

Employment Keynote Update 2015

Contents

1 Context and Introduction	2
2 Policy Background	3
3 Key Indicators for the Forest of Dean District	7
4 Job Requirement	20
5 Requirement of Land for Employment	21
6 Appendix 1 - Review of Forest of Dean District Employment Sites	23
7 Appendix 2 - Allocations Plan Proposed Employment Allocations List	44
Mixed Development (Housing and Employment) sites	44
Intensification of Employment Generating Uses Sites	45
Employment Generating Uses Sites	46
Mixed Employment, Recreation and Tourism	48
8 Key Indicator Raw Data	49

1 . Context and Introduction

1.1 This keynote document will update the previous version from the evidence base for the Core Strategy which was called Economy - land for Employment. We are carrying out an update of this evidence in order to provide more up-to-date information on the local economy and key statistics with an update of the amount of land available for employment development within the district. This document will also list the proposed employment allocations from the Draft Allocations Plan.

2 . Policy Background

National Planning Policy Framework (NPPF)

2.1 Since the Core Strategy evidence base was compiled and the original Economy - Land for Employment keynote was written there has been a number of national legislative policy changes that includes replacing the PPS documents with the overall National Planning Policy Framework (NPPF) document. The governments new policy document puts across key principles including a presumption in favour of sustainable development which is an overarching theme throughout the document.

2.2 The document makes reference to mix use development (para. 7) which includes employment uses throughout and allows more flexibility in the way that sites are developed and encourages multiple benefits when bringing forward sites. The key paragraph in the NPPF for employment based developments is paragraph 22 (as below).

'22.Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'

2.3 This policy clearly sets out the governments view on bringing sites forward that are brownfield and not in use where there is justification to do so. It also prescribes that for a site to come forward under a different use it should support sustainable local communities. This could be interpreted to mean sustainable locations and or a sustainable type of use. It also could mean that a different type of employment based use may be appropriate on the site without falling outside the employment category.

2.4 Further to this, paragraph 37 highlights the importance of location of development to ensure that a mix of uses can be found in the local area which includes employment uses, shopping, leisure, education and other activities. This is an effort to try to reduce journey distances and times for people travelling to work and other facilities from home.

2.5 The motive for updating the evidence base on employment partly comes from paragraph 158 of the NPPF which states that Local Planning Authorities should ensure their plans are based upon adequate and up-to-date and relevant evidence in terms of economic, social and environmental characteristics of the local area. It also prescribes that strategies for housing and employment should be integrated and take full account of the market and economic signals. This document will provide up-to-date key statistics in relation to the economic and social aspects of the employment sector whilst providing an updated list of current and allocated employment sites within the Forest of Dean District in line with the need.

2 . Policy Background

Core Strategy

Objectives

2.6 The Core Strategy was adopted in February 2012 and sets out the overall strategy for development in the district for the period 2012 - 2026. The strategy sets out a vision for the district and a number of key objectives that the plan should aim to achieve. Core strategy *Objective 2 - Develop the local economy and tourism*, is the key objective linked to improving the employment prospects and opportunities within the Forest of Dean District. The objective reads:

'Develop a more self-contained and diverse local economy including tourism- to address out commuting and enable more sustainable transport patterns while providing a greater range and number of jobs, and improving the services and facilities that are accessible'

2.7 This objective identifies the key principle for improving employment within the district alongside helping to make the district more sustainable in reducing the amount of out commuting and reducing travel to work distances. The Allocations Plan hopes to meet the needs of this objective by allocating land for the development of Employment Generating Uses to increase the job prospects within the local area if and when the land is developed.

Settlement Provision

2.8 The Core Strategy identifies provisions for employment for each of the main towns and supports suitable employment site opportunities for intensification of existing uses, redevelopment and or diversification within all villages that have good connections to services and facilities. The provisions identified are as in the table below:

Settlement	Employment Provision and implementation
Cinderford	About 26ha of already identified land to be brought forward, including land at the Northern Quarter. Diversification of provision through other sites, and step change in quality. Provision to include offices in exceptional location, and other B1 space. B2 and B8 mainly within existing employment areas. Development by public and private sector, with some advance infrastructure provision/ subsidy in AAP area. Includes financial support (HCA) for relocation and redevelopment for housing of one key site- funding and land acquisitions complete.
Lydney	About 30ha new land (already identified) to be used for employment, in addition to new uses and intensification elsewhere. New allocated land all well located for more diverse offer. At least 20ha is linked or adjoins the proposed new

2 . Policy Background

Settlement	Employment Provision and implementation
	neighbourhood, about 5ha is to be provided as an integral part of the neighbourhood.
Coleford	About 6.8 ha of land already identified to be developed in addition to other sites within settlement for a range of employment.
Newent	5ha of new land to be developed in addition to promotion of other employment uses within the settlement.
Villages	Suitable sites identified, intensification, redevelopment and diversification will be supported on other sites that are well linked to settlements and services.

2.9 The Allocations Plan intends to identify these provisions through the allocation of suitable sites for expansion, intensification and identifying some new employment sites within the district. A list of the proposed allocations can be found in Appendix 2. For all other villages where proposals come forward they will only be suitable based on the association with the village in terms of proximity and whether the village is considered a sustainable location for employment development.

CSP. 7 - Economy

2.10 The policy context for development of an employment related use comes from the Core Strategy Policy CSP7 - Economy. The policy is set out below. Key emphasis is put on the retention of existing employment uses but allowing a wide range of employment related uses to accommodate sites. Where sites are vacant or underused mixed developments could be considered. This policy falls inline with policies mentioned above from the NPPF and goes further in prescribing types of uses.

2 . Policy Background

Policy CSP. 7

Economy (strategic objective: develop the local economy including tourism)

Economic development will be promoted throughout the district in accordance with the spatial strategy and its allocations. This will encourage new and more diverse types of employment and supporting infrastructure to be established by making land and premises available. The location of new development must be justifiable in terms of the settlement hierarchy and policy CSP 4. Priority will be given to:

- sustaining the development of key economic sectors or clusters, including knowledge based
- enterprises and tourism;
- supporting the development of growth sectors
- providing office and business (B1) space in attractive locations;
- providing the conditions and support for small and medium sized enterprises to become established and grow;
- supporting further and higher education and skills training and the facilities to provide it;
- supporting transport investment that will aid economic development and
- ensuring that secure and safe environments result from any provision.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg employment and housing) and failing that an alternative non employment use.

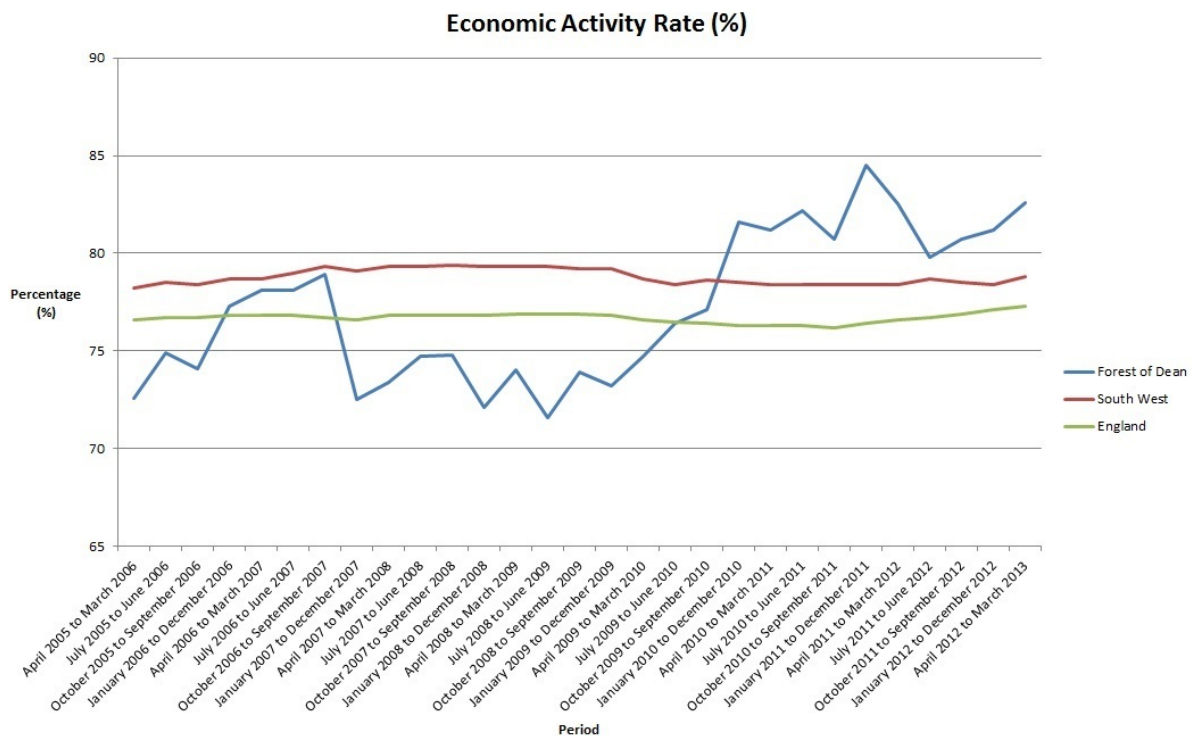
3. Key Indicators for the Forest of Dean District

3.1 This section will identify a key set of indicators related to employment that are important in assessing need and also identifying historic trends. The data will provide key evidence needed to support employment allocations in the district and help to clarify the economic climate within the district.

Economic Activity Rate

3.2 The economic activity rate is an indicator that measures the percentage of the population within the district that are economically active i.e. In work and between the age of 16 - 64.

3.3 Overall the economic activity rate in the Forest of Dean District has increased over the time period as shown in the graph below. The figure as of March 2013 stood at 82.6% which is higher than the South West average (78.8%) and the English average of 77.3%. This puts the district above some of the others within the South West region and certainly not in the bottom in England. However, this is not a direct indicator that the job market within the Forest of Dean is healthy as there is a historic trend of a high level of out-commuting to work in neighbouring authorities and even further afield.

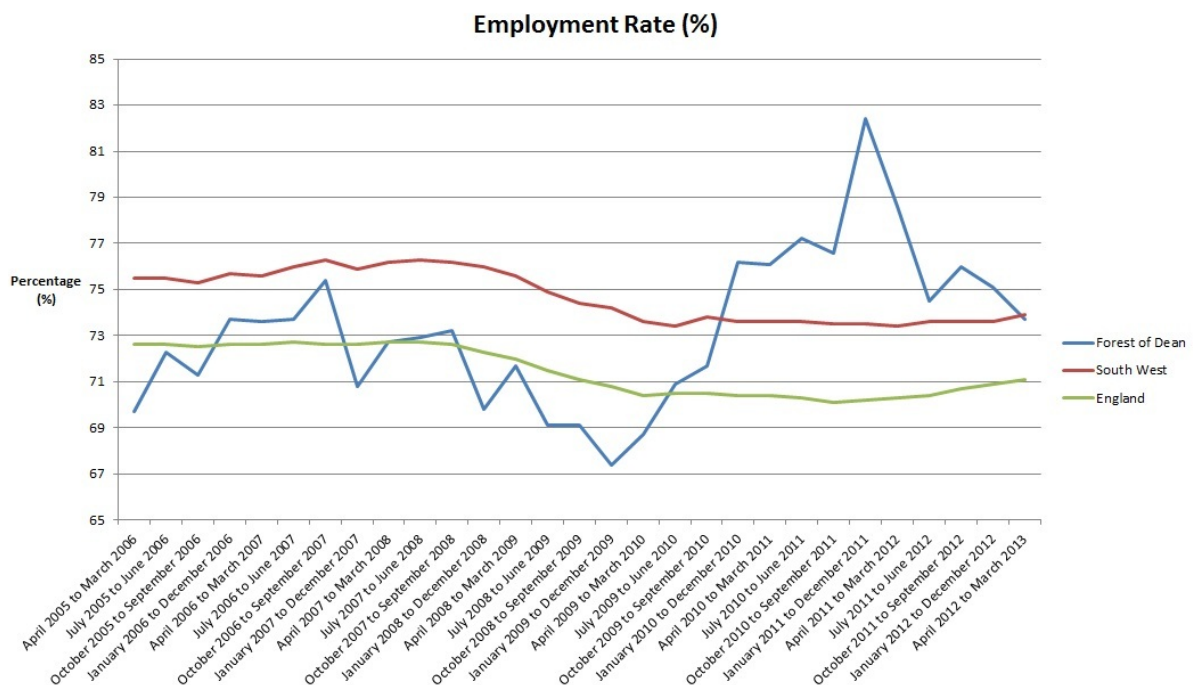


3.4 The graph above evidently shows that the Economic Activity within the Forest of Dean District was hit hard by the most recent UK recession but has recovered well since then. The trend for the region and nationally is much flatter with less peaks and troughs showing that there must be a variation between the different authorities which has balanced overall activity figures resulting in a generally flat steady trend. Since 2010 the Forest of Dean District has remained above the region and English average for economic activity and looks to increase in the near future.

3. Key Indicators for the Forest of Dean District

Employment Rate

3.5 The average employment rate for the South West Region (73.9%) is almost matched by that of the Forest of Dean District (73.7%) with only a 0.2% difference as of March 2013. The employment rate for both the region and the district is now currently higher than the average for England, however this has not always been the case. The South West Region average has remained above the English average through the period shown on the graph, whereas the Forest of Dean District has experienced peaks and troughs above and below the English average between April 2005 - June 2010. Since then the district has seen a vast improvement the the rate of employment with a figure above the English average and for the most part above the average for the South West Region also (see graph below).

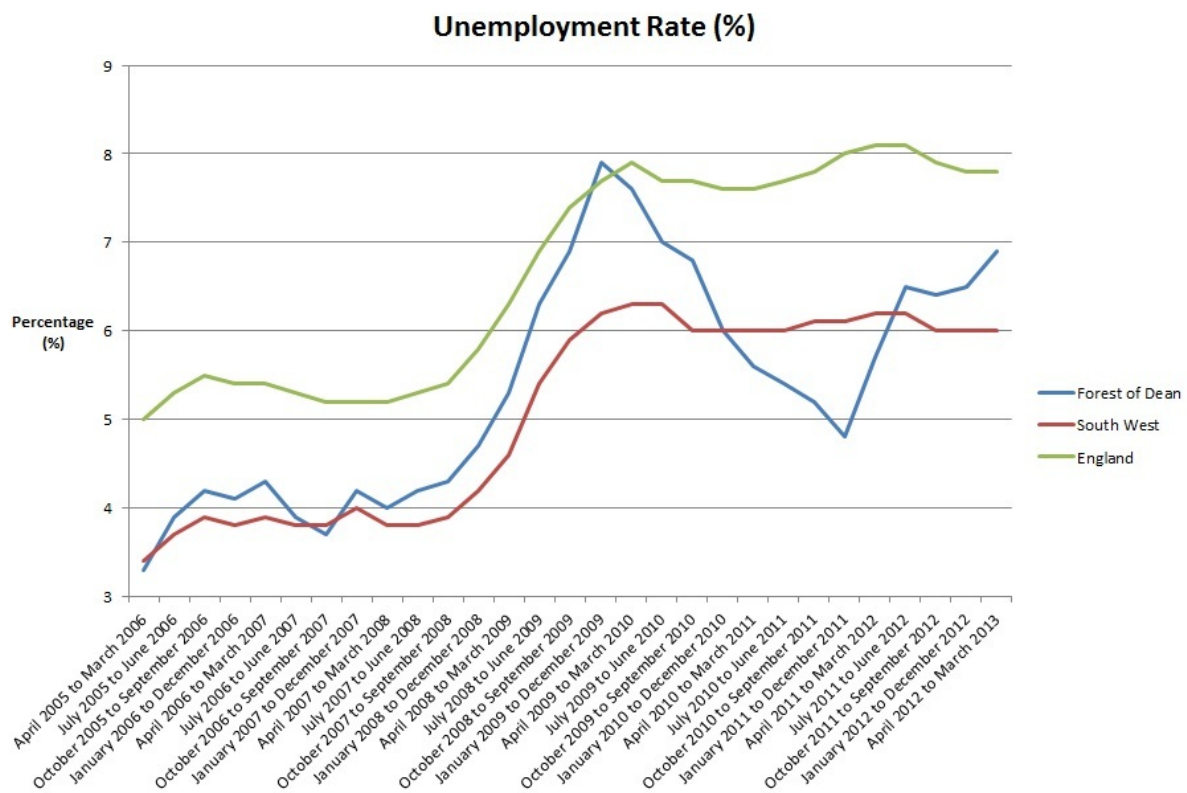


3.6 The graph above shows that the Forest of Dean's employment rate has dipped slightly below the South West regions average but there are no projections to show that this figure will fall further or rise again. The draft Allocations Plan will hopefully boost the opportunities for further employment within the district and help to increase the employment rate. The number of employment sites in the district which are supported by the council to expand or for new sites to come forward which provides the first step in trying to encourage more employment opportunities within the district. This also should help to make the district more self-sufficient in jobs and reduce the out-commuting and distance travelled to work figures.

3. Key Indicators for the Forest of Dean District

Unemployment Rate

3.7 The unemployment rate across the country since 2005 has increased from lows of 3.3% in the Forest of Dean District to 6.9% by March 2013 inline with the trend at the regional level. During 2009 the Forest of Dean district saw a spike in unemployment seeing it rise above Regional and English averages to a figure of almost 8% very quickly and then falling dramatically until a low point in 2011 (4.8%). In March 2013 the Forest of Dean saw a figure of 6.9% which is an increase since the trough in 2011. This unemployment figure is higher than the regions average but still significantly below the national average.

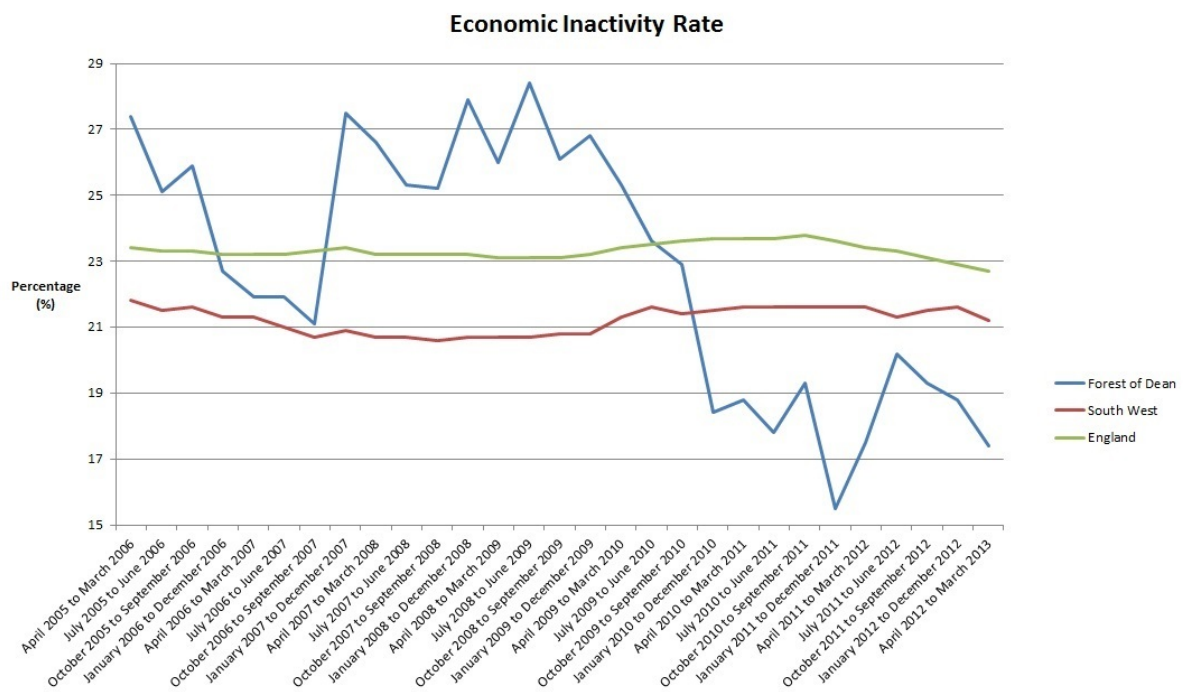


3.8 The peak of unemployment in 2009 could be a result of a delayed reaction to the economic downturn which eventually resulted in the loss of jobs within the district through budget cuts and market pressure and competition. The dramatic decrease in the unemployment rate following this peak recognises the recovery of the local economy following the economic downturn with some people within the district finding jobs.

3. Key Indicators for the Forest of Dean District

Economic Inactivity Rates

3.9 The economic inactivity rate represents those not accounted for in the Economic activity section above. The Forest of Dean District as of March 2013 had an economic inactivity rate of 17.4%. This is the lowest rate that the district has seen other than one downward spike to 15.5% in 2011. This is a significant improvement of the peak figure of 28.4% in 2009. Both the regional and English average Economic Inactivity Rates have had a fairly linear trend with few big changes. The South West region overall has a lower average than the English and the Forest of Dean District has gone from being above both averages to significantly below the average in 2013.



3. Key Indicators for the Forest of Dean District

Job Density

3.10 Job Density is a measure of the number of jobs available per person of working age population (age 16+). This measure is particularly useful in helping to identify how the economy within each geographical area is doing. It is a key indicator for comparison of geographical areas. It is also directly linked to a number of other indicators such as out-commuting and also obviously the unemployment/employment rates. The figure is a ratio of the number of jobs to the working age population as a figure to one decimal place. Job density can be used as a figure to rank the employment opportunities within local geographies and as a useful comparator to local authorities and their neighbouring districts.

3.11 The table below shows the Job Density figures for all the Gloucestershire districts and surrounding to understand how the Forest of Dean District compares with other districts. Data was taken from the Office For National Statistics (ONS) mid year estimates 2013 for economically active population figures and the number of jobs from the ONS business register and employment survey 2013.

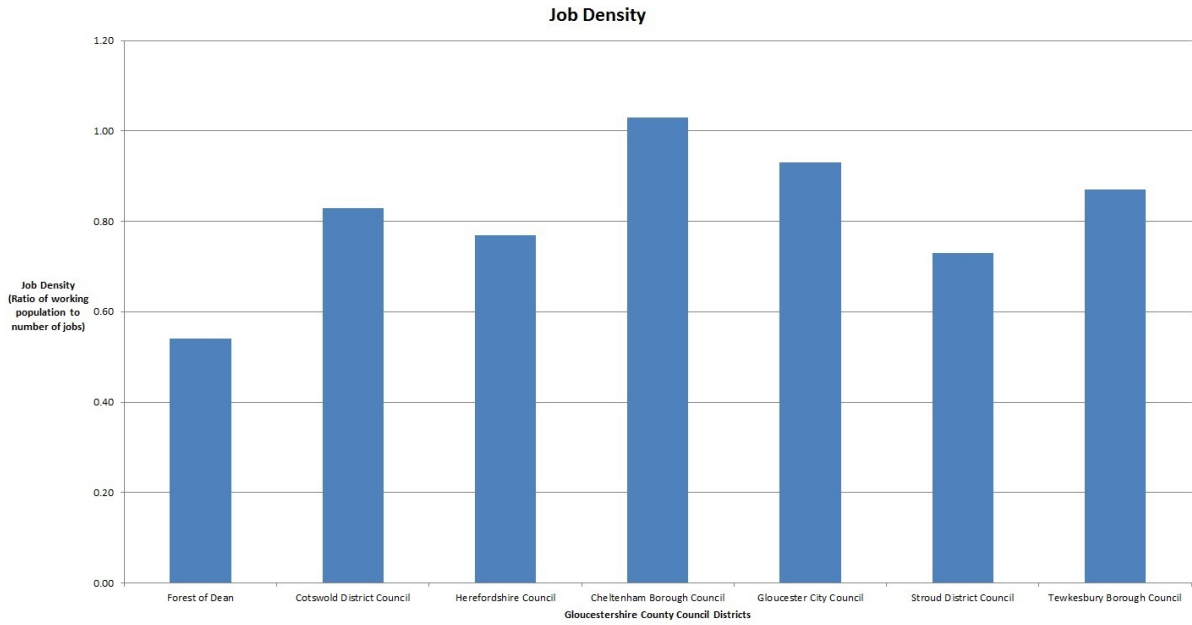
Rank	Authority	Economically active population 16+		
		Job Density	Number of Jobs	Economically Active
1	Cheltenham Borough Council	1.03	64500	62700
2	Gloucester City Council	0.93	60200	64500
3	Tewkesbury Borough Council	0.87	38600	44300
4	Cotswold District Council	0.83	37700	45300
5	Herefordshire Council	0.77	69900	91200
6	Stroud District Council	0.73	43700	59500
7	Forest of Dean	0.54	22900	42200

3.12 The table above shows the rank of job density of all the authorities. It shows that the leading authority in terms of employment opportunities is Cheltenham Borough Council who have a job density of 1.03. This means that for the economically active population within the borough there are 1.03 jobs each. However, this does not take into account people who live outside the district and many of these jobs will be taken up by people from outside the borough commuting to work.

3.13 Unfortunately the Forest of Dean District are ranked at the bottom of the districts in terms of job density (0.54) and subsequently see a much higher unemployment figure than the other districts and also a much larger out commuting figure so people can find work. There is a significant difference in the job density figure between the Forest of Dean and all other districts. Part of this falls down to district having a historic reliance on large employers and with the economic downturn

3 . Key Indicators for the Forest of Dean District

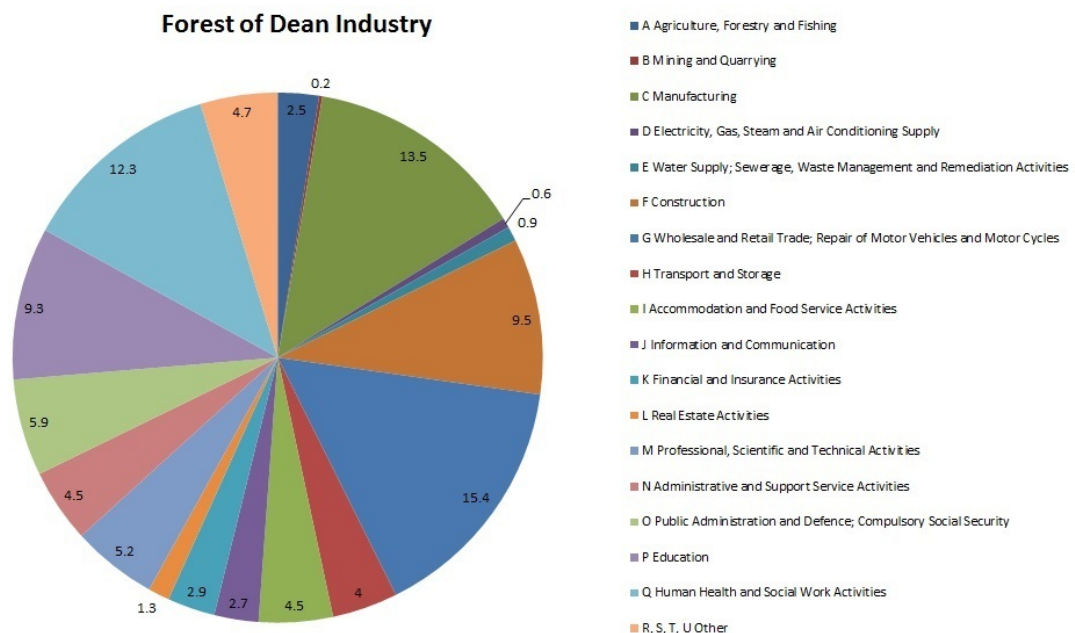
this has resulted in a reduction in numbers of jobs from these employers. Many of the working age population within the district now out-commute to a place of work and this is evident from the data in the commuting section below.



3. Key Indicators for the Forest of Dean District

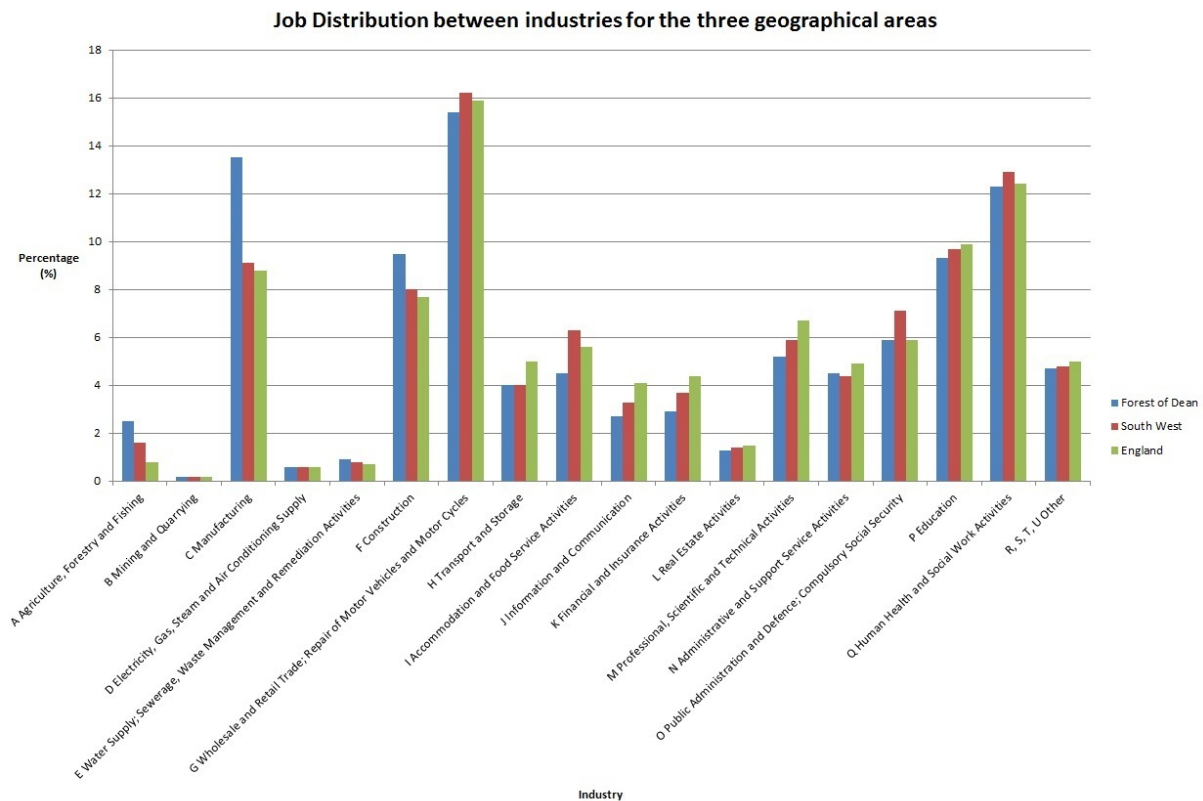
Industry

3.14 The number and type of jobs can be broken down further into the categories of industry that the jobs fall into. The pie chart below shows how the jobs in the district are divided into the identified categories. The largest proportion of jobs within the district fall into category G which represents the Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles industry (15.4%). This is closely followed by category C Manufacturing (13.5%) and Category Q Human health and social work activities (12.3%). The lowest percentage of jobs are now found in category B Mining and Quarrying (0.2%) which was once the main industry within the district which has now declined and very few 'Free Miners' and commercial quarrying operations are now running. The few Quarrying operations still blasting in the district are large operations that have been identified for expansion to fulfil the need from high quality forest stone and road building aggregates.



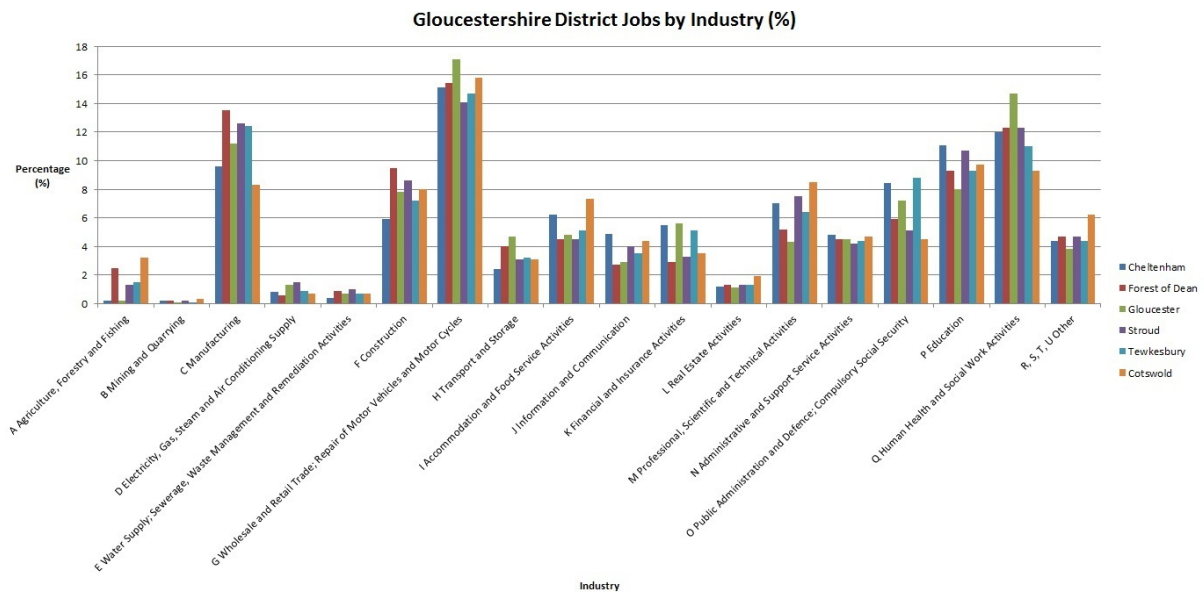
3.15 If we compare industries across the South West region and the English figures we can see similar trends and figures in the different industry categories. The graph below illustrates the similarities in the figures between categories across all three geographical areas.

3. Key Indicators for the Forest of Dean District



3.16 The percentage of jobs falling within the Manufacturing industry is a much higher proportion in the Forest of Dean district (13.5%) than in the South West region (9.1%) and England (8.8%) as a whole. The Forest of Dean also has a slightly higher proportion of jobs within the Construction industry (9.5%), and the Agriculture, Forestry and Fishing Industry (2.5%). The last of these is accounted for by the large expanse of forestry within the district that is managed by the forestry commission who are a key employer for the district. All other industry categories are similar in proportions for all other geographies with little variation in the figures. If we break this down further into the Local Authorities within Gloucestershire useful comparisons and conclusions can be drawn about employment within the county.

3. Key Indicators for the Forest of Dean District



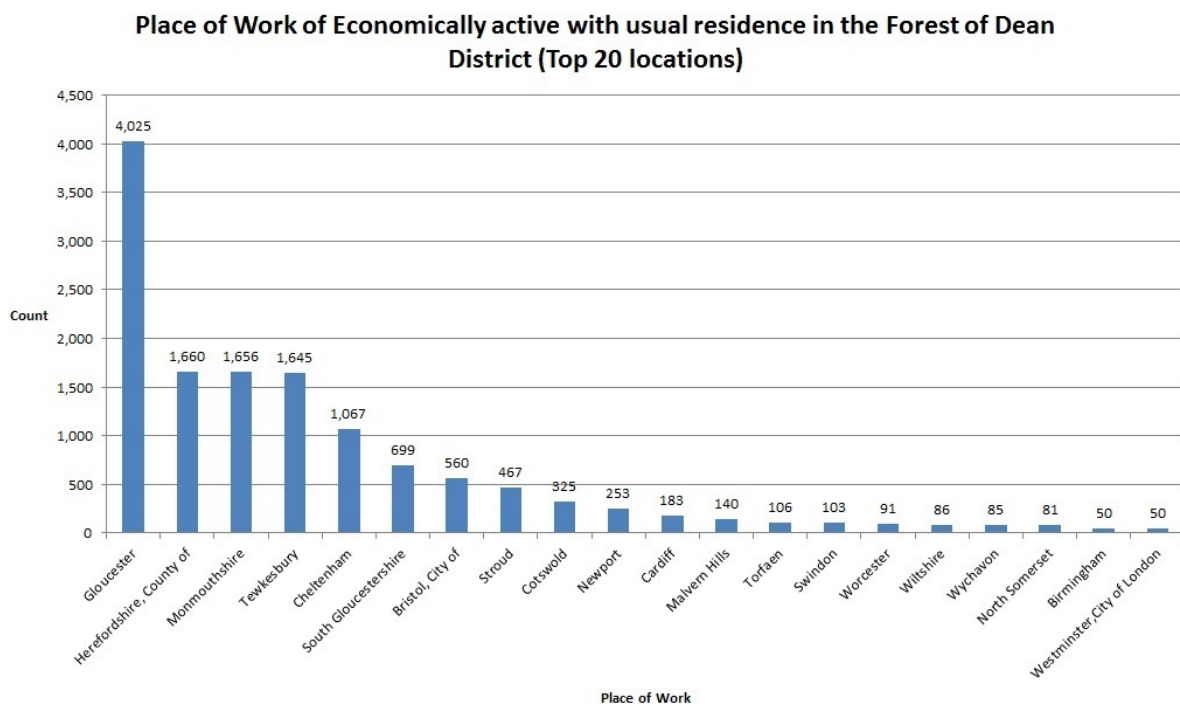
3.17 The graph above shows the comparison of all local authorities within Gloucestershire by Industry type. It shows that the distribution of jobs between the industry types for all authorities are similar for most and there is small variations in the proportions of jobs within each sector for the districts within Gloucestershire. The only exceptions to this are the Agriculture, forestry and fishing category and the financial and Insurance Activities industry types. These two have larger variations in the proportions with the Forest of Dean and Cotswolds having a significantly higher proportion of jobs within the agriculture category and Gloucester, Cheltenham and Tewkesbury having a higher proportion of jobs within the Financial sector. This is partly down to the nature of the district and landscapes and also the nature of the economies within each district. It is also dependant upon the size of the districts and their main towns/cities.

3.18 The geographical locations of some of the authorities within Gloucestershire mean that they are better suited to different industries and are easier to commute to for people working in different authorities. It is also recognised that some authorities have better transport links in terms of train services and also major infrastructure. This major infrastructure and good connectivity tends to draw industry to locate in these areas to allow easier and more efficient trading.

3. Key Indicators for the Forest of Dean District

Commuting

3.19 The figures below represent the people who live in the Forest of Dean and where they work. The figures are based on the usual residents aged 16 and over in employment the week before the 2011 census. Out of a total figure of almost 30,000 people, 15,524 people live and work within the Forest of Dean District. This represents over half of the working population. However, this also means that over 14,000 people who are working and are living within the Forest of Dean District are out-commuting to a place of work. The graph below represents the top 20 destinations for people working outside the district who are usually resident within.



3.20 The Office for National Statistics has recently published some commuting patterns data taken from the 2011 Census on their online interactive mapping interface. The map highlights inward and outward commuting figures between districts depending on which district you select as the destination. It also provides a useful net commuting figure. The table below compiles this data for adjacent and surrounding local authorities to the Forest of Dean District and gives an overall Forest of Dean commuting figures between all the Local Authorities in the UK. The figures are as below.

Commuting Forest of Dean District			
ONS - 2011 Census Data			
Local Authority	Inward	Outward	Net
Tewkesbury	464	1646	-1182
Stroud	283	467	-184

3 . Key Indicators for the Forest of Dean District

Commuting Forest of Dean District			
ONS - 2011 Census Data			
Gloucester	1054	4036	-2982
Malvern Hills	99	140	-41
Herefordshire	1178	1678	-500
Monmouthshire	1070	1661	-591
South Gloucestershire	99	704	-605
Newport	101	252	-151
Worcester	31	95	-64
Cheltenham	311	1073	-762
Cotswold	283	467	-184
Wychavon	42	90	-48
Total Commuting Figures for Forest of Dean to all other UK Local Authorities	6015	14627	-8612

3.21 Overall the figures show that the Forest of Dean District sees a negative net commuting figure out of the district. This is true between all the local authorities as listed in the table above. The higher inward and outward movements occur between the adjacent authorities and ones in closer proximity as you would expect.

3. Key Indicators for the Forest of Dean District

Travel to Work

3.22 Travel to work data below is taken from the 2011 Census and is measured by a count of people who are aged 16-74 that are in employment travelling to work by the different modes of travel identified. For the purposes of this analysis the percentage proportions used in the comparisons between districts only include those that are aged between 16-74 and are in employment.

Method of Travel to Work	Forest of Dean	Cheltenham	Cotswold	Gloucester	Stroud	Tewkesbury
Work Mainly at or From Home	7.64	5.94	11.27	3.27	8.56	6.99
Underground, Metro, Light Rail, Tram	0.07	0.16	0.37	0.08	0.14	0.08
Train	0.92	1.49	1.68	0.70	1.43	0.68
Bus, Minibus or Coach	2.32	5.67	1.24	7.46	2.17	4.56
Taxi	0.14	0.19	0.20	0.21	0.16	0.08
Motorcycle, Scooter or Moped	1.02	0.72	0.67	1.10	0.86	1.10
Driving a Car or Van	71.31	55.63	63.46	64.42	69.92	68.52
Passenger in a Car or Van	5.65	4.77	4.44	5.94	5.09	4.58
Bicycle	1.20	6.58	2.08	5.00	2.15	4.40
On Foot	9.09	18.39	13.81	11.36	9.01	8.54
Other Method of Travel to Work	0.63	0.46	0.77	0.46	0.52	0.46

Method of Travel to Work (by % of people in employment)

3.23 The most popular mode of transport to work is un-surprisingly by driving a car or van with the least used method of transport by taxi. Generally across the Gloucestershire districts the methods of travel to work follow the same trends in how proportions of those in employment are divided by method of travel to work. The Cotswold's District has the highest proportion of people working from home (11.3%) whilst Gloucester has the lowest (3.3%).

3 . Key Indicators for the Forest of Dean District

3.24 A fairly consistent figure of around 5% within each district in Gloucestershire share a car or van as a passenger to get to work whereas there is a proportionately low percentage of people who travel to work by train in the districts. The Forest of Dean District has a relatively poor rail network in the District however, many people do use the main Lydney station to commute to work in Bristol and Gloucester.

3.25 The larger more urban districts tend to have a higher proportion of people travelling to work on foot or by bicycle compared to the Forest of Dean district (9.09%) with Cheltenham having a figure of over 18% walking to work. Overall the Gloucestershire districts do seem to have a similar trend in the proportions travelling to work by each mode of transport with the Forest of Dean having a lower proportion using different modes of public transport in comparison to other districts. This could be down to the lack of regular public transport services, the routes available and connections to allow people to travel to their destination. Many of the services do not offer direct services and are quite often difficult and long journeys with multiple change overs.

3.26 The distance travelled to work may also limit the method of transport to work, which will leave little option but the private car when it isn't feasible or safe to cycle or walk and where public transport isn't the easiest route. With a lower out commuting figure and higher employment rate within jobs in the District these more sustainable methods of transport such as cycling and walking may increase in popularity.

4 . Job Requirement

4.1 The new dwellings that are required in the district will need to be accompanied by new employment. It is possible to estimate the scale of employment that may be required for these additional dwellings along the following lines:

- The dwelling requirement from 2006 to 2026 is 6200.
- The planned level of provision for the period 2011 to 2016 is 320 dwellings per year equates to 4800 dwellings over the same period.
- 838 have been completed leaving a balance of 3962.

3962 new dwellings could require the following jobs

- Number of persons @2.2 per house is 3962×2.2 persons = 8716
- Percentage of population which is 16 to 74 (generally working age) is 73.7%

73.7% of 8716 is 6423

Percentage of the above that are economically active is 82.6% = $6423 \times 0.82 = 5305$

Total number of new jobs required by new dwellings is 5305

Total number required less number working from home (7.6% of the totally economically active 16 -74 year olds)

$5305 \times 7.6\% = 403$

Therefore total new job estimated $5305 - 403 = \underline{4902}$

5. Requirement of Land for Employment

The Core Strategy

5.1 The Core Strategy aims to provide a wide range of opportunities and to encourage a more diverse economy. The Core Strategy is to analyse the land that is potentially available and then to provide from that a range of sustainable sites either by re affirming allocations that already exist or by providing new. It is considered vital to offer a range of sites in sustainable locations and to ensure that these can be developed. The sites in the attached appendix A listed as in an accessible location will continue to be identified as available. This total is about 66 ha and could offer 5742 (approx) jobs, again at the midpoint of the density assumptions.

The Allocations Plan

5.2 The employment allocations in the Allocation Plan take the overall distribution and scale of employment development from the Core Strategy. The Allocation Plan provides more site specific policies and these in some cases provide more guidance in terms of preferred uses but this is only where there are specific aims or constraints that require the allocation to be more precise.

5.3 The sites vary from greenfield land which accompanies proposed housing in a new neighbourhood to modest extensions onto land adjoining existing enterprises in villages.

5.4 The table of sites listed in Appendix A identifies the location of each employment related policy, their gross and net availability in hectares. There is a description which includes availability and constraints

5.5 Increased employment in a variety of other locations will be encouraged and the trend away from traditional sites (land marked for employment use, or industrial "estates" for example) is expected to continue. A wide range of sites have been considered in the table. Some are capable of providing the more traditional sites and others have wider capabilities.

5.6 The Core Strategy also encourages employment by the following means:

- sustaining the development of key economic sectors or clusters, including knowledge based enterprises and tourism;
- providing office and business (B1) space in attractive locations;
- providing the conditions and support for small and medium sized enterprises to become established and grow;
- supporting further and higher education and skills training and the facilities to provide it and
- supporting transport investment that will aid economic development.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment

5 . Requirement of Land for Employment

or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg employment and housing) and failing that an alternative non employment use.

5.7 National policy in the NPPF encourages a variety of sustainable employment including in rural areas and this approach is supported for the Forest of Dean, alongside the more local policies which guide distribution and any local constraints.

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
34	Aylburton	Aylburton Business Park, Stockwell Lane	1.400	0.7	Mixed new and old small units part developed	Established Business Park. Converted farm buildings and new build on former farm	Allocations Plan Policy AP19, continuing employment generating uses.	Redevelopment of former farm buildings adjoining village, a good example of well located site with potential for some intensification within limits of the site. Identified as established employment site. Supported under Allocations Plan. Available for continued employment uses and intensification.
52	Blakeney	Caircant, Transport yard	1.425	1	Transport yard	Countryside location adjoining the A48	Allocations Plan Policy AP11, employment generating uses.	Established transport yard 1.2km from village, on A48, support under AP policy. Not well located for alternative uses to existing. Available for continued employment uses including showpeople
50	Bream	Princess Royal Industrial Estate,	1.720	0	Former colliery buildings	Some land within allocation has potential for further intensification		Former colliery buildings and new build on former tip, 270m from large

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
		Whitecroft Road, Bream						settlement (Bream) access limited suitable for present use or similar. Available for continued employment uses
51	Bream	Former flour mill colliery	1.263	0	Former colliery buildings	Rural (forest) site contained by this building being listed		Former mine buildings (listed) well defined curtilage, 270m from settlement access only by track. supported under general policy. Available for continued employment use
46	Bromsberrow Heath	Business Park	0.620	0.1	Farm buildings	Rural site with no scope for expansion beyond current limits		Rural site almost adjoins settlement, some potential for limited intensification supported under CS policy. Available for continued employment uses
71	Cannop	Cannop Depot	1.674	0	Mixed uses	Highways Depot & Cycle Centre	Allocations Plan Policy AP24	Mixed use site. Well positioned in forest to develop a recreational role. Allocations Plan Policy encourages

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
37	Churcham	Stone End Farm. Business Park	1.798	0	Former farm buildings re-built to policy limits	Large rural site with very limited scope for expansion beyond current limits	Allocations Plan Policy AP12 identified for employment generating uses	continuation of current uses or change towards recreation use Large rural, well occupied site on A40(T) over 3km to nearest large village (Highnam). Limited scope for further intensification, not close to any FoD settlement. Available for continued employment uses
15	Cinderford	Linear Business Park Valley Road	0.871	0	Uses restricted by nearby housing redevelopment	Enclave which could be redeveloped, suitable for B1		Site adjoins town, subject to careful control is suitable for a variety of employment based uses, retain in employment use subject to support under general policies. Available for continued employment uses
16	Cinderford	Forest Vale & Whimsey Industrial estates	75.780	2.5	Mixed employment use	Complex area provides 80% of Cinderford's traditional employment space. Likely to be suitable for B1,2,8 or other employment uses.	Allocations Plan policy AP33 Forest Vale Employment	Large industrial estate on edge of Cinderford. Available for continued

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
75	Cinderford	Cinderford AAP	4.56	4.56	A number of sites that comprise parts of Cinderford AAP area- part of mixed uses redevelopment	Various sites located within Cinderford NQAAP area. Northern United Enterprise Park, hotel, Central Employment Zone, Forest Vale employment Zone.	Area. Also AP36 Valley Road mixed development allocation including 1.2ha of employment generating uses	employment uses and for additional development and redevelopment for a variety of uses. Limited undeveloped land.
20	Cinderford and Ruspidge	Ruspidge, Eastern United	0.7	0	Last use employment	Former Coal Mine, some scope for redevelopment and possible intensification		Mixed use sites capable of a variety of employment uses within Cinderford NQAAP Former mine buildings some local conservation interest which can be maintained by retaining employment based uses support under general policy. Available for change or intensification
47	Coleford	Suntory, Coleford	11.566	0	Major single occupier site	Well established factory site		large single use and established business supported by general policy

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
21	Coleford	Adjoining Sutory	6.721	6	Greenfield	Available but only with the agreement of the landowner. GSK. This means that other sites in Coleford should be retained/allocated where possible	Allocations Plan AP58. Employment generating uses	Large allocation not developed. Suitable for variety of uses, in single ownership- in Allocations Plan.
22	Coleford	Tufthorn Avenue Junction	1.37	1.37	Greenfield	Two small areas separate from larger one adjoining Sutory.	Allocations Plan AP59. Employment generating uses and intensification of existing sites.	Adjoins town, small area of undeveloped land which is allocated in Allocations Plan. Part close to housing.
23	Coleford	Whitecliff	1.03	0	Former workshops etc	In use and with little potential for further intensification - not within settlement		former quarry and workshops fully occupied 600m from Coleford. Available for continued employment uses
24	Coleford	Staunton Road, Sawmills	1.81	0	last use sawmill and other employment uses	Former Sawmill, now part vacant	Allocations Plan Policy AP60	Former sawmill 900m from settlement, on main route retain in employment use subject to support under general policy. Allocated for employment or hotel use

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
25	Coleford	Tufthorn	18.95	1.6	Industrial estate, mixed uses	Includes surplus land and allocated sites - part developed over recent years. Most Serviced	Allocations Plan AP59. Employment generating uses and intensification of existing sites.	Remaining undeveloped small part of established industrial/ employment area suitable for "B" uses with some limitations due to proximity of housing allocate or identify for intensification established industrial area. Remainder suited to continuing employment use
31	Coleford	Pingry Business Park, Pingry Lane	1.173	0	Industrial estate, mixed uses	Close to town but a rural location with scope limited to existing site and consents	Allocations Plan AP59. Employment generating uses and intensification of existing sites.	Newly allocated site, suitable for continued employment uses. Little scope for further expansion beyond current building under construction.
32	Coleford	Concrete Utilities Factory	2.65	0	single occupier but sub let in part	Site in enclave in residential area, some recent refurbishment		Within settlement adjoining residential areas which can be a limitation long established factory, part sub let Available for continued employment uses

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
33	Coleford	Milkwall	1.28	0	mixed employment site range of uses mainly older buildings	Former mine and associated site Station Road		Former mine and other industrial uses, adjoins settlement and well occupied Could be redeveloped (in part). Available for continuing employment use including some intensification
73	Coleford - Five Acres Berry Hill	Garage	0.404	0	garage	Car Sales, Garage & MOT Service Station		Site mostly within DSB. Available for continuing employment use.
72	Coleford -Mile End	Woodgate Sawmills, Buckstone Close,	1.056	0	sawmill	Sawmills		Outside but adjoining DSB. Available for continued employment uses
75	Corse	The Hawthorns Pillows Green Road Corse	2.87	0	Mixed use sites in former farm buildings	Former farm buildings	Allocations Plan policy AP22 Employment generating uses.	Former farm buildings and purpose built buildings in rural location. All in use allocated for continued employment use. Very limited scope for expansion

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
44	Corse	Trading Estate	0.468	0	Purpose built units	Small village site (not in DSB) with limited scope for additional land		Small site within village, little scope for further development. Available for change or intensification
38	Drybrook	Nailbridge	2.22	0	Single user builders merchant	Existing user now fully occupies site, possible scope for limited intensification/change		large single use and established business. Available for continued employment use
43	Drybrook	Puddlebrook	0.81	0	Small mixed site	Site in countryside with limited scope for expansion		Established site, little scope for expansion 464m by road from settlement boundary - limited access. Available for continued employment use
69	Huntley	Huntley Garage & Forest Products	1.587	0	sawmills and garage	Petrol Filling Station & manufacturer of timber products		Site 300m from village, on A40(T)/A4136 junction. Available for continued employment use
78	Huntley /Churcham	Leeways Packaging	1.120	0	factory site	Well established factory site fully occupied 2.3km from Huntley		Well established factory site fully occupied 2.3km from Huntley in rural location. Available

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
39	Longhope	Hart's Barn	0.894	0	Mixed site - tourism?	Established mixed tourist based area, could be identified in plan to acknowledge / regularise?		for continued employment use Established mixed use tourist based area. Rural site part specialist retail /tourism. Available for continued tourism based employment uses
40	Longhope	Richard Read	4.300	2.1	Single use depot	Established site with little scope for expansion - change and redevelopment possible	Allocation Plan Policy AP79	Established but prominent large site capable of some redevelopment. On A4136 and within village envelope. Retain in employment use support from allocation policy. Land adjacent to site may allow for small expansion of site to be allocated for employment use. Additional land and existing depot suitable for employment uses
41	Longhope	Industrial estate	1.07	0	Mixed uses	Site defined by surrounding land uses and with limited scope for expansion	Allocation Plan Policy AP80	Employment area within village with some scope for change, within

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
42	Longhope	Factory A40 (concrete products)	1.745	0	old established site	Established and restricted use in the countryside		Conservation Area and allocated for mixed use to include a small housing element.
60	Lydbrook	Former Cable Works Stowfield	7.931	4	Major site now under used	Large site but with locational constraints - mainly unused	Mixed Development Allocation AP17 to include at least 4ha of employment land.	Located away from settlements, well used may be subject to redevelopment. Available for continued employment uses
								Very large area of former cable works, suitable for mixed uses, a variety of employment based uses including tourism and recreation based. Allocated in AP to allow mixed redevelopment, including potential for at least 4ha of employment. 900m from Lydbrook settlement boundary. Located close to river Wye in AONB. Access and location not ideal for

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
61	Lydbrook	Stowfield (former Temco)	1.039	0	Mixed site	Established site - some scope for intensification	Mixed Development Allocation policy AP17	larger vehicles. Allocated Close to larger site and suitable for a variety of employment based uses, distance from village approx 840m. Retain in employment use as part of mixed use policy in AP. Part of allocation above but separate site with potential for some redevelopment.
62	Lydbrook	Employment sites in village	0.758	0	Mixed employment sites	Some potential for alternative uses but not expansion		Existing employment sites within village. Available for continued employment uses.
63	Lydbrook	Former Waterloo Colliery (Timber Yard)	1.304	0	Mixed site	Occupied site in countryside		Adjoins settlement boundary, former pithead little additional scope. Available for continued employment uses
1	Lydney	Hurst Farm	20.956	15	New Greenfield Allocation	Employment site linked to east of Lydney development.	Within Allocation	Allocation for employment

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
3	Lydney	Mead Lane allocation	12.446	6.5	New Greenfield Allocation	Local Plan Allocation, suitable and well located, held back by landownership, part of site affected by flood risk.	Allocation Plan policy AP50; employment generating use	Proposed site, allocation for "B" uses, suitable for a variety of use has flood constraint. likely net area of 6.5ha suitable for employment uses
4	Lydney	Mead Lane Area already developed	24.033	0	mixed employment area, some new units others older vacant land	Limited additional scope, but area suitable for more traditional B1, 2, 8, was susceptible to flooding but now protected	Allocation Plan policy AP48; intensification of employment uses	Part of main traditional industrial area of Lydney. Suitable for "B" uses with some surplus space but little land at present. Identified in Allocations Plan and should be retained as one of the two traditional existing employment areas in Lydney. Suitable for redevelopment and possible intensification to retain in employment use

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
5	Lydney	Land to north of Pine End Works Harbour Road	5.847	5.8	New Greenfield Allocation	Area allocated alongside site below	Allocations Plan policy AP43; employment generating uses	Part of mixed allocation for employment, recreation, tourism and other mixed uses
6	Lydney	Pine End Works Harbour Road	5.033	0	Redundant Derelict Factory	Vacant premises, appropriate for mixed uses including employment	Allocations Plan policy AP43; mixed employment, recreation and Tourism	Vacant factory. Part of above mixed allocation for employment, recreation, tourism and other mixed uses
7	Lydney	Lydney Industrial Estate Harbour Road	24.560	1.7	mixed employment site, some new units others may provide redevelopment opportunity	Likely to be appropriate for mixed employment uses on frontage	Allocations Plan policy AP44; intensification of employment	Large area of mixed employment uses, but with harbour frontage partly undeveloped. Potential for redevelopment in part over time and for mixed uses including employment. Provides much of the more traditional employment in Lydney. Available for continued employment uses including small undeveloped area

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
8	Lydney	Marina Harbour Road	1.535	0	Modern Units	Units with little scope for addition, relatively modern so not appropriate for change		Relatively modern and well used units situated on northern edge of harbour - could in the long term take advantage of this with a wider scope for employment generating uses. Available for continued employment uses
9	Lydney	Foundry (Federal Mogul) Tutnalls Street	9.63	2.5	Part unused, some additional land available within site	Presently part used, adjoins current site and allocated land	Allocations plan policy AP48, employment generating uses; key wildlife site	Land used by foundry with some marsh land suitable for employment use. Retain in employment use in Allocations Plan. Available for continued employment uses
10	Lydney	Station (Transport) Station Road	2.11	0	Parking and storage, transport depot, station	Must include provision for and improvements to station and ancillary facilities	Allocations Plan policy AP51 mixed use development; key wildlife site.	Allocated for mixed uses at station to include employment and station facilities. May include a mix including housing. Land to be used in conjunction with the station.

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
11	Lydney	Allaston Grove Sawmill (Soilwell Sawmills) Allaston Road	1.69	0	Mixed Industrial	Rural site in general use, partly redeveloped several years ago		250m from settlement boundary, former sawmill site now mainly in alternative use. Available for continued employment uses
13	Lydney	Taurus Crafts Lydney Park Estate	6.662	0	Large complex sites	Complex series of uses including garden centre, provides employment (allocate to acknowledge?)	Land identified in Allocations Plan policy AP 18.	850m from Lydney High St and 150m and 330m to entrance from Aylburton settlement boundary. Large site with a variety of tourism based attractions also includes garden centre. Likely to attract visitors and suitable for employment uses which do not unduly compete with town centre. Allocated for mixed tourism and recreation based uses some potential for new build and some for conversion.

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
68	Lydney	Whitecross Business Park (Former West Midlands Farmers) Church Road, Lydney	0.467	0.25	industrial units	Individual Industrial Units Mixed units constrained		Site within settlement boundary small area still to be developed. Available for continued employment uses
70	Lydney	Hurst Farm Complex Lydney	0.855	0	Mixed employment use	Individual Industrial units		Group of industrial buildings outside of Settlement boundary. Available for continued employment uses
74	Lydney	Land east of Lydney Crump Farm Nass Lane	4.858	4.8	New Greenfield Allocation	Sites required as an integral part of new development. Permissions pending.	Allocations Plan AP 47 employment generating uses	New allocation for employment. Employment land included as part of a planned neighbourhood unit. Land committed as part of east of Lydney development.
53	Mitcheldean	Ladygrove Business Park	0.5	0	Small units adjoining quarry	Site limited by surrounding uses		Established site 400m from settlement boundary. Available for continued employment uses
54	Mitcheldean	Stenders	2.236	0	mixed generally older units	Site limited by edge of settlement location, but with		Established site adjoins settlement though with access

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
55	Mitcheldean	Vantage Point	26.8	0	mixed site with developed but with scope for some recent some recent new build	Very large site extent limited but may have space for expansion - complex range of premises and consequently a significant turnover	Allocations Plan policy AP85 Employment intensification /retention	limitations. Available for continued employment uses Major site suitable for a variety of "B" uses. Some scope for redevelopment but generally little additional land available. Provides a significant proportion of the employment land and the lettable office floorspace in the district often large areas available for letting. Allocated for continuing employment uses suitable for redevelopment and possible intensification. Note small area likely to be identified for housing in AP.
26	Newent	Adjoining Town Farm	4.253	4.253	Greenfield	Allocation in Local Plan	Allocations Policy AP 69 employment generating use	Adjacent established industrial area. New allocation for employment

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
27	Newent	Off Horsefair Lane	1.52	0	Mixed employment area	Employment land with potential for redevelopment, currently in use	Mixed employment recreation allocation AP70	Located within settlement boundary. Allocated to retain employment on majority of site and for mixed use on remainder. Adjoins route of canal.
28	Newent	Town Farm	5.052	0.67	Industrial estate, plot vacant	Existing area includes undeveloped land		Existing employment site within settlement boundary small area still to be developed. Available for continued employment uses
29	Newent	Nurseries	3.449	0	Extensive area	Garden Centre plus - could consider acknowledgement by allocation to regularise/control		Rural site support under economy policy. Available for continued uses similar to existing
30	Newent	Cleeve Mill	0.970	0	Part housing part employment	Land on edge of town part employment part housing allocation.		Existing site within settlement boundary part employment part care home permission. Undeveloped area allocated for extra care housing AP72.

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
35	Newent	Transport Depot, Dymock Road	0.357	0	Depot and yard	Existing site may have additional scope		Established site immediately north of town. Available for continued uses similar to existing
36	Newent	Packaging Works, Upleadon Road	1.586	0	Single building	Existing site may have additional scope		Substantial site 800m from town by road. Available for continued uses similar to existing.
56	Parkend	Former Railway Sidings	2.874	0	small area only of vacant land	Little scope for employment uses given need to accommodate railway		Site with some potential in village, suitable for "B" uses - Available for continued uses similar to existing
66	Parkend	Timber works	1.450	0	Small area only of land	Timber treatment and storage, no scope for expansion		Fully occupied and active site for continued uses similar to existing
67	Ruspidge	Lightmoor Saw Mill	1.996	0	manufacturer	Manufacturer of timber products	Allocation Plan policy AP20 Intensification of employment generating uses or change to tourism based uses	Quite isolated but well used former mine site 900m from settlement edge support under Allocations Plan. Allocated for continued employment may include change to tourism emphasis

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
57	Sling	New Dunn Engineering Works	5.140	0	Mixed site with scope for redevelopment - though recent changes have reduced the scope for this	Complex site with scope for intensification or redevelopment - though recent changes have reduced the scope for this	Allocation Plan policy AP92 Intensification of employment generating uses	Large site having seen considerable redevelopment in recent years. Scope for further change and suitable for B2, B8 uses adjoins village boundary, 800m from Coleford- allocation in AP for intensification in employment use. Available for continued uses similar to existing approved uses.
59	Sling	Off Laureldene	0.501	0.1	Redevelopment site	Possible re-use or redevelopment of small site on edge of village		Available for continued uses similar to existing
45	Staunton Corse	Staunton Court	2.459	0	mixed converted farm buildings	Large rural site with only limited scope for expansion beyond current limits	Allocation Plan policy AP21 employment generating uses	Available for continued uses similar to existing.
64	Tutshill/ Sedbury	Grahamstown Road	0.832	0	Mixed units constrained	Mixed site with no scope for expansion		Established site within settlement boundary. Support under general policy. Available for continued uses similar to existing

6. Appendix 1 - Review of Forest of Dean District Employment Sites

Ref No	Locality	Location	Area (hectares)	Net undeveloped area (estimate)	Use	Description	Allocations Plan Document Publication	Long Term Policy Recommendation- all subject to appropriate permission being granted
65	Westbury	Northwood Green Timber works	5.064	0	Large site possibly some spare capacity	Occupied site in countryside		Support under general policy. Available for continued uses similar to existing
48	Whitecroft/ Pillowell	Whitecroft Essentials (formerly Scoville) Land to south of B4234 including Prym ltd	3.496	1	employment	majority is mixed development site	Allocation Plan policy AP96 as employment generating uses	Retain in employment use. Allocated for mixed uses to allow redevelopment 2.5ha employment uses
49	Whitecroft/ Pillowell	Land to north of New Road	0.973	0	employment	Employment premises	Allocation Plan policy AP95 as employment generating uses	Allocated for employment uses
			Gross 364.835	Net 66.503				

7. Appendix 2 - Allocations Plan Proposed Employment Allocations List

7.1 The tables below show the sites allocated for employment or part employment uses subdivided by the policy categories as found in the Draft Allocations Plan. All sites contribute as whole sites or in part to the overall employment allocations for the district. Some sites are allocated for the intensification of their current use whereas some are newly recognised employment sites that have been operating or that have the potential to expand.

Mixed Development (Housing and Employment) sites

Policy No.	Location	Settlement	Site allocation	Allocation size (ha)
AP 58	Five Acres - Berry Hill	Coleford - Berry Hill	Mixed Use Site	0.7
AP 17	Stowfield Works, Lydbrook	Lydbrook	Mixed Use	5
AP 17	Stowfield	Lydbrook	Mixed Employment	
AP 51	Lydney station	Lydney	Mixed Uses including station facilities	2.2
AP 66	The Shambles/Court Lane	Newent	Mixed Employment, Retail and housing	
AP 98	Scovil site	Whitecroft	Mixed Employment and Housing	2.5
AP 40	Hill Street	Lydney	Mixed Use	
AP 81	Longhope Industrial Estate	Longhope	Mixed Housing and Employment	0.5
AP 75	Bream Rugby Club	Bream	Mixed Use for Housing, new club house parking and retailing	1.56

7 . Appendix 2 - Allocations Plan Proposed Employment Allocations List

Intensification of Employment Generating Uses Sites

Policy No.	Location	Settlement	Policy Name
AP 87	Vantage Point	Mitcheldean	Employment Intensification/Retention, Vantage Point
AP 80	Gloucester Road Business Park	Longhope	Transport Depot A4136
AP 60	Mushet Industrial Park, Tufthorn and Stepbridge Road	Coleford	Employment sites at Tufthorn Avenue and Pingry Farm
AP 94	New Dunn Business Park	Sling	Employment site at New Dunn Business Park
AP 35	Forest Vale Industrial Estate and Whimsey Industrial Estate	Cinderford	Forest Vale Employment Area 75.6ha approx.
AP 20	Industrial Area off Speech House Road	Cinderford	Former Lightmoor Colliery, near Cinderford
AP 49	Mead Lane Employment Site	Lydney	Mead Lane (existing Employment area)
AP 44	Industrial Estate, Harbour Road	Lydney	Lydney Industrial Estate

7. Appendix 2 - Allocations Plan Proposed Employment Allocations List

Employment Generating Uses Sites

Policy No.	Location	Settlement	Policy Name	Allocation Size (Ha)
AP 59	Adjacent Glaxo Smithkline	Coleford	Employment Site at Suntory Factory	6.7
AP 60	Old Station Way West	Coleford	Tuffhorn Avenue and Pingry Farm	20
Covered by AAP	Newtown Steam Mills	Cinderford		N/A
AP 60	Old Station Way East	Coleford	Tuffhorn Avenue and Pingry Farm	1.4
AP 49	Lydney South of Bypass	Lydney	Mead Lane Lydney	6.5
AP 47	Lydney East of Bypass	Lydney	East of Lydney	part 25.8
AP 43	Harbour Road	Lydney	Pine End Works and Land to the North	10.6
AP 47	Crump Farm (South Option) Neighbourhood Centre	Lydney	East of Lydney	part 25.8
AP 19	Aylburton Business Park	Aylburton	Aylburton Business Park	1.4
AP 11	Transport yards near Blakeney - Caircant and Dene Close near Blakeney	Dean's Close Newnham Road	Transport yards near Blakeney - Caircant and Dene Close near Blakeney	1.42
AP 12	Stone End Farm, Churcham	Churcham Business Park	Stone End Farm Churcham	1.8
AP 20	Former Lightmoor Colliery, near Cinderford	Lightmoor Saw Mills	Former Lightmoor Colliery, near Cinderford	3.7
AP 36	Valley Road, Cinderford	Cinderford Enterprise Centre	Valley Road, Cinderford	1.2
AP 60	Pingry Farm, Coleford	Pingry Farm	Tuffhorn Avenue and Pingry Farm	1.1
AP 61	Staunton Road, Coleford Employment Site/Hotel Site	Staunton Road Saw Mills	Staunton Road, Coleford Employment Site/Hotel Site	1.7

7. Appendix 2 - Allocations Plan Proposed Employment Allocations List

Policy No.	Location	Settlement	Policy Name	Allocation Size (Ha)
AP 71	Gloucester Road, Newent	Town Farm (Extension)	Gloucester Road, Newent	4.2
AP 21	Staunton Court	Staunton Court Employment site	Staunton Court	3.4
AP 97	Lydney Road, Whitecroft	New Road Works	Lydney Road, Whitecroft	1.4
AP 48	Foundry Site	Lydney	Employment Uses Including Foundry Site	5.7

7. Appendix 2 - Allocations Plan Proposed Employment Allocations List

Mixed Employment, Recreation and Tourism

Policy No.	Location	Settlement	Allocation	Policy Name	Allocation size (Ha)
AP 24	Cannop Depot	Coleford	Employment & Recreational Leisure	Cannop Depot	2.2
AP 18	Taurus Crafts	Lydney	Mixed Tourism Recreation	Taurus Crafts near Lydney	6.6
AP 43	Lydney Harbour Pine End Works	Lydney	Employment/ Recreation/ Tourism/ Residential	Pine End Works and Land to the North	10.6
AP 72	Ross Road/Horsefair Lane	Newent	Mixed Employment, Housing Tourism and Recreation	Ross Road Newent	1.7
AP 23	Whitemead Forest Park	Parkend	Tourism & Recreation	Whitemead Park	15.5
AP 23	Dayhouse Quarry	Tutshill and Sedbury	Mixed Tourism & Recreation	National Diving and Activity Centre, Tidenham	21.4

8. Key Indicator Raw Data

Economic Activity Rate

Worklessness: Economic Activity Economic Activity Rate; Aged 16-64			
Period	Forest of Dean	South West	England
	Non-Metropolitan District	Region	Country
April 2012 to March 2013	82.6	78.8	77.3
January 2012 to December 2012	81.2	78.4	77.1
October 2011 to September 2012	80.7	78.5	76.9
July 2011 to June 2012	79.8	78.7	76.7
April 2011 to March 2012	82.5	78.4	76.6
January 2011 to December 2011	84.5	78.4	76.4
October 2010 to September 2011	80.7	78.4	76.2
July 2010 to June 2011	82.2	78.4	76.3
April 2010 to March 2011	81.2	78.4	76.3
January 2010 to December 2010	81.6	78.5	76.3
October 2009 to September 2010	77.1	78.6	76.4
July 2009 to June 2010	76.4	78.4	76.5
April 2009 to March 2010	74.7	78.7	76.6
January 2009 to December 2009	73.2	79.2	76.8
October 2008 to September 2009	73.9	79.2	76.9
July 2008 to June 2009	71.6	79.3	76.9
April 2008 to March 2009	74	79.3	76.9
January 2008 to December 2008	72.1	79.3	76.8
October 2007 to September 2008	74.8	79.4	76.8
July 2007 to June 2008	74.7	79.3	76.8
April 2007 to March 2008	73.4	79.3	76.8
January 2007 to December 2007	72.5	79.1	76.6
October 2006 to September 2007	78.9	79.3	76.7

8. Key Indicator Raw Data

Worklessness: Economic Activity Economic Activity Rate; Aged 16-64			
July 2006 to June 2007	78.1	79	76.8
April 2006 to March 2007	78.1	78.7	76.8
January 2006 to December 2006	77.3	78.7	76.8
October 2005 to September 2006	74.1	78.4	76.7
July 2005 to June 2006	74.9	78.5	76.7
April 2005 to March 2006	72.6	78.2	76.6

Economic Activity Trend data (%)

Employment Rate; Aged 16-64	Percentage		
	Forest of Dean	South West	England
April 2005 to March 2006	69.7	75.5	72.6
July 2005 to June 2006	72.3	75.5	72.6
October 2005 to September 2006	71.3	75.3	72.5
January 2006 to December 2006	73.7	75.7	72.6
April 2006 to March 2007	73.6	75.6	72.6
July 2006 to June 2007	73.7	76	72.7
October 2006 to September 2007	75.4	76.3	72.6
January 2007 to December 2007	70.8	75.9	72.6
April 2007 to March 2008	72.7	76.2	72.7
July 2007 to June 2008	72.9	76.3	72.7
October 2007 to September 2008	73.2	76.2	72.6
January 2008 to December 2008	69.8	76	72.3
April 2008 to March 2009	71.7	75.6	72
July 2008 to June 2009	69.1	74.9	71.5
October 2008 to September 2009	69.1	74.4	71.1
January 2009 to December 2009	67.4	74.2	70.8
April 2009 to March 2010	68.7	73.6	70.4
July 2009 to June 2010	70.9	73.4	70.5

8 . Key Indicator Raw Data

Employment Rate; Aged 16-64	Percentage		
October 2009 to September 2010	71.7	73.8	70.5
January 2010 to December 2010	76.2	73.6	70.4
April 2010 to March 2011	76.1	73.6	70.4
July 2010 to June 2011	77.2	73.6	70.3
October 2010 to September 2011	76.6	73.5	70.1
January 2011 to December 2011	82.4	73.5	70.2
April 2011 to March 2012	78.6	73.4	70.3
July 2011 to June 2012	74.5	73.6	70.4
October 2011 to September 2012	76	73.6	70.7
January 2012 to December 2012	75.1	73.6	70.9
April 2012 to March 2013	73.7	73.9	71.1

Employment Rate (%)

Unemployment Rate; Aged 16-64	Percentage		
Date	Forest of Dean	South West	England
April 2005 to March 2006	3.3	3.4	5
July 2005 to June 2006	3.9	3.7	5.3
October 2005 to September 2006	4.2	3.9	5.5
January 2006 to December 2006	4.1	3.8	5.4
April 2006 to March 2007	4.3	3.9	5.4
July 2006 to June 2007	3.9	3.8	5.3
October 2006 to September 2007	3.7	3.8	5.2
January 2007 to December 2007	4.2	4	5.2
April 2007 to March 2008	4	3.8	5.2
July 2007 to June 2008	4.2	3.8	5.3
October 2007 to September 2008	4.3	3.9	5.4
January 2008 to December 2008	4.7	4.2	5.8

8. Key Indicator Raw Data

Unemployment Rate; Aged 16-64	Percentage		
April 2008 to March 2009	5.3	4.6	6.3
July 2008 to June 2009	6.3	5.4	6.9
October 2008 to September 2009	6.9	5.9	7.4
January 2009 to December 2009	7.9	6.2	7.7
April 2009 to March 2010	7.6	6.3	7.9
July 2009 to June 2010	7	6.3	7.7
October 2009 to September 2010	6.8	6	7.7
January 2010 to December 2010	6	6	7.6
April 2010 to March 2011	5.6	6	7.6
July 2010 to June 2011	5.4	6	7.7
October 2010 to September 2011	5.2	6.1	7.8
January 2011 to December 2011	4.8	6.1	8
April 2011 to March 2012	5.7	6.2	8.1
July 2011 to June 2012	6.5	6.2	8.1
October 2011 to September 2012	6.4	6	7.9
January 2012 to December 2012	6.5	6	7.8
April 2012 to March 2013	6.9	6	7.8

Unemployment Rate (%)

Worklessness	Percentage		
Economic Inactivity Rate			
Date	Forest of Dean	South West	England
April 2005 to March 2006	27.4	21.8	23.4
July 2005 to June 2006	25.1	21.5	23.3
October 2005 to September 2006	25.9	21.6	23.3
January 2006 to December 2006	22.7	21.3	23.2
April 2006 to March 2007	21.9	21.3	23.2
July 2006 to June 2007	21.9	21	23.2

8. Key Indicator Raw Data

October 2006 to September 2007	21.1	20.7	23.3
January 2007 to December 2007	27.5	20.9	23.4
April 2007 to March 2008	26.6	20.7	23.2
July 2007 to June 2008	25.3	20.7	23.2
October 2007 to September 2008	25.2	20.6	23.2
January 2008 to December 2008	27.9	20.7	23.2
April 2008 to March 2009	26	20.7	23.1
July 2008 to June 2009	28.4	20.7	23.1
October 2008 to September 2009	26.1	20.8	23.1
January 2009 to December 2009	26.8	20.8	23.2
April 2009 to March 2010	25.3	21.3	23.4
July 2009 to June 2010	23.6	21.6	23.5
October 2009 to September 2010	22.9	21.4	23.6
January 2010 to December 2010	18.4	21.5	23.7
April 2010 to March 2011	18.8	21.6	23.7
July 2010 to June 2011	17.8	21.6	23.7
October 2010 to September 2011	19.3	21.6	23.8
January 2011 to December 2011	15.5	21.6	23.6
April 2011 to March 2012	17.5	21.6	23.4
July 2011 to June 2012	20.2	21.3	23.3
October 2011 to September 2012	19.3	21.5	23.1
January 2012 to December 2012	18.8	21.6	22.9
April 2012 to March 2013	17.4	21.2	22.7

Job Density for Economically active population 16+

Authority	Job Density	Number of Jobs	Economically Active
Forest of Dean	0.54	22900	42200
Cotswold District Council	0.83	37700	45300

8. Key Indicator Raw Data

Herefordshire Council	0.77	69900	91200
Cheltenham Borough Council	1.03	64500	62700
Gloucester City Council	0.93	60200	64500
Stroud District Council	0.73	43700	59500
Tewkesbury Borough Council	0.87	38600	44300

	Cheltenham	Forest of Dean	Gloucester	Stroud	Tewkesbury	Cotswold
All Usual Residents Aged 16 to 74 in Employment	59183	39068	61374	57342	41544	41529
Industry (% of jobs)	Local Authority					
	Cheltenham	Forest of Dean	Gloucester	Stroud	Tewkesbury	Cotswold
A Agriculture, Forestry and Fishing	0.2	2.5	0.2	1.3	1.5	3.2
B Mining and Quarrying	0.2	0.2	0.1	0.2	0.1	0.3
C Manufacturing	9.6	13.5	11.2	12.6	12.4	8.3
D Electricity, Gas, Steam and Air Conditioning Supply	0.8	0.6	1.3	1.5	0.9	0.7
E Water Supply; Sewerage, Waste Management and Remediation Activities	0.4	0.9	0.7	1	0.7	0.7
F Construction	5.9	9.5	7.8	8.6	7.2	8
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	15.1	15.4	17.1	14.1	14.7	15.8
H Transport and Storage	2.4	4	4.7	3.1	3.2	3.1

8 . Key Indicator Raw Data

I Accommodation and Food Service Activities	6.2	4.5	4.8	4.5	5.1	7.3
J Information and Communication	4.9	2.7	2.9	4	3.5	4.4
K Financial and Insurance Activities	5.5	2.9	5.6	3.3	5.1	3.5
L Real Estate Activities	1.2	1.3	1.1	1.3	1.3	1.9
M Professional, Scientific and Technical Activities	7	5.2	4.3	7.5	6.4	8.5
N Administrative and Support Service Activities	4.8	4.5	4.5	4.2	4.4	4.7
O Public Administration and Defence; Compulsory Social Security	8.4	5.9	7.2	5.1	8.8	4.5
P Education	11.1	9.3	8	10.7	9.3	9.7
Q Human Health and Social Work Activities	12	12.3	14.7	12.3	11	9.3
R, S, T, U Other	4.4	4.7	3.8	4.7	4.4	6.2

