Industrial units
307	Meend Gardens Terrace, Church Road Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.168	4			No	Within the Settlement Boundary P0774/05/FUL- Refused for 5 dwellings and 1 bungalow	Small development poss exception site
308	Land rear of 52 & 62 Ruspidge Road, Ruspidge Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Within Settlement Boundary	0.371	11			Yes	Within the Settlement Boundary	Access issues

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
236	Land at St Whites Farm Aerial Map Base Map	Cinderford	Town	Cinderford	2008	Adjacent to Settlement Boundary	1.408	42			Yes	Could be developed with housing allocations Cinderford 6 Amended site Shlaa 2009 ID 377	Site is good for developent adj housing development so could be developed with that site
375	Land Rear of Abbots View, Buckschaft Road, Cinderford	Ruspidge	Town	Ruspidge	2009	Adjacent to Settlement Boundary	5.428	162			No	Outside settlement boundary, adjoining, Adjoining (R)/FNE.8 Special Area of Conservation (SACs), Adjoining Forest Statutory Boundary Historic	This site would have to wait until St Whites phased development. Access issues - Developed with 377 & 376
376	St. Whites Farm Site A	Ruspidge	Town	Ruspidge	2009	Adjacent to Settlement Boundary	7.422	222			Yes	Outside settlement boundary, Adjoining (R)/F. Cinderford 8 Housing Allocation, Within Forest Statutory Boundary Historic	Developable may have level issues
377	St. Whites Farm Site B	Ruspidge	Town	Ruspidge	2009	Adjacent to Settlement Boundary	1.709	51			Yes	P0075/07/FUL - Erection of 82 dwellings with associated garaging/parking facilities. Construction of new vehicular access.Outside	Developable may have level issues

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings		
Total									577						
Allocated Sites															
29	Owen Farm Site (A & B Joint Site Details) Aerial Base Map	Coleford	Town	Coleford	2008	Within Settlement Boundary	5.01	140	30	110	Yes	P1251/12/FUL - Granted Erection of 156 dwellings including garages, landscaping and public open space including children's play areas, associated drainage and external works. New access and realignment of Staunton Road.	Agreed with Stakeholder Panel		
30	Poolwray Farm Aerial Map Base Map	Coleford	Town	Coleford	2008	Within Settlement Boundary	3.60	80	0	80	Yes	Coleford 9 & Any proposal must deal with Foul Water Drainage Assessment	Agreed with Stakeholder Panel		
Total									194						
Large Unallocated Sites															
323	Land off Kings Meade Road Aerial Map Base Map	Coleford	Town	Coleford	2008	Within Settlement Boundary	0.324	14	14	0	Yes	P0832/06/FUL P1725/07/FUL P0007/10/DISCON	14 sheltered housing bungalows		

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
357	Dukes Travel, Alkers Road, Berry Hill Aerial Map Base Map	Coleford	Town	Coleford	2008	Within Settlement Boundary	0.201	7	7	0	Yes	P0192/06/OUT P1255/09/OUT	7 Dwellings
361	Land At Fox's Lane, Broadwell Aerial Map Base Map	Coalway Coleford	Town	Coleford	2008	Within Settlement Boundary	0.326	7	7	0	Yes	P1370/07/FUL P0054/10 DISCON - Materials, Landscaping and Drainage	7 Detached Dwellings
414	Public Convenience Newland Street	Coleford	Town	Coleford	2008	Within Settlement Boundary	0.011	7			Yes	P0131/11/FUL Erection of a three storey apartment block comprising of 7 two bed apartments	Could be developed
Total								105					
Submitted Sites													
233	Touchwood, Woodland Road Aerial Map Base Map	Christchurch	Town	West Dean	2008	Within Settlement Boundary	0.054	1			No	Within Settlement Boundary	Single plot considered too small for this process
250	Lords Hill Playing Fields Aerial Map Base Map	Coleford	Town	Coleford	2008	Within Settlement Boundary	3.63	108			Yes	Within Settlement Boundary, Playing Fields, Coleford Landscape Protection	Good site to develop
26	Land adj Bells Golf Club - King's Meade Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	2.031	60			Yes	Part of Shlaa 2009 389	Site could be developed also submitted in SHLAA 2009 - 389 amended site size

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
27	Land at Whitehall Farm Coleford Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	2.282	68			Yes	Coleford Landscape Protection	Site could be developed
28	Land between Mile End Road and Machen Road Aerial & Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	0.579	17			Yes	Coleford Landscape Protection	Site could be developed
34	West of Crescent Close Sunnybank Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	4.113	123			Yes	Coleford Landscape Protection	Site could be developed
35	Land at Angelfield Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	1.262	37			Yes	Extended site from 2007 shlaa 35	Site could be developed
36	Land at Newland Street Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	0.771	23			No	Flood Zone, Locally Valued Landscape	Not a good site to develop
38	Land at Berry Hill Farm Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	4.127	123			Yes	Coleford Landscape Protection	Site could be developed
155	Brummells Drive, Berry Hill Aerial Map Base Map	Berry Hill Coleford	Town	West Dean	2008	Within 50m of settlement boundary	0.288	8			Yes		Could be developed
156	Crowash Farm, Berry Hill Aerial Map Base Map	Berry Hill Coleford	Town	West Dean	2008	Adjacent to Settlement Boundary	10.601	318			Yes	P1482/14/OUT - Outline application for proposed residential development of up to 200 dwellings, open space, associated infrastructure and highway access.	Site is natural bolt on to existing settlement

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
158	Land at Orchard Cottage Maze Walk, Berry Hill Aerial Map Base Map	Berry Hill Coleford	Town	West Dean	2008	Adjacent to Settlement Boundary	0.362	10			Yes		Site could be developed adjacent to existing residential area
169	Land adj Bixhead Walk Aerial Map Base Map	Broadwell Coleford	Town	West Dean	2008	Adjacent to Settlement Boundary	5.105	153			Yes		Good for development
171	Land at Wynols Hill Coalway Aerial Map Base Map	Broadwell	Town	West Dean	2008	Adjacent to Settlement Boundary	2.277	68			Yes	Also site 40 of Shlaa 2007, Coleford Landscape Protection	Good for development
172	Boxbush Farm, Christchurch Aerial Map Base Map	Christchurch	Town	West Dean	2008	Adjacent to Settlement Boundary	0.909	27			Yes		Good for development
177	The Purples, Coalway Aerial Map Base Map	Coalway	Town	West Dean	2008	Adjacent to Settlement Boundary	0.684	20			Yes		Good for development
186	Land adjacent to Ashville Palmers Flat Aerial Map	Coalway	Town	West Dean	2008	Within and Adjacent to Settlement Boundary	0.433	12			Yes	Planning Application P1344/13/OUT - Erection of 4 dwellings	Good for development
219	Field No 7172 Mile End Road Coleford Aerial & Base Map	Mile End	Town	West Dean	2008	Adjacent to Settlement Boundary	0.554	16			Yes	Coleford Landscape Protection	Good for development
212	Land at Grove Road, Marions Walk Aerial Map Base Map	Coleford Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	0.837	24			Yes		Site could be developed

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
222 A&B	Brideswell Tump, Ready Penny & land adjoining Aerial Map Base Map	Christchurch Coleford	Town	West Dean	2008	Outside Settlement boundary	1.03	30			Yes		Good for development
230	Vanstone Cottage, Hillierland Aerial Map Base Map	Coleford	Town	Coleford	2008	Within 50m of settlement boundary	0.212	6			Yes		Site is good for development
246	Adj. 'Amberlea' Joyford Hill Aerial Map Base Map	Coleford	Town	Coleford	2008	Adjacent to Settlement Boundary	0.248	7			Yes	P1436/10/FUL - Erection of a two detached dwelling - Refuse P0510/08/OUT - 3 dwellings - Refused	Site could be developed
264	Land east of Bells Club, Lords Hill Aerial Map Base Map	Coalway	Town	West Dean	2008	Adjacent to Settlement Boundary	0.213	6			Yes		Good for development
265	Land at Edenwall Farm, Coalway Road Aerial Map Base Map	Coalway	Town	West Dean	2008	Adjacent to Settlement Boundary	4.202	126			Yes	Coleford Landscape Protection	Good for development
266	Land at Palmers Flat (South of The firs) Aerial Map Base Map	Coalway	Town	West Dean	2008	Adjacent to Settlement Boundary	0.435	12			Yes	Attached to SB, Locally Valued Landscape	Good for development
299	Whitecliff Quarry Aerial & Base Map	Coleford	Town	Coleford	2008	Outside Settlement boundary	4.607	138			No	Flood Zone, remote from settlement	Expensive site to develop too steep
378	Rear of Poolway Farm Coleford	Coleford	Town	Coleford	2009	Adjacent to Settlement Boundary	17.919	537			Yes	Outside development boundary but adjoining. Adjoining (R) F Coleford 9. Housing Allocation	Drainage Issues for Coleford - Development on hold

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
389	Land adj Bells Golf Club - King's Meade Aerial & Base Map	Coleford	Town	Coleford	2009	Adjacent to Settlement Boundary	1.477	44			Yes	Designated Strategic Open Space (R) F. Coleford 11 Outside development boundary but adjoining. Designated Strategic Open Space (R) F. Coleford 11	This site is a variation of site No. 26 submitted 2008 - Site could be developed
398	Morning Chorus. The Lonk, Joyford	Berry Hill	Town	West Dean	2010	Outside the Settlement Boundary	0.077	2			No too small	Outside settlement boundary but within 100m of boundary	Garden
399	Land Opposite Morning Chorus. The Lonk, Joyford	Berry Hill	Town	West Dean	2010	Close to Settlement Boundary (within 50m)	0.181	5			No	Outside the settlement boundary but within 50m	Garden/Orchard
429	Land at Sycamore Cottage. Nine Wells Berry Hill. Coleford	Coleford	Town	Coleford	2011	Within Settlement Boundary	0.10	3			No	Adjacent to North east edge of Defined Settlement Boundary P1559/14/FUL - Invalid	Considered too small for this process
448	Land adjoining Wellmeadow Lane, Joyford, Coleford	Coleford	Town	Coleford	2012	Outside the Settlement Boundary	0.078	2			No	Outside the settlement boundary	Ruins of a detached cottage and outbuildings but no current use
446	Land off Clements End Road, Coleford	Coleford	Town	Coleford	2012	Outside the Settlement Boundary	0.127	3			No	Outside the settlement boundary	Grazing Land
456	Land Adjoining 15 Marians Walk, Coleford	Coleford	Town	Coleford	2013	Within Settlement Boundary	0.05	1			No	Within settlement boundary	Considered too small and isolated
Total								1868					

Allocated Sites

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
99	Lydney East Phase A & B Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	50.5	1250	600	650	Yes	Lydney 1 & 2 - 9ha of employment land & infrastructure requirements Total numbers of dwellings 1660 Granted in outline for 320 P0724/04/OUT Granted in outline on appeal for 750 P1074/08/OUT	Agreed with Stakeholder Panel
97	Holms Farm Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	1.86	20	20	0	Yes	Lydney 3 Outline consent for 10 affordable homes under P1325/06/OUT	Agreed with Stakeholder Panel
96	Hill Street Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	0.25	10	10	0	Yes	Lydney 6 No current application	Agreed with Stakeholder Panel
Total								1880					
Large Unallocated Sites													
329	Former Council Offices, High Street Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	0.541	15	0	0	Yes	P0282/05/OUT Refused	14 Dwellings

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
341	Land at Primrose Hill Springfield Road Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	0.931	8	8	0	Yes	P0319/09/OUT	8 Dwellings with ancillary works
343	Highfield Road Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	1.748	30	30	17	Yes	P1106/04/FUL	Erection of 47 Dwellings
416	South of Lakeside Ave MMC Developments Lydney	Lydney	Town	Lydney	2008	Within Settlement Boundary	6.913	475	85	390	Yes	P1336/04/OUT 13.01.2009	Outline application for new housing, employment, development, open space and associated access roads, footpaths, cycleways and landscaping.
Total								528					
Submitted Sites													
93	Cambourne Place Aerial Map Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	1.131	33			Yes	Within Settlement Boundary	Flooding problems; possibly half of site developable - eastern sector
89	Allaston Road Aerial & Base Maps	Lydney	Town	Lydney	2008	Adjacent to Settlement Boundary	0.316	9			Yes		Site could be developed
90	Augustus Way/Court Road, Allaston (R)F Lydney 4 Aerial Map Base Map	Lydney	Town	Lydney	2008	Adjacent to Settlement Boundary	6.565	196			Yes		Site could be developed
102	Rock House, Driffield Road Aerial & Base Map	Lydney	Town	Lydney	2008	Adjacent to Settlement Boundary	0.833	24			Yes		Site could be developed

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
249	Severnbanks School Aerial & Base Map	Lydney	Town	Lydney	2008	Within Settlement Boundary	2.487	74			Yes		Good Development site
288	Land at Driffield Road Aerial & Base Map	Lydney	Town	Lydney	2008	Outside Settlement boundary	0.066	1			No	Garden/orchard	Considered too small, single site
385	Land at Allaston Lydney Aerial & Base Map	Lydney	Town	Lydney	2009	Adjacent to Settlement Boundary	7.741	232			Yes	Outside development boundary but adjoining. Close to (R) F.Lydney 4 P0378/13/OUT Refused - Waiting on Appeal decision	Landscape issues, Cables, Good Access poss ransoms strip may cause issues
450	64 Allaston Road, Lydney	Lydney	Town	Lydney	2012	Adjacent to Settlement Boundary	0.319	9			Yes	Horse stabling and paddock	Access issues could be developed - Limited Potential
Total								577					

Appendix C . SHLAA Sites

C.2 Major Village

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Allocated Sites													
163	Bream Woodside Aerial Maps Base Map	Bream	Major Village	West Dean	2008	Within Settlement Boundary	0.32	13	13	0	Within Settlement Boundary	Bream 2 Outline granted P0111/06/OUT	Agreed with Stakeholder Panel
Submitted Sites													
242	Breans Eaves Aerial Map Base Map	Bream	Major Village	West Dean	2008	Within Settlement Boundary	1.447	43			Within Settlement Boundary	Within Settlement Boundary, Important Open Area, Locally Distinctive Area	Suitable for development
243	Admirals Lane Blue Rock Crescent Bream Aerial Map Base Map	Bream	Major Village	West Dean	2008	Within Settlement Boundary	0.174	5			Within Settlement Boundary	Within Settlement Boundary	Suitable for small development
160	Adjacent to Bream Court Farm Aerial Map Base Map	Bream	Major Village	West Dean	2008	Adjacent to Settlement Boundary	2.252	67			Adjacent to Settlement Boundary		Could be developed
161	Adjacent to the B4231(Coillers Beech) Aerial Map Base Map	Bream	Major Village	West Dean	2008	Adjacent to Settlement Boundary	1.471	44			Adjacent to Settlement Boundary		Could be developed
234	Land adj Broadmeads Coleford Bream Aerial Map Base Map	Bream	Major Village	West Dean	2008	Adjacent to Settlement Boundary	0.753	22			Adjacent to Settlement Boundary		Could be developed
295	Land behind Maypole Villa Aerial Map Base Map	Bream	Major Village	Lydney	2008	Adjacent to Settlement Boundary	0.763	22			Adjacent to Settlement Boundary		Could be developed
370	Land to the North of Old Winding Wheel Bream	Bream	Major Village	West Dean	2009	Adjacent to Settlement Boundary	0.597	17			Within Settlement Boundary	Outside the settlement boundary but adjoining.	Ownership of land could be an issue, Iron works so poss ground problems but could be developed. Access issues

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
401	Belmont Park End Road	Bream	Major Village	West Dean	2010	Within the settlement boundary	0.047	1			No	(R) FBE2 Locally Distinctive Area Within the settlement boundary	Unused Land adjoining Back Garden Considered too small for this process
432	Land adjoining Green Acres Sun Rise Road, Bream	Bream	Major Village	West Dean	2011	Within Settlement Boundary	0.17	5			No		Considered too small for this process
437	Land at Lansdown Walk Bream	Bream	Major Village	West Dean	2011	Within Settlement Boundary	0.02	0			Yes	P0546/13/FUL - Erection of 9 dwellings	See DF.7009 for previous planning history.
Large Unallocated Sites													
415	Dairy Farm, The Cross, Drybrook	Drybrook	Major Village	Drybrook	2008	Within Settlement Boundary	0.594	18			Within Settlement Boundary	Outline application for the erection of 18 dwellings with ancillary works	
Submitted Sites													
292	Land at Drybrook Aerial & Base Map	Drybrook	Major Village	Drybrook	2008	Adjacent to Settlement Boundary	2.586	77			No		Frontage to road but culverted site
Submitted Sites													
293	Former Scout Hut, Colchester Close Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Within Settlement Boundary & adjoining	0.027	0			No		Too Small to be considered
103	Rear of Dan-Y-Bryn & Cariad Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Within Settlement Boundary	0.112	3			No		Too Small to be considered
291	Land at Mitcheldean Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Adjacent to Settlement Boundary	2.047	61			Yes	Adjacent to Settlement Boundary	Could be developed in the future maybe with existing

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
297	Land opposite Dean Meadows Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Adjacent to Settlement Boundary	1.477	44			No		housing allocation (R) F. Mitcheldean 2. Too steep - unsuitable
298	Land between Silver Street and Abenhall Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Adjacent to Settlement Boundary	2.069	61			Adjoining SB		Poss future development or bolt on to settlement boundary
304	Waldings Patch, Silver Street Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Adjacent to Settlement Boundary	1.685	50			Adjoining SB		Poss future development or bolt on to settlement boundary
223	Field Parcel No. 7321 Lodge and Folly Farm Mitcheldean Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Outside Settlement Boundary	1.258	37			Yes		Maybe some form of future development
289	Land at Mitcheldean Aerial & Base Map	Mitcheldean	Major Village	Mitcheldean	2008	Outside Settlement Boundary	1.501	45			No		Unsuitable
Allocated Sites													
123	Sheens Meadow Aerial & Base Maps	Newnham	Major Village	Newnham	2008	Within Settlement Boundary	0.72	21	21	0	Within Settlement Boundary	Newnham 2 - No application	Agreed with Stakeholder Panel
Submitted Sites													
125	Off Littledean Road above Railway Tunnel, Newnham Aerial & Base Map	Newnham	Major Village	Newnham on Severn	2008	Adjacent to Settlement Boundary	1.031	30			No	Outside SB	Railway tunnel underneath - expensive site to develop
127	West of Kings Mead/Sheens Meadow Aerial & Base Map	Newnham	Major Village	Newnham on Severn	2008	Adjacent to Settlement Boundary	0.993	29			Yes	Site is adjacent to (R) F. Newnham 2	Narrow lane, small site limited development

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
303	Dean Forest Farm Aerial & Base Map	Newnham	Major Village	Newnham on Severn	2008	Adjacent to Settlement Boundary	15.031	450			Yes	Conservation Area Boundary Part with SB	Could be bolt on to the existing settlement, outside development boundary
388	Dene Rise, Newnham	Newnham	Major Village	Newnham	2009	Adjacent to Settlement Boundary	0.214	6			No	Outside the development boundary, Within the Conservation Area (R)FHE.1 Preserve & Enhancement of CA., (R) FNE.6 Undeveloped Coastal Zone (R)FNE.6 Developed Coast Zone	Not considered deliverable due to railway line and other issues
459	Land at Bullo Pill Newnham	Newnham-on-Severn	Major Village	Newnham-on-Severn	2013	Outside Settlement Boundary	1.25	37			No	Outside the settlement boundary	Unsuitable & isolated
467	Land at Orchard Court Newnham	Newnham-on-Severn	Major Village	Newnham-on-Severn	2013	Outside Settlement Boundary	2.070	62			No	Outside the settlement boundary	Unsuitable & isolated
Large Unallocated Sites													
419	Highcliffe, Beachley Road, Tutshill	Tutshill/Secbury	Major Village	Tutshill/Secbury	2008	Within Settlement Boundary	0.176	5			Yes	P0794/12/FUL Erection of detached building to accommodate 7 apartments (renewal of consent)	Could be developed
Submitted Sites													
147	Junction of the A48 and B4228 Aerial Map Base Map	Tutshill	Major Village	Tidenham	2008	Within Settlement Boundary	2.636	78			Yes		Can be developed

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
148	Tidenham Vicarage, Gloucester Road Aerial Map Base Map	Tutshill	Major Village	Tidenham	2008	Close to Settlement Boundary (within 50m appox)	0.311	9			Yes		Can be developed
150	Broadrock, West of the B4228 Aerial & Base Map	Woodcroft/Tutshill	Major Village	Tidenham	2008	Close to Settlement Boundary (within 50m appox)	1.001	30			Yes		Can be developed
213	Land adjacent Wydean School Aerial Map Base Map	Sedbury	Major Village	Tidenham	2008	Close to Settlement Boundary (within 50m appox)	7.413	222			Yes		Can be developed
268	Land at Coleford Road Tutshill Aerial Map Base Map	Tutshill	Major Village	Tidenham	2008	Adjacent to Settlement Boundary	0.215	6			No		Potential extension to settlement boundary; not suitable for allocation
269	Land at Beachley Road Tutshill Aerial Map Base Map	Tutshill	Major Village	Tidenham	2008	Adjacent to Settlement Boundary	0.296	8			Yes	Playing Fields	Could be developed in the future
373	Land at 10 Wye Bank Way, Tutshill	Tutshill	Major Village	Tidenham	2009	Adjoining Settlement Boundary	0.125	3			Yes	Outside the settlement boundary but in part adjoining	Could be developed however could be flooding issues small site poss exception
365	Rear of 24B Wyebankway, Tutshill, Chepstow	Tutshill	Major Village	Tidenham	2009	Adjacent to Settlement Boundary	0.018	0			No	Outside the development boundary	Considered too small
382	Land North of B4428/East of Elm Road, Tutshill	Tutshill	Major Village	Tidenham	2009	Close to Settlement Boundary (within 50m appox)	5.510	165			Yes	P1530/14/OUT - Outline Application for the erection of up to 126 dwellings with associated landscape and infrastructure. Access to be determined as part of the submission. Pending	Could be developed

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
421	Land adjacent to Pennsylvania Farm & West of Sedbury Park, Buttington Hill Sedbury.	Sedbury	Major Village	Tidenham	2011	Close to Settlement Boundary (within 50m appox)	1.75	52			Yes	Site adjacent to southern edge of defined settlement boundary. Ofias Dyke Footpath (A14) to south	Reasonable infill site could be developed in the future if required
431	Land off Sedbury Lane, Tutshill	Sedbury	Major Village	Tidenham	2011	Adjoining Settlement Boundary	5.52	165			Within and adjacent Settlement Boundary	(R) FNE 6. Undeveloped Coastal Zone	SHLAA 2008 - No 47. LPR objection 58/52102 OH39.2. Adjacent to North west edge of Defined Settlement Boundary
436	Land to rear of 24B Wyebank Way	Sedbury	Major Village	Tidenham	2011	Close to Settlement Boundary (within 50m appox)	0.03	0			No	(R) FNE 6. Undeveloped Coastal Zone	SHLAA2009-No365 (Smaller site)
445	Land Adjoining Wydean School, Sedbury	Sedbury	Major Village	West Dean	2012	Close to Settlement Boundary (within 50m appox)	7.417	95 Approximate				Outside settlement boundary part adjoining and within 50 m of boundary	Agricultural Land

Appendix C . SHLAA Sites

C.3 Group Village

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Large Unallocated													
328	Ex Rothdean Depot Map	Lydbrook	Group Village	Lydbrook	2008	Within Settlement Boundary	1.738	40	40	0	Yes	P0658/04/FUL	40 Mixed dwellings
Submitted Sites													
290	Land at Lydbrook Aerial & Base Maps	Lydbrook	Group Village	Lydbrook	2008	Within Settlement Boundary	0.778	23			Yes	Within Settlement Boundary	Employment site currently
86	The Orchard, Camomile Green Aerial & Base Maps	Cam. Green	Group Village	Lydbrook	2008	Within Settlement Boundary	0.321	9			Yes	Within Settlement Boundary	Good site to develop
248	Joys Green Primary School Aerial & Base Maps	Joys Green	Group Village	Lydbrook	2008	Within Settlement Boundary	0.221	6			Yes	Within Settlement Boundary	Nice small development
310	Land adjoining Holmleigh & Pleasant View Aerial & Base Map	Joys Green	Group Village	Lydbrook	2008	Within Settlement Boundary	0.331	9			Yes		Could be developed in the future
311	Land ex Rothdean Depot Aerial & Base Map	Lydbrook	Group Village	Lydbrook	2008	Within Settlement Boundary	2.056	61			Yes	Important Open Area	Could be developed in the future
364	Stowfields Works Lydbrook	Lydbrook	Group Village	Lydbrook	2009	Outside settlement boundary	16.32	489			No	Outside the development boundary, (R) FNE.4 AONB	Negative Land Value, non sustainable, Poss Contamination. Reuse of site could be for tourism/retirement home or industrial
386	Heathvill, Joys Green Road, Lydbrook	Lydbrook	Group Village	Lydbrook	2009	Close to Settlement Boundary (within 50m approx)	0.504	15			No	Outside the development boundary	Not considered a deliverable site by panel

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
396	Branscombe & Lilac Cottage, Church Hill, Lydbrook	Lydbrook	Group Village	Lydbrook	2010	Close to Settlement Boundary (within 50m appox)	0.265	7			No	Outside settlement boundary but directly adjoining (cross road)	Garden
420	Land at Upper Stowfield Road, Lydbrook	Lydbrook	Group Village	Lydbrook	2011	Outside the settlement boundary	1.47	44			No	(R) FNE.4 AONB	Very steep access, south & north aspects of the site hard to work with
444	Land at The Sawmills, Joys Green, Lydbrook	Lydbrook	Group Village	Lydbrook	2012	Within Settlement Boundary	8.24	127			Yes	Part within and part adjoining settlement boundary	Saw Mills - Poss access via estate road
447	The Filled, Upper Stowfield Road, Stowfield, Lower Lydbrook	Lydbrook	Group Village	Lydbrook	2012	Close to Settlement Boundary (within 50m appox)	8.198	245			Yes	Outside the settlement boundary and within 50m of the boundary - AONB	Adjoins employment site, modest development might be possible as part of the site - Steep site AONB
466	Beeches Cottage, Camomile Green, Lydbrook	Lydbrook	Group Village	Lydbrook	2013	Adjacent to Settlement Boundary	0.517	15				Locally Distinctive Area LDA	Residential curtilage steep land
Submitted Sites													
191	Pym, New Road Whitecroft Aerial Map Base Map	Whitecroft	Group Village	West Dean	2008	Within Settlement Boundary	3.556	106			Yes	Within Settlement Boundary	Suitable for mixed use including employment
196	Yew Tree House High Road, Yorkley Aerial & Base Maps	Yorkley and Yorkley Slade	Group Village	West Dean	2008	Within Settlement Boundary	0.374	11			Yes	Within Settlement Boundary, Locally Distinctive Area & Important Open Area	Suitable for development

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
197	Land at Yorkley Slade Aerial Map Base Map	Yorkley and Yorkley Slade	Group Village	West Dean	2008	Within Settlement Boundary	0.277	8			Yes	Within Settlement Boundary	Suitable for development
193	Land opposite Oakdene House, Parkend Aerial Map Base Map	Whitcroft and Pillowell	Group Village	West Dean	2008	Adjacent to Settlement Boundary	0.079	2			No		Considered too small
192	Banks Tump, Pillowell Aerial & Base Map	Whitcroft and Pillowell	Group Village	West Dean	2008	Adjacent to Settlement Boundary	0.074	2			No		Considered too small
241	Parkhill Patch, BrockHollands Aerial & Base Map	Whitcroft and Pillowell	Group Village	West Dean	2008	Close to Settlement Boundary (within 50m approx)	0.856	25			No		Site not considered deliverable
198	East of Yorkley Lane opposite School Aerial & Base Map	Yorkley and Yorkley Slade	Group Village	West Dean	2008	Adjacent to Settlement Boundary	0.635	18			Yes		Site could be developed
260	Box Cottage Yorkley Wood Aerial & Base Map	Yorkley	Group Village	West Dean	2008	Outside the Settlement Boundary	0.045	1			No		Panel consider to small
284	Downs Farm, Yorkley Lane Aerial & Base Map	Yorkley	Group Village	West Dean	2008	Outside the Settlement Boundary	0.699	20			No		Access issues
438	Land at End of Corner Road, Pillowell	Whitcroft/Pillowell	Group Village	West Dean	2011	Within the Settlement Boundary and Adjoining	0.94	28			No	(R) FBE2 (part) Defined Settlement Boundary (part)	Industrial Warehousing & Business. North part of site within Defined Settlement Boundary

Appendix C . SHLAA Sites

C.4 Service Village

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Submitted Sites													
238	Land at Knapb Lane Alvington Aerial & Base Map	Alvington	Service Village	Alvington	2008	Inside Settlement Boundary	0.701	21			Yes	Within Settlement Boundary Part of site P1543/13/OUT	Suitable for development
406	Land Adjoining The Meadows, Clanna Lane, Alvington.	Alvington	Service Village	Alvington	2010	Adjacent Settlement Boundary	3.000	90			Could be developed	Outside the settlement boundary	Agricultural Land which directly adjoins settlement boundary (cross road)
Submitted Sites													
6	Vine Hall Aerial & Base Maps	Aylburton	Service Village	Aylburton	2008	Inside Settlement Boundary	0.241	7			Yes	Within Settlement Boundary & Adjoining CA	Suitable for development/poss exception site
4	Maplefield Aerial & Base Map	Aylburton	Service Village	Aylburton	2008	Adjacent Settlement Boundary	0.297	8			Yes	Adacent Conservation Boundary	Flooding Issues within the site
5	Land adj. 3 High Street Aerial & Base Map	Aylburton	Service Village	Aylburton	2008	Close to Settlement Boundary (within 50m approx)	0.165	4			No		Considered unsuitable
282	Land adj. Tump Farmhouse Aerial & Base Map	Aylburton	Service Village	Aylburton	2008	Outside Settlement Boundary	0.071	2			No		Poss exception site
283	Land at Tump Farm Aerial & Base Map	Aylburton	Service Village	Aylburton	2008	Outside Settlement Boundary	0.374	11			No		Poss exception site
403	Primrose Patch., New Road, Aylburton Common, Lydney	Aylburton	Service Village	Aylburton	2010	Outside the Settlement Boundary	0.102	3			No too small	Outside the settlement boundary and beyond a 100m of the boundary	Horse stabling and paddock
433	Stockwell Farm, Aylburton., Lydney	Aylburton	Service Village	Aylburton	2011	Adjacent Settlement Boundary	0.71	21			Yes	(R) FNE6. Undeveloped Coastal Zone	Poss access issues

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Allocated Sites													
3	Former Goods Station Aerial & Base Map	Blakeney	Service Village	Awre	2008	Inside Settlement Boundary	0.71	17	17	0	Yes	Blakeney 1 Permission granted Erection of 17 Houses P1822/13/FUL - Grant	Agreed with Stakeholder Panel
Submitted Sites													
259	Awre Road Aerial & Base Map	Blakeney	Service Village	Awre	2008	Adjacent Settlement Boundary	1.681	50			No		Access problems
397	Land Adjoining Prospect Cottage, Blakeney Hill	Blakeney	Service Village	Awre	2010	Outside the settlement boundary	0.241	7			No	Outside settlement boundary	Garden/Orchard No site has too many restrictions
458	Land off Clarks Road, Blakeney	Blakeney	Service Village	Awre	2013	Adjacent Settlement Boundary	6.25	120			No	Outside settlement boundary	Fields, Not very well related to village
Submitted Sites													
229	Land to the rear Church Street Cleanwell Aerial & Base Map	Cleanwell	Service Village	Newland	2008	Adjacent Settlement Boundary	3.733	111			Yes	Outside settlement boundary part within settlement boundary	Levels issues could be expensive to develop
Submitted Sites													
64	Land north of Ross Road Aerial & Base Map	Huntley	Service Village	Huntley	2008	Adjacent Settlement Boundary	2.791	83			Yes	Outside settlement boundary	Ideal development site
66	Within Rear Gardens along Byfords Road Aerial & Base Map	Huntley	Service Village	Huntley	2008	Adjacent Settlement Boundary	0.788	23			No	Outside settlement boundary	Made reps on settlement boundary changes - site could be developed however remote - access could be issue
240	Land North of Huntley Aerial & Base Map	Huntley	Service Village	Huntley	2008	Adjacent Settlement Boundary	2.069	61			Yes		Good site for development or exception site

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
257	Land at Byfords Road/Frogmore Road Aerial & Base Map	Huntley	Service Village	Huntley	2008	Adjacent Settlement Boundary	1.065	31			Yes		Good site for development
434	Land opposite T.H.White & between Sequoia and Maydene.Huntley	Huntley	Service Village	Huntley	2011	Outside Settlement Boundary	0.29	8			No		Not well related to settlement
435	Part of Hayes Meadow, Ross Road, Huntley	Huntley	Service Village	Huntley	2011	Adjacent Settlement Boundary	0.21	6			No		Considered too small
439	Land at Golf Course Ross Road, Huntley	Huntley	Service Village	Huntley	2011	Adjacent Settlement Boundary	6.39	191			Yes		Golf Course (part). Larger site SHLAA 2007 - No 62 including The Fairways new development
Allocated Sites													
84	Rectory Meadow & School Lane Aerial & Base Maps	Longhope	Service Village	Longhope	2008	Inside Settlement Boundary	0.96	15	15	0	Yes		Agreed with Stakeholder Panel
Submitted Sites													
81	Land between Church Road and School Aerial & Base Maps	Longhope	Service Village	Longhope	2008	Inside Settlement Boundary	0.138	4			Yes		Could be merged with 82
82	Land between Church Road and School Aerial & Base Maps	Longhope	Service Village	Longhope	2008	Inside Settlement Boundary	0.713	21			Yes		Currently Industrial / employment use, could be incorporated with housing
279	Land to West of Church Road Aerial & Base Map	Longhope	Service Village	Longhope	2008	Inside Settlement Boundary	0.207	6			No		Poss exception site

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
80	Important open area near Tan house Church Road Aerial & Base Map	Longhope	Service Village	Longhope	2008	Inside Settlement Boundary	0.967	28			Yes	Adjoining Conservation Area & Important Open Area	Could be developed
75	6 Batham Close Aerial & Base Map	Longhope	Service Village	Longhope	2008	Adjacent Settlement Boundary	0.079	2			No		Too small to be considered at this time
79	Area 2 - land at Court Farm Aerial & Base Map	Longhope	Service Village	Longhope	2008	Adjacent Settlement Boundary	0.394	11			Yes		Unsuitable without 285 and 286 to create a comprehensive scheme
83	Off Nupend Lane Aerial & Base Map	Longhope	Service Village	Longhope	2008	Adjacent Settlement Boundary	0.126	3			No		Pass exception site - Too small for further consideration
278	Land to West of School Lane Aerial & Base Map	Longhope	Service Village	Longhope	2008	Adjacent Settlement Boundary	2.027	60			Yes	P0812/14/FUL - Erection of 25 dwelling and provision of Public Open Space	Could be developed Comprehensive scheme with ID 80 & 279 - Shlaa 2008
285	Area 1 - Land at Court Farm Aerial & Base Map	Longhope	Service Village	Longhope	2008	Adjacent Settlement Boundary	0.399	11			Yes		Possible flooding
286	Area 3 - Land at Court Farm Aerial & Base Map	Longhope	Service Village	Longhope	2008	Adjacent Settlement Boundary	0.625	18			Yes		Possible flooding
267	Land at Willowstone Garden Products Ross Road Aerial & Base Map	Longhope	Service Village	Longhope	2008	Outside Settlement Boundary	1.881	56			No		Isolated unsustainable location
383 A	The Wend. Nupend. Longhope	Longhope	Service Village	Longhope	2009	Adjacent Settlement Boundary	0.144	4			No	Outside the development boundary but adjoining. Adjoining Conservation Boundary	Considered too small for shlaa but poss affordable housing - access issues
383 B	The Wend. Nupend. Longhope	Longhope	Service Village	Longhope	2009	Adjacent Settlement Boundary	2.301	69			Yes	Outside the development boundary but adjoining.	Could be developed poss access issues

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Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
366	Orchard opp Greenacres, Old Hill	Longhope	Service Village	Longhope	2009	Outside the Settlement Boundary	0.184	5			No	Outside the development boundary	Too small, detached from settlement with poss access issues
374	Land Rear of Nags Head Public House Carpark	Longhope	Service Village	Longhope	2009	Close to Settlement Boundary (within 50m approx)	1.917	57			Yes	Outside the development boundary	Flood zone issues but could be developed
405	Nupend Farm, The Wend, Nupend, Longhope	Longhope	Service Village	Longhope	2010	Adjacent Settlement Boundary	3.592	107			Could be developed	Outside the settlement boundary	Farm Land which directly adjoins the settlement boundary
411	Pleasant View, Church Road, Longhope	Longhope	Service Village	Longhope	2010	Close to Settlement Boundary (within 50m approx)	0.326	9			Could be developed	Outside the settlement boundary	Grass Keeping across the road from settlement boundary
Submitted Sites													
69	Land at Court Farm, Littledean Aerial & Base Map	Littledean	Service Village	Littledean	2008	Adjacent Settlement Boundary	4.776	143			Yes		Could be a good site for development
70	Land to rear of Beech Way and Oak Way	Littledean	Service Village	Littledean	2008	Adjacent Settlement Boundary	5.191	155			Yes	Site is Adjacent Settlement Boundary to (R) F.Newnham 2	Developable site. Site submitted 2009 SHLAA site no. 381 amended size.
74	The Old Rectory, Silver Street Aerial & Base Map	Littledean	Service Village	Littledean	2008	Adjacent Settlement Boundary	0.509	15			Yes		Small Develop could be built
228	Prescott Meadow, Sutton Road Aerial & Base Map	Littledean	Service Village	Littledean	2008	Adjacent Settlement Boundary	2.37	71			Yes		Could be developed with the Old Rectory Site Ref No. 74
381	Land North of Littledean Beech Way & Oakway	Littledean	Service Village	Littledean	2009	Adjacent Settlement Boundary	4.835	144			Yes	Outside the development boundary but adjoining	Levels and landscaping maybe an issue, good access
Submitted Sites													

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
245	Land immediately behind Church & School Aerial & Map	Redbrook	Service Village	Redbrook	2008	Adjacent Settlement Boundary	0.268	7			No		Potential for 1 or 2 dwellings; not suitable for allocation
244	Big Well - Forgewood Aerial & Base Map	Redbrook	Service Village	Redbrook	2008	Adjacent Settlement Boundary	1.171	35			Yes		Small site could be developed
Allocated Sites													
130	Norman Way Aerial & Base Maps	Ruardean	Service Village	Ruardean	2008	Inside Settlement Boundary	0.38	12	12	0	Yes	Ruardean 2 - No application	Agreed with Stakeholder Panel
Large Unallocated Sites													
346	School Lane Aerial & Base Map	Ruardean	Service Village	Ruardean	2008	Inside Settlement Boundary	0.439	13	13	0	Yes		11 Dwellings and 2 flats over a shop
Submitted Sites													
131	North of School Lane Aerial & Base Maps	Ruardean	Service Village	Ruardean	2008	Inside Settlement Boundary	0.956	28			Yes	Within Settlement Boundary	Good site to develop
258	Turners Tump Aerial & Base Map	Ruardean	Service Village	Ruardean	2008	Adjacent Settlement Boundary	0.084	2			No		Considered too small
275	Land to rear of the Grants High Street Aerial & Base Maps	Ruardean	Service Village	Ruardean	2008	Adjacent Settlement Boundary	1.828	54			Yes		Access needs to established ideal development opportunity
302	Highfield Road Aerial & Base Map	Ruardean	Service Village	Ruardean	2008	Adjacent Settlement Boundary	1.301	39			No		Extension to existing development land very steep, question is its viability
214	Garden of Lynwood, Crooked End Aerial & Base Map	Ruardean	Service Village	Ruardean	2008	Close to Settlement Boundary (within 50m approx)	0.027	0			No		Small single development opportunity access needs further investigation. Considered too small
407	Land adjoining to Highfield Road, Ruardean	Ruardean	Service Village	Ruardean	2010	Adjacent Settlement Boundary	0.304	9			Frontage could be developed	Outside the settlement boundary but part adjoining settlement boundary	Agricultural Land which directly adjoins settlement boundary

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
408	Land South of Crooked End Methodist Church, Ruardean	Ruardean	Service Village	Ruardean	2010	Adjacent Settlement Boundary	1.553	46			Frontage could be developed	Outside the settlement boundary but part adjoining settlement boundary	Agricultural Land which directly adjoins settlement boundary
409	Greystone Church Road, Longhope	Ruardean	Service Village	Ruardean	2010	Close to Settlement Boundary (within 50m approx)	0.117	3			No	Outside the settlement boundary	Orchard directly opposite (cross road)
Total								137					
Allocated Sites													
189	Land Adjoining Miners Arms PH Aerial & Base Maps	Sling	Service Village	West Dean	2008	Inside Settlement Boundary	0.65	23	23	0	Yes	Sling 3 - Planning Permission granted P1727/08/OUT	Agreed with Stakeholder Panel
Submitted Sites													
190	Myrtle Villas Aerial & Base Map	Sling	Service Village	West Dean	2008	Adjacent Settlement Boundary	0.261	7			No		Access issues and Adjacent Settlement Boundary to industrial site
423	Land at Laureldene, Parkend Walk, Sling	Sling	Service Village	West Dean	2011	Inside Settlement Boundary	0.92	39			Yes		Could be developed
Total								39					
Large Unallocated Sites													
324	Corse Grange, Gloucester Road, Corse Aerial & Base Map	Staunton and Corse	Service Village	Corse	2008	Close to Settlement Boundary (within approx 50m)	0.143	7	7	0	Yes	P1725/07/FUL Conservation Area Locally Valued Landscape,	Single Dwelling with 6 apartments
325	Land Adj. Corse Grange, Staunton Aerial & Base Map	Staunton and Corse	Service Village	Corse	2008	Close to Settlement Boundary (within approx 50m)	1.558	10	10	0	Yes	P9464/03/FUL - also part of 324	10 Dwellings

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Submitted Sites													
139	Land Adj Bayfield Gardens Aerial & Base Map	Staunton/Corse	Service Village	Corse	2008	Adjacent Settlement Boundary	1.431	42			Yes		Good for development
143	Land off Chartist Way Aerial & Base Map	Staunton/Corse	Service Village	Staunton	2008	Adjacent Settlement Boundary	2.671	80			Yes		Good for development
144	Princes Way/Jubilee Crescent Aerial & Base Map	Staunton/Corse	Service Village	Staunton	2008	Adjacent Settlement Boundary	1.083	32			Yes		Good for development
141	Land Adjacent Settlement Boundary Elmstone Aerial & Base Map	Staunton/Corse	Service Village	Staunton	2008	Outside the Settlement Boundary	1.061	31			Yes		Good site for small development or exception site
261	Snigs Acre (Part) Gloucester Road Aerial & Base Map	Staunton/Corse	Service Village	Corse	2008	Close to Settlement Boundary (within approx 50m)	0.487	14			Yes	Locally Valued Landscape	Good site for small development or exception site
272	The Feathers, Straight Lane Aerial & Base Map	Staunton/Corse	Service Village	Corse	2008	Outside the Settlement Boundary	0.246	7			Yes		Good site for small development or exception site
451	Land Adjoining Treonna Nurseries, Gloucester Road, Staunton	Staunton	Service Village	Corse	2012	Adjoining Settlement Boundary	0.688	18			Yes	Locally Valued Landscape	Disused - Planning refusal & policy constraints P8885/13/FUL Refused - Awaiting Appeal Decision
Submitted Sites													
216	Land to south of St Annes Way, St Briavels Aerial & Base Maps	St Briavels	Service Village	Newland and St Briavels	2008	Adjacent Settlement Boundary	0.169	4			Yes		Could be developed
225	3 The Langetts St Briavels Aerial & Base Maps	St Briavels	Service Village	Newland and St Briavels	2008	Adjacent Settlement Boundary	0.738	21			Yes		Could be developed

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
135	West of Lower Road Aerial & Base Maps	St Briavels	Service Village	Newland and St Briavels	2008	Adjacent Settlement Boundary	0.458	12			Yes		Could be developed
369	Land at St. Briavels Common	St. Briavels	Service Village	Newland and St. Briavels	2009	Outside the Settlement Boundary	0.194	5			No	Outside the development boundary, AONB (R)/FNE. 4	Considered too remote
Allocated Sites													
199	The Old Coal Yard Aerial & Base Maps	Westbury	Service Village	Westbury on Severn	2007	Inside Settlement Boundary	0.43	9	9	0	Yes	Westbury 1 - Permission Granted under P1595/05/OUT	Agreed with Stakeholder Panel
Submitted Sites													
263	Land to the rear of The Firs Aerial & Base Map	Westbury	Service Village	Westbury on Severn	2008	Adjacent Settlement Boundary	1.913	57			Yes		Only two thirds of site deliverable subject to access
Allocated Sites													
208	Netherend Farm Aerial & Base Maps	Woolaston	Service Village	Woolaston	2007	Inside Settlement Boundary	1.02	30	30	0	Yes	Woolaston 1 - Permission granted under P0111/07/FUL	Agreed with Stakeholder Panel
Submitted Sites													
209	Off Ashways Aerial & Base Map	Woolaston	Service Village	Woolaston	2008	Adjacent Settlement Boundary	0.409	12			Yes		Can be developed

Appendix C . SHLAA Sites

C.5 Small Village

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Submitted Sites													
305	Croft Farm Aerial & Base Map	Bromsberrow Heath	Small Village	Bromsberrow & Dymock	2008	Adjoining Settlement Boundary	0.571	917			Yes		Outline application for 10 dwellings
441	Land adjacent to Bromsberrow Heath Business Park	Bromsberrow Heath	Small Village	Bromsberrow Heath	2011	Close to settlement boundary (within approx 50m)	1.24	37			Yes	Outside but adjoining settlement boundary	Could be developed
Submitted Sites													
50	Land Adj Bayfield Gardens Aerial & Base Map	Dymock	Small Village	Dymock	2008	Adjoining Settlement Boundary	2.731	81			Yes	TPOs north of site	Access issues; Hereford & Gloucester Canal runs through site. Site developable subject to securing suitable access
379	Land between Bayfield Gardens & B4215	Dymock	Small Village	Dymock	2009	Adjoining Settlement Boundary	1.542	46			No	Outside the settlement boundary but adjoining. Within Conservation Area (R)/FHE.1 Preserve & Enhancement of CA, Within (R) FBE.8 Important Open Area & (R)/FTRL 6 Herefordshire & Gloucestershire Canal (Historic)	Forms part of shlaa 2008-ID 52 access issues, Flooding issues would need to be addressed. Limited potential
400	Still House Cottage, Dymock	Dymock	Small Village	Dymock	2010	Outside the Settlement Boundary	0.097	2			No too small	Outside the settlement boundary and beyond a 100 m of the boundary	Paddock with access via the main house

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Submitted Sites													
449	Bromley Road, Ellwood, Coleford	Ellwood	Small Village	West Dean	2012	Outside the settlement boundary but adjoining	1.801	24			No	Adjoining Locally Distinctive Area, Protected Outdoor Recreation Space	Waste land attached to sport field - Planning Issues not considered suitable
442	Land at Fern Road, Ellwood	Ellwood	Small Village	West Dean	2012	Within the settlement boundary	0.069	2			No	Within the settlement boundary Locally Distinctive Area(R) FBE.2	Orchard - Considered too small
Submitted Sites													
54	The Patch, Ross Road, English Bicknor Aerial & Base Map	English Bicknor	Small Village	English Bicknor	2008	Close to settlement boundary (within approx 50m)	0.609	18			Yes		Not considered developable possible exception sites
55	Land and Barn at The Laurels Aerial & Base Map	English Bicknor	Small Village	English Bicknor	2008	Adjoining Settlement Boundary	0.531	15			Yes		Not considered suitable site but possible exception sites
218	Land adjacent to No.1 Cross Barn English Bicknor Aerial & Base Map	English Bicknor	Small Village	English Bicknor	2008	Adjoining Settlement Boundary	0.525	15			Yes		Possible exception sites
226	The Laurels Aerial & Base Map	English Bicknor	Small Village	English Bicknor	2008	Within SB/Part Adjacent	0.061	1			No	Adjacent to conservation area	Garden - Considered by Panel too small
Submitted Sites													

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
380	Hillside, Upper Soudley	Soudley	Small Village	Soudley Ruspidge	2009	Outside the Settlement Boundary	1.049	31			No	Outside the settlement boundary and isolated from settlement	Not Developable Access issues
Submitted Sites													
56	Adjacent to Daverlea Aerial & Base Map	Hartpury	Small Village	Hartpury	2008	Close to settlement boundary (within approx 50m)	0.851	25			Yes		Site could be developed
58	CorSEND Lane Aerial & Base Map	Hartpury	Small Village	Hartpury	2008	Adjoining Settlement Boundary	0.473	14			Yes		Site could be developed
59	North East of Foley Rise Aerial & Base Map	Hartpury	Small Village	Hartpury	2008	Adjoining Settlement Boundary	0.215	6			Yes		Site could be developed/Poss exception site
60	North of CorSEND Road Aerial & Base Map	Hartpury	Small Village	Hartpury	2008	Adjoining Settlement Boundary	0.238	6			Yes	Part site of 2007 Shlaa	Local Plan Objection - Could be developed
57	Land adj Broad Street (adj Prenton) Aerial & Base Map	Hartpury	Small Village	Hartpury	2008	Close to settlement boundary (within approx 50m)	0.454	13			Yes		Could be exception site for small development
362	Cackleberries, Over Old Road, Hartpury	Hartpury	Small Village	Hartpury	2009	Within the settlement boundary	0.203	6			Yes	Within the development boundary, (R)/FH.4 Housing in Villages	Poss too small - Backland Development - forms small part of site 367
367	Land Adj. Crackleberries	Hartpury	Small Village	Hartpury	2009	Adjoining Settlement Boundary	2.812	84			Yes	Outside the development but adjoining with a small bit within the development boundary site 362	Could be developed and form part of the 5yr supply

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
413	Land north of Foley Rise, Hartpur	Hartpur	Small Village	Hartpur	2010	Adjoining Settlement Boundary	0.916	27			Could be developed	Outside the settlement boundary but directly adjoining. Heavily treed site	Part of the land was previously considered in SHLAA 2008 - 59 - Site has increased in size
457	Land in Hartpur	Hartpur	Small Village	Hartpur	2013	Adjoining Settlement Boundary	3.25	219			Yes	Land off A417. Orchard & Sheep grazing	Residential curtilage steep land - Could be developed
Submitted Sites													
202	Land at Grange Court, Northwood Green Aerial & Base Map	Northwood Green	Small Village	Westbury on Severn	2008	Adjoining Settlement Boundary	1.711	51			Yes		Could be developed
203	Rear of Gordon Cottage and Gordon House Aerial & Base Map	Northwood Green	Small Village	Westbury on Severn	2008	Adjoining Settlement Boundary	0.297	8			No		No access/rear garden
Submitted Sites													
128	Land Adj. to Kings End House, Drury Lane Aerial & Base Map	Redmarley	Small Village	Redmarley	2008	Adjoining Settlement Boundary	1.494	44			Yes	Adjacent to conservation area	Adjacent to conservation area; rivers at risk assessment - Access difficult
129	Land to rear of Redmarley Primary School Aerial & Base Map	Redmarley	Small Village	Redmarley	2008	Adjoining Settlement Boundary	1.486	44			Yes	Outside the Development & Conservation Boundary however adjacent too	Adjacent to conservation area; rear of school
368	Land at Rock Farm, Redmarley	Redmarley	Small Village	Redmarley	2009	Adjoining Settlement Boundary	1.484	44			Yes	Outside the settlement boundary but adjoining. Adjoining Conservation Area	Outside Conservation Area.. Could be developed, poss exception site,

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Submitted Sites													
45	Land adj Windrush, Baptist Way, Ruardean Hill Aerial & Base Maps	Ruardean Hill	Small Village	Drybrook	2008	Within the Settlement Boundary	0.499	14			Yes	Within Settlement Boundary	Good site to develop
276	Town View Ruardean Hill Aerial & Base Map	Ruardean Hill	Small Village	Drybrook	2008	Within the Settlement Boundary	0.068	1			No		Considered too small
Submitted Sites													
47	Land Adj the White House Aerial & Base Map	Ruardean Woodside	Small Village	Drybrook	2008	Adjacent Settlement Boundary	0.225	6			Yes	Submitted 2007, 2008, 2011	Could be developed/Poss exception site
49	North West of Roebuck Meadows Aerial & Base Map	Ruardean Woodside	Small Village	Drybrook	2008	Adjoining Settlement Boundary	1.639	48			Yes		Facilities close by, to include school & post office. Ideal development opportunity although access & roads leading to site questionable.
48 also 235	Land at Avondale, Forest Road Aerial & Base Map	Ruardean Woodside	Small Village	Drybrook	2008	Adjoining Settlement Boundary	0.245	7			Yes		Could be developed
Submitted Sites													

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
281	The Hermitage - Rear of - Aerial & Base Map	Staunton	Small Village	Staunton (Coleford)	2008	Adjoining Settlement Boundary	1.213	36			Yes	Conservation Area AONB	Possible access problems
Submitted Sites													
404	The Old Orchard, Tibberton Lane, Tibberton	Tibberton	Small Village	Tibberton	2010	Outside Settlement Boundary	0.597	9	9		Could be developed in the future	Outside the settlement boundary but with 100m of boundary	Disused Orchard - Exception Site P0287/13/FUL - 9 Houses
Submitted Sites													
151	Land at Gloucester Road, Upleadon Aerial & Base Map	Upleadon	Small Village	Upleadon	2008	Adjoining Settlement Boundary	0.129	5			No	This site has been submitted 2007 - 151 - slightly smaller - 2008 larger site - 2009 -371 slightly smaller site	Too small poss exception site
152	Land at Gloucester Road, Upleadon Aerial & Base Map	Upleadon	Small Village	Upleadon	2008	Adjoining Settlement Boundary	0.095	2			No		Too small poss exception site
153	Land Adjoining The Firs, Gloucester Road Aerial & Base Map	Upleadon	Small Village	Upleadon	2008	Adjoining Settlement Boundary	0.2	6			Yes		Too small poss exception site
154	Land to North of Octagon House Aerial & Base Map	Upleadon	Small Village	Upleadon	2008	Adjoining Settlement Boundary	0.463	16			No		Poss exception site
372	Land between 4 Glebe Place & Ivy Cottage, Gloucester Road, Upleadon	Upleadon	Small Village	Upleadon	2009	Adjoining Settlement Boundary	1.484	44			Yes	Outside the settlement boundary but adjoining,	This site could be developed with site 371

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
371	<u>Land Adj The Oaks & Opp Glebe Place, Gloucester Rd Upleadon</u>	Upleadon	Small Village	Upleadon	2009	Outside the Settlement Boundary	0.130	3			Yes	Outside the settlement boundary	Size of site could be an issue poss exception site - or develop with site 372
412	<u>Edenscroft, Gloucester Road, Upleadon, Newent</u>	Upleadon	Small Village	Upleadon	2010	Adjoining Settlement Boundary	0.131	3			No	Part within SB and adjoining	Garden - Too Small
462	<u>Edens Hill Farm, Hook Lane Upleadon</u>	Upleadon	Small Village	Hartpury	2013	Outside settlement boundary	0.020	1			No	Open countryside Derelict cottage remains	Too Small
463	<u>Edens Hill Farm Upleadon</u>	Upleadon	Small Village	Hartpury	2013	Outside settlement boundary but within 50 m of it	0.246	7			No	Farm Complex	Too Small
464	<u>Agricultural land adjoining Edens Hill Farm Upleadon</u>	Upleadon	Small Village	Hartpury	2013	Outside of settlement boundary	0.272	8			No	Open countryside	Too Small
Submitted Sites													
424	<u>Land at Woodcroft, East of Walnut Tree Cottage, Stoulgrove Lane, Woodcroft</u>	Woodcroft	Small Village	Tidenham	2011	Adjacent Settlement Boundary	0.54	16			No	Field	Site 1 of 3 see Shlaa 425 & 426. Adjacent to north east edge of defined settlement boundary
425	<u>Land at Woodcroft, North of Walnut Tree Cottage, Stoulgrove Lane, Woodcroft</u>	Woodcroft	Small Village	Tidenham	2011	Adjacent Settlement Boundary	0.68	20			No		Paddock with access via the main house

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
426	Land at Woodcroft, between B4228 & Stoulgrove Lane, Woodcroft	Woodcroft	Small Village	Tidenham	2011	Adjacent Settlement Boundary	1.44	43			Yes	Open countryside P1608/14/PREAPP	Unused Land adjoining back garden
Submitted Sites													
402	Land at Church Walk, Viney Hill, Oldcroft	Viney Hill	Small Village	West Dean	2010	Outside Settlement Boundary	0.114	3			No	Within the statutory forest , Outside the settlement boundary	Unused Land

Appendix C . SHLAA Sites

C.6 Small Settlements

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
Submitted Sites													
453	Land Adjoining Jasmine Cottage Awre	Awre	Small Settlements	Awre	2013	Outside Settlement Boundary	0.041	1			No	No SB, Conservation Area	Garden
454	Land in Awre	Awre	Small Settlements	Awre	2013	Outside Settlement Boundary	2.45	15			No	Open Countryside	Field
455	Land in Awre	Awre	Small Settlements	Awre	2013	Outside Settlement Boundary	2.45	53			No	Open Countryside, Conservation Area	Field
Allocated Sites													
313	Bulley Farm Barns, Churcham	Churcham	Small Settlements	Churcham	2008	Outside Settlement Boundary	0.591	6	6	0	Yes	P1735/07/COU	Conversion of barns to 6 dwellings
Submitted Sites													
427	Land at Chaxhill, Westbury on Severn	Chaxhill	Small Settlements	Westbury on Severn	2011	Outside Settlement Boundary	0.23	7			No		Too small poss 1 or 2 plots only
Large Unallocated													
354	Park View Wks, Sedbury Aerial Map Base Map	Tidenham	Small Settlements	Tidenham	2008	Within Settlement Boundary	0.393	13	13	0	Yes	P0401/04/FUL Under Construction	Erection of 8 detached, two storey dwellings 6 terraced 3 storey units
Submitted Sites													
277	Land to North of Ross Road Aerial & Base Map	Birdwood	Small Settlements	Churcham	2008	Close to Settlement Boundary (within approx 50m)	0.433	12			No	Outside SB, Agricultural Land	Not considered suitable
Submitted Sites													

Appendix C . SHLAA Sites

Site No.	Site Name and Address	Settlement	Settlement Type	Parish	Year of Submission	Within Settlement Boundary?	Size (Ha)	Dwellings	5 Year Supply	6+ Year Supply	Take Forward?	Potential Policy Constraints	Notes from Meetings
7	South West of the Red Hart Inn Aerial & Base Map	Blaisdon	Small Settlements	Blaisdon	2008	Outside Settlement Boundary	0.304	9			No	Exceeds 50m outside settlement boundary	Unsuitable
8	Blaisdon Nurseries Aerial & Base Map	Blaisdon	Small Settlements	Blaisdon	2008	Outside Settlement Boundary	0.753	22			No	Exceeds 50m outside settlement boundary	Unsuitable
224	Spout Farm Blaisdon Aerial & Base Map	Blaisdon	Small Settlements	Blaisdon	2008	Outside Settlement Boundary	0.519	15			No	Planning Application for conversion to 5 dwelling P0445/08/COU	Unsuitable
Submitted Sites													
440	Land adjacent to Trioscape Nurseries, Highleadon, Newent	Highleadon	Small Settlements	Rudford & Highleadon	2011	Outside Settlement Boundary	5.26	157			No	No settlement boundary, isolated, Agricultural Land	No settlement boundary

Appendix D . Glossary of Terms and Abbreviations

Achievability

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

Affordable Housing

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

Availability

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

Brownfield

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

Core Strategy

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

Countryside

Land outside the built up area and a defined settlement boundary

Deliverability

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

Density

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

Department for Communities and Local Government (DCLG)

Developable

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

Development Plan Document (DPD)

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

Greenfield

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

Appendix D . Glossary of Terms and Abbreviations

Infrastructure

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

Infill Development

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

Local Development Documents (LDD)

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

Local Development Framework (LDF)

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

Local Development Scheme (LDS)

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

Planning Policy Statement (PPS)

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

Proposals Map

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

Regional Spatial Strategy (RSS)

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

Settlement

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

Settlement or Development Boundaries

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

Site Specific Allocations and Policies

Appendix D . Glossary of Terms and Abbreviations

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

Strategic Housing Market Area (SHMA)

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

Suitability

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

Supplementary Planning Documents (SPD)

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

Yield

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

