

AUTHORITIES REPORT 1st April 2013 to 31st March 2014



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## 1 . Introduction

### 1 Introduction

**1.1** This is the tenth report for the Forest of Dean District Council and covers the period 01/04/2013 and 31/03/2014. Although the requirement to prepare an annual monitoring report has changed since it was first included in the 2004 Planning and Compulsory Purchase Act, there is still a requirement for annual monitoring, albeit with more discretion as to the contents of the report.

**1.2** Originally Planning authorities were required to prepare reports containing information on;

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

**1.3** The main purpose of this report is therefore to review the preparation of the Local Plan and the extent to which policies within the Local Plan documents are being successfully implemented. This report will monitor the implementation of the Core Strategy, being guided by the Keynote paper Monitoring of the Core Strategy which was published alongside it in 2012.

## 2 . The Characteristics of the Area

### 2 The Characteristics of the Area

**2.1** The area's characteristics, and various contextual indicators provide a backdrop against which planning policies can be assessed. The indicators form the base line information. It is unlikely that this information will change very much over a short period of time. They reflect the social, economic and environmental circumstances within the district.

**2.2** Much of the statistical information contained in the following commentary is taken from the information held on the [Gloucestershire County Council](#) inform website which holds a wealth of information about different aspects of the district.

**2.3 POPULATION.** The [population](#) of the district was about 81,961 in 2011, an increase of 1979 since 2001, a population of 86,068 is forecast for 2021. With the growth to 2021 there will be a small increase in the number of under 5's from 4884 in 2011 to 5060 projected for 2021, along with a larger increase in the number of residents over 70 from 11,729 in 2011 compared with a projection of 16,564 in 2021. However there is a projected decline in the population of the age group 29-50 from 22728 to 19764, a decrease of about 15%.

**2.4 ECONOMY.** The percentage of the population claiming [job seekers allowance](#) has reduced from 3.0% in April 2013 to 1.8% in April 2014. The most recent figure is similar to that for the County and below the UK average of 2.8%.

**2.5 HEALTH AND WELL BEING .**The [health](#) of people of the in the Forest of Dean is generally good with a life expectancy similar to the England average. Over the last 10 years there has been decrease in early deaths from heart disease, cancer and stroke.

**2.6 CRIME AND SAFETY.** [Crime](#) levels in the district are generally low and crime rate has decreased 0.55 between 2011/12 and 2012/13 with a total of just 2793 crimes being reported during the monitoring period. Crimes involving vehicles decreased by 20% whilst the number of domestic burglaries from a dwelling increased by 26%.

**2.7 EDUCATION.** The Forest of Dean has a an educational attainment level that is below the county average with 76% of pupils achieving level 4 English and Maths at Key stage 2, and 53% gaining 5 GCSEs at A\* to C grade. Both these figures have increased slightly over the past 5 years.

**2.8 TRANSPORT AND COMMUTING.** The district is reasonably accessible from a number of directions but is disadvantaged when compared to its near neighbours which have access to the motorway network. The M48 and the M50 both cross the district and it is served by the Cardiff - Birmingham railway line with one station at Lydney and another nearby at Chepstow. Public transport is not well developed due to the rural nature of the area and its relatively dispersed population. There is a

## 2 . The Characteristics of the Area

significant out commuting to work details of which can be found in the report [Out commuting form the Forest of Dean](#) dated 2004 and in the more up to date 2011 census.

**2.9 HOUSEHOLD NUMBERS.** There were 34,167 households (households with at least one usual resident) in the district an increase of 1637 from 2001.

### 2.1 Geography

**2.10** Newent is the only one of the district's four towns in the north of the area. It is the smallest of the four and also the closest to a major centre, Gloucester. Newent is the least self contained of the forest towns in terms of providing jobs and services for its population. The available data on travel to work demonstrates this. Its role is one of supporting the local area. Despite additional development in the town centre over recent years, the town still loses more trade than is desirable and one of the aims of the Local Plan is to enhance the function of the centre. Increased need for housing for local residents will be met and given the likely constraint on new housing in the countryside or in the smaller settlements there will be a policy approach whereby Newent meets its own needs and part of those of the villages close by. There are a number of these mainly small villages, all set in attractive agricultural landscape.

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

**2.12** Lydney is the town furthest from Gloucester and is the most self contained (6). Its population is about 9000 but there are another 9000 residents within 5km, the majority on part of the forest ring. These settlements provide a natural catchment for the town's secondary school, shopping and other services. Lydney lies on the A

## 2 . The Characteristics of the Area

48 and has the district's only mainline railway station (on the Gloucester to Cardiff line). The town spans an area between the harbour and the rising ground on the edge of the statutory forest. Around the built up area are a variety of the landscapes which provide both constraints and opportunities. Much of the traditional employment is on the low-lying area to the south of the centre. Under the 2005 Local Plan, a new eastern neighbourhood is planned and part now is being constructed. Historically Lydney has attracted some public sector investment though not to the same degree as Cinderford. It has seen a decline in manufacturing industries. The Local Plan recognises a need for change and together with the implementation of the new eastern neighbourhood it provides for a comprehensive plan for the way in which riverside/harbourside location of much of the town can be used as a way to achieve its regeneration.

**2.13** Cinderford is physically constrained both by the forest and by the agricultural landscapes to its east. These also provide exceptional opportunities in terms of offering a setting for the town and any new development. There are a number of sites once used by industry which are suitable for redevelopment, the majority being on the edge of or just outside the town. It has a centre which loses trade to the surrounding centres and the town itself would benefit from further investment and employment. The population of Cinderford and the various settlements within about 5km is 15000. The emphasis in the existing Local Plan is on the further promotion of employment and housing, together with improvements in the town centre. The Northern Quarter Area Action Plan, adopted in 2012 which is a new mixed development primarily on previously developed land, will act as a focus for regeneration, and will enable the strategy expressed in the Core Strategy. Much of the development planned there will be on previously developed land.

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

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

## 2 . The Characteristics of the Area

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

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

## 3 . Progress of Local Plan

### 3 Progress of Local Plan

**3.1** The [Core Strategy](#) and the [Cinderford Northern Quarter Area Action Plan](#) were adopted in February 2012.

**3.2** The [Local Development Scheme](#) is a programme that sets out how the Council will prepare its Local Plan over a next three year period. As well as setting out the programme it is intended to be used as a monitoring tool.

**3.3** The revised (5th) Local Development Scheme covering the period 2014 to 2018 was presented Full Council on the 17th July 2014. Its contents are summarised below.



## 3. Progress of Local Plan

Title	Purpose	Area Covered	Conformity	Process				Review
				Commence	Preparation	Submit to secretary of state	Adopt	
DPDs in heavy type below								
Local Development Scheme 2014 -2018	Project Plan for LDF			First prepared 2005		Latest revision February 2014		Update as necessary
<b>Core Strategy</b>	To articulate key spatial strategy for the district	District	Conforms with national guidance forms context for other LDDs				<b>Adopted February 2012</b>	Monitored in Annual Monitoring Report, Review as necessary
<b>Allocations Plan</b>	Identifies the scale and location of allocations and updates settlement boundaries	District	Conforms with national guidance and Core Strategy	February 2012	Initial consultations from summer 2011, Informal consultation Summer 2012,	Submit December 2014 / January 2015	March 2015	Review as necessary

## 3. Progress of Local Plan

Title	Purpose	Area Covered	Conformity	Process			Review
				Commence	Preparation	Submit to secretary of state	
DPDs in heavy type below						Adopt	
					Pre-Publication consultation July 2014		
<b>Proposals Map</b>	To show proposals and to show interrelationship between LDDs	District	Represents current DPDs	Annual update to reflect other documents			Annual and when DPDs are adopted
<b>Cinderford Northern Quarter Area Action Plan</b>	To provide detailed specific proposals for an area subject to change	Selected AAP area Part of Cinderford	Core Strategy			<b>Adopted February 2012</b>	
<b>Area Action Plan Lydney</b>	To provide detailed specific proposals for an area subject to change	Part of Lydney	Core Strategy	September 2010		<b>Withdrawn May 2013</b>	

## 3. Progress of Local Plan

Title	Purpose	Area Covered	Conformity	Process				Review
				Commence	Preparation	Submit to secretary of state	Adopt	
DPDs in heavy type below								
Sustainability Appraisal-process matched to each LDD	To assess proposals in LDF			2005	To run with various proposals in LDF documents			
Statement of Community Involvement	Explains how the LDF process will engage the community in its formulation						Adopted July 2013	As necessary
Annual Monitoring Report	To assess progress and impact of policies and proposals						Annual- submitted December each year for previous financial year.	

### 3 . Progress of Local Plan

## 4 . Core Strategy Policies

### 4 Core Strategy Policies

#### Method of Monitoring Core Strategy Policies

**4.1** The monitoring of the Core Strategy policies looks at both their use in the advice provided through the informal pre- application process and in the consideration of applications whether they are refused or permitted.

**4.2** For this exercise the Core Strategy policies have been monitored by looking at which planning applications identified a particular policy as being relevant to the proposal and of use in the decision making process.

**4.3** As the systems for handling planning applications are developed it becomes possible to change and improve the way in which they can be monitored. This is very much an on going process and further changes are expected in future.

#### Monitoring of the Core Strategy Policies

**4.4** The Core Strategy was adopted in February 2012 and the keynote paper Monitoring of the Core Strategy (Core Document 86) sets out the means by which the Core Strategy Policies will be monitored. The policies have now been in use in determination of planning applications for long enough to give a reasonable picture of the effectiveness of the policies and the consistency of their application throughout the decision making process.

**4.5** Unless otherwise stated the information has been extracted from the electronic records which are completed by the development management staff when processing an application.

#### Core Strategy Policy 1 Design and Environment Protection

**4.6** CSP 1 There are many aspects to CSP1, making it the most often quoted policy on a decision notice. It is a risk with policies such as this that there will be a degree of variation in interpretation and subsequent application. The Development Management team have a check system whereby every delegated application is vetted by a team of senior officers, and this ensures any omissions or anomalies are identified. This helps to achieve a consistent application of policies including CSP1. The Policy is intended to promote local distinctiveness as well as good design and conservation. It sets out some basic considerations against which development proposals will be assessed. It was identified as being relevant during the decision making process in 703 instances (including one pre- application enquiry, 28 refusals and 36 applications where applications were withdrawn, notice not issued, or no Further action was taken). These have not been included within the monitoring exercise. In looking at the specific measures a random sample of applications was considered in depth. The Monitoring Keynote states that policy CSP1 will monitor the 'Use of policy and supporting guidance to secure design quality, the extent of

## 4 . Core Strategy Policies

loss of protected habitats and other areas e.g floodplain. It will measure new green infrastructure provided and the specific aspects that have been considered are therefore as follows:

**4.7 Use of policy and supporting guidance to secure design quality.** From the 50 cases examined in detail, it became apparent that the design aspect of CSP1 is important in the decision making process, in accord with the aims of the policy. Design relates to the built form of the proposal itself as well as the wider visual impact of the development on its surroundings. Materials are a large area of concern with a significant number of consents carrying a condition relating to the use materials, with the intent of ensuring that proposals comply with the policy.

**4.8** When considering the design of any submission reference is made to the Forest of Dean Residential Design Guidance, a document written by the University of the West of England for the District Council and published in 1998. Much of its contents are still relevant especially that relating to traditional materials and built form. Whilst the document continues to provide a useful resource it is in need of a refreshing. If a scheme is significant by nature of its impact or scale or it is sensitive, it can be put before the Gloucestershire Design Panel. The panel is a multi disciplinary panel of local design professionals who offer unbiased opinion on the design of the proposal. Schemes can be recommended to the panel at the pre - application stage or at any time during the application process. Although the panel is used for relatively few schemes it does operate and provide feedback which influences the outcome of applications.

**4.9** Where design is seen to be unacceptable negotiations are taking place between the authority and the applicant/agent. Pre - application enquires play an important role in resolving issues prior to submission of an application. Issues such as the potential impact on neighbours is often considered under the application of CSP1.

**4.10** Other considerations arising from the specific points in the policy are: Development taking place in areas of flood risk: The Authority consult the Environment Agency on development proposals within Flood zone Areas. To ensure consistency the Development Management refer to a check sheet listing the criteria for consultation . For example the Environment Agency do not require consultations on application for for extensions up to 250m<sup>2</sup> within flood zone 3. Where proposals are in both zone 2/3 for purposes of this exercise they have been recorded as being within zone 3. Statistics in this report look at proposals for building work only. No planning consents were granted contrary to Environment Agency agency .

## 4 . Core Strategy Policies

### Environment Agency Consultation Details Flood Zone 2

Flood Zone 2			
		FoDDC Decision	
		Consent	Refusal
Total number of proposals identified within Floodzone	8	N/A	N/A
EA not consulted	3	2	1
EA consulted No response received	1	1	0
EA response No Objection	1	1	0
EA response No Comment	1	1	0
EA response Standard Advice	0	0	0
EA response recommend conditions	0	0	0
EA response request further info	1	0	1
EA response see previous info	1	1	0

### Environment Agency Consultation Details Flood Zone 3

Flood Zone 3			
		FoDDC Decision	
		Consent	Refusal
Total number of proposals identified within Floodzone	32	N/A	N/A
EA not consulted	15	13	2
EA consulted No response received	4	4	0
EA response No Objection	3	3	0
EA response No Comment	1	1	0
EA response Standard Advice	6	6	0
EA response recommend conditions	3	3	0

- SUDs schemes.** A selection of 10 applications for 15 houses or more was examined to see if the consent had been conditioned with regard to Sustainable Urban Drainage (SUDS). All of the applications carried a condition relating to water management relating to surface water run off, foul water or SUDS. Both

## 4 . Core Strategy Policies

CSP 1 and CSP 2 have been used to justify conditions the former for the surface and foul water measures and the latter for SUDS. **Is there evidence of SUDS not being able to be applied where it is said by applicants not to work**

- **Development contrary to EA advice, (number of schemes and no of dwellings) None identified.** During the monitoring period the Environment Agency were consulted on 36 applications of which 9 were granted consent with conditions; 15 raised no objections and for 12 of the applications no response was received from the Environment Agency.
- **Development that is refused or conditioned because of ground conditions:** None identified from a sample of 100 applications.
- **Potential sterilisation of mineral resources/ reserves. (number of schemes):** No instances identified within the sample of 100 applications.
- **Measure extent of loss of protected habitats (area and number of sites) :** None identified within the sample of 100 applications.
- **Mitigation measures (Habitat/Animal)** Of the random sample of 100 applications, nine carried conditions relating to mitigation measures for either Habitat or a particular species. Consultations are sent to the Council's sustainability team who will make a recommendation to the case officer.
- **Measure extent of new green areas provided (area and number of sites).** Measured through the extent of new green areas as part of new housing sites. A sample 12 planning applications for residential development of 10 or more houses was selected for inspection. Of these all but one were required to provide on site play space in the form of either a Local Area of Play ,Local Equipped Area of Play or both . Consideration was given to the overall provision of open space within the area of the application to determine if the development should contribute to off site provision. Incidental or informal open space was also provided through the retention and enhancement of existing landscape features or the creation of green buffer zones.

### Core Strategy Policy 2 Climate Change Adaption

**4.11** Policy CSP 2 seeks to ensure that new development takes account of the impacts of changes in climatic conditions over it's lifetime. The Monitoring keynote states that policy CSP2 will require monitoring of "development proposals evaluated against adaptation measures" and that the specific measures will include a list of measures used and enhancements achieved under the policy headings. Monitoring will include a record of the percentage of new developments that implement SUDs, and water efficiency measures (exclude extensions and minor development).



## 4 . Core Strategy Policies

- **Water Management:** Improving water efficiency- proposals should demonstrate high levels of water efficiency. Rain water harvesting and grey water recycling systems should be incorporated unless it can be demonstrated that it is not appropriate in a specific location.
- **Managing surface run off-** Sustainable Drainage Systems (SUDS) and measures to reduce or avoid water contamination and safeguard ground water supply should be incorporated into all development unless it can be demonstrated that this is not appropriate in a specific location
- **Flood risk-** ensuring that risks (including changing risks due to climate change) are taken account of in new development, including improving resistance, resilience and safety of the areas concerned.
- **Heating and cooling:** Proposals will be required to demonstrate how the development comprehensively utilises passive solar gain and provides cooling for buildings, gardens and communal areas at the appropriate times of the year.
- **Biodiversity:** Developments must support green infrastructure corridors that link to existing habitat features and networks. They must show that the integrity of any affected nature conservation sites is not compromised by the development proposed. Proposals that prevent or restrict network connections will not be supported
- Developments will be required to make long lasting biodiversity enhancements which could include the creation of new habitats where these would be appropriate. They should support existing features (trees, ponds, hedgerows etc), provide and manage public open space and should also provide additional features for a wide variety of species and habitats in appropriate locations throughout the development. Additional features provided should be consistent with the characteristics of the surrounding area.

**4.12** There is an overlap between CSP1 and CSP2 in that the former contains general criteria some of which are also covered in CSP2 because they are relevant considerations in the evaluation of whether a development is sufficiently protected against the effects of climate change and will reduce the impacts of it. As a consequence monitoring is difficult and the overlap also causes some problems in development management. It is necessary to read the two policies together but ideally they could be combined so that there is one process of evaluation when development proposals are evaluated. One example of the problem is that both policies refer to green infrastructure.

## 4 . Core Strategy Policies

### Core Strategy Policy 3 Sustainable Energy use within Development Proposals

**4.13** CSP 3 This policy is intended to reduce carbon emissions from new development by ensuring that a proportion of its energy requirements are provided by on site renewables. The Monitoring keynote states that policy CSP3 will monitor Overall level of CO<sub>2</sub> emissions (measure of renewable energy generated or provided by developer). The following specific measures will to be used and will be looked at individually: Installed capacity of renewable energy ,energy efficiency of buildings

**4.14** Energy efficiency of (new) buildings. Whilst CSP 3 has a focus on energy generation the overall policy objective is the long term reduction of CO<sub>2</sub> emissions from developments .In order to assist applicants the District Council have produced [guidance notes](#) on the implementation of CSP 3. All residential new build within the district must achieve the minimum government targets for CO<sub>2</sub> emissions. In addition to this CSP 3 requires new development to show an additional 10% reduction . Where planning applications are submitted for major development or developments for one or more dwellings applicants are required to provide information in the form of Energy Efficient Scheme and / or a SAP rating certificate which illustrates how the proposed development will achieve the additional the required CO<sub>2</sub> reduction. Any planning consent issued should carry a condition referring to the information submitted. In instances where the applicant fails to submit the information a planning consent may be issued which carries a condition that the information s submitted to and approved by the local authority prior to the commencement of the development. Measures being proposed to achieve the 10% reduction are Solar PV, enhanced wall, floor and roof insulation.

**4.15** A sample of six larger planning applications, four residential and two commercial, were looked at to the assess the implementation of CSP3. There appear to have been no issues with the applicants submitting the information as required subsequent planning consents were conditioned requiring the applicant to build in accordance with the information submitted.

**4.16** Installed Capacity of Renewable Energy: Installed capacity for renewable generation -This data is compiled by Regen SW on an annual basis.(April to April) The figures reported here were published in the 2013 Annual Survey. An update will be available in late 2014.

Type	No Of Projects	Energy Generated
Biomass	19	2.728 MWth
Hydro power	2	0.012 MWe
Heat Pumps	106	1.214 MWth
Energy from Waste	2	0.055MWe
Onshore Wind	7	0.529MWe
Solar Thermal	75	0.132MWth
Solar PV	712	2.549 MWe

## 4 . Core Strategy Policies

### Core Strategy Policy 4 Development at Settlements and Core Strategy Policy 5 Housing

**4.17** CSP 4 is concerned with how development relates to the various settlements and how it will therefore contribute to the overall aims of the Core Strategy. The Monitoring keynote states that policy CSP4 will be monitored by looking at the Percentage of new housing within settlement boundaries. Employment development, provision of services and development by service providers (eg PCT) will also be monitored.

**4.18** CSP 5 sets out the number type and general location of new housing expected by the Core Strategy. The Monitoring keynote states that policy CSP5 will monitor the 'Distribution and number of dwellings completed, Affordable dwellings completed, Number of affordable houses delivered against potential number that policy could allow, approximate mix between settlements, Percentage of new house building on Previously developed land and measurement of density.

#### New Dwellings

		2012/2013	2013/2014	
Number of dwellings completed (net)		230	343	
Percentage of new housing within settlement boundaries		69%	91%	
Location of new dwellings(net)by settlement	Town	Cinderford and Ruspidge	27	64
		Coleford	54	43
		Lydney	41	103
		Newent	37	54
	Major Village	Tutshill and Sedbury	0	1
		Bream	0	3
		Drybrook and Harrow Hill	2	0
		Mitcheldean	0	21
		Newnham on Severn	1	1
	Group Village	Lydbrook and Joys Green	1	0
		Whitcroft / Pillowell / Yorkey	5	9
	Service Village	Alvington	0	1
		Blakeney	1	0
		Huntley	0	3
		Longhope	3	4
		Ruardean	0	2
		St Briavels	0	1
		Sling	0	1
		Woolaston (inc Netherend )	0	1
	Small Village	Brierley	0	1
		Bromsberrow Heath	4	0
		Dymock	6	0
		Edge End	3	0
		Ellwood	1	0
		Hartpury	2	0
		Newland	5	0
		Staunton (S)	0	1

## 4 . Core Strategy Policies

		Woodcroft	0	1
Location of new dwellings(net) outside defined settlement	Parish	Awre	0	1
		Bromsberrow	0	1
		Churcham	1	0
		Drybrook	5	1
		Dymock	1	1
		Gorsley and Kilcot	1	0
		Huntley	1	0
		Littledean	0	1
		Lomghope	1	0
		Newent	1	1
		Newland	0	1
		Staunton (n)	0	18
		St Braivels	1	0
		Tidenham	3	1
		Westbury	1	1
		Woolaston	1	1

### Affordable Housing

		2012/2013	2013/2014
Number of affordable housing delivered		177	126
Location of affordable housing units delivered	Cinderford	20	20
	Coleford	19	19
	Lydney	35	35
	Newent	24	24
	Hartpury	13	13
	Staunton(n)	15	15

### Housing on PDL

		2012/13	2013/14
% of new housing building PDL		41%	31%

### Housing Denisty

	2012/2013	2013/2014
Density dwellings per ha	Number of dwellings	Number of dwellings
0-10	13	27
11 - 25	99	82
26 - 50	95	219
Above 50	23	15

**4.19** External funding from the Homes and Communities Agency has contributed to the completion of 14 affordable dwellings with a total of 42 affordable dwellings completed through S106 agreements.

## 4 . Core Strategy Policies

**4.20** Whilst 343 new houses have been delivered within the District none of the allocated employment sites have as yet come forward for development

### **Core Strategy Policy 6 Sites for Gypsies, Travellers and Travelling Showpeople**

**4.21** CSP 6 sets out the needs of Gypsies, Travellers and Travelling Showpeople within the district .The Monitoring keynote states that policy CSP6, will monitor the permissions granted and development of sites against the prevailing needs assessment. The 2013 Gypsy ,Traveller and Travelling Showpeople Accommodation Assessment (GTSAA) states that the FoDDC has a current provision of 12 Permanent pitches, 3 Temporary pitches,11 sites that are tolerated and 13 unauthorised sites. Since that date, the 13 unauthorised pitches have become unauthorised (Southend Lane Newent). The three temporary pitches have now received a permanent consent for 7 on the same site (Churcham). The net requirement is now 0 for the Plan period. This is due to the above events since the study when the district required a further 19 pitches. The supply was at the time of the study one of 20 new pitches. The emerging Allocations Plan identifies one site for up to a 8 pitches but this site has since been developed to provide space for 7 caravans.

**4.22** The AP identifies a site that is considered suitable for travelling showpeople and also states that the plan will support use for travelling showpeople on suitable employment sites. It considers the mixed residential/ depot use to be employment generating and whilst some employment areas such as purpose built business parks may not be suitable, others such as former transport depots with good road access may be.

### **Core Strategy Policy 7 Economy**

**4.23** CSP 7 implements part of the Core Strategy's economic objective. The Monitoring keynote states that policy CSP7, will be monitored over the long term for changes in the employment structure, eg increase in service sector. In addition, land developed for employment purposes will be recorded as will changes of use from employment. Where possible numbers employed will be recorded also extent of land developed. The implementation of tourism related development will also be monitored to demonstrate the nature of the development that is being implemented and to enable it to be evaluated against any emerging criteria for sustainable tourism.

## 4 . Core Strategy Policies

	New permissions and estimated numbers of jobs	New Sites :Two retail consents comprising 5976m <sup>2</sup> and approx 300-350 jobs.  Existing sites : B1 3098m <sup>2</sup> ,b8 1228m <sup>2</sup>  Loss of 164 m <sup>2</sup> OF B1  (All figs are approx and as identified through Uniform)									
	Tourist accommodation and attractions, with estimated numbers of jobs.	Permission granted for <table border="1" data-bbox="986 712 1441 866"> <tr> <td data-bbox="986 712 1217 741">Holiday lets</td> <td data-bbox="1217 712 1441 741">14</td> </tr> <tr> <td data-bbox="986 741 1217 770">Cabins</td> <td data-bbox="1217 741 1441 770">45</td> </tr> <tr> <td data-bbox="986 770 1217 799">Mini Golf Course</td> <td data-bbox="1217 770 1441 799">1</td> </tr> <tr> <td data-bbox="986 799 1217 828">Residential Family Holiday Centre</td> <td data-bbox="1217 799 1441 828">1</td> </tr> </table>		Holiday lets	14	Cabins	45	Mini Golf Course	1	Residential Family Holiday Centre	1
Holiday lets	14										
Cabins	45										
Mini Golf Course	1										
Residential Family Holiday Centre	1										

**4.24** Conclusion : There has been little movement within the district regarding the development of allocated Employment sites. The redevelopment of the Foundry in Lydney has been granted consent for employment uses including a retail store. The actual loss of employment floorspace has been minimal. There continues to be a steady flow of applications for extension and alterations regarding existing employment sites. CSP7 has been used to support tourism related applications in particular the provision of Holiday accommodation.

### Core Strategy Policy 8 Retention of community facilities

**4.25** CSP 8 is intended to maintain access to community facilities. The Monitoring keynote states that policy CSP 8, will monitor the number of facilities that are protected by the policy but which are lost through planning permissions being granted. Although it is about maintaining the access to facilities, and not the number or range in larger centres, the following changes are recorded:

**4.26** During 2013 the Settlement Hierarchy table was updated. The table records the facilities available in each settlement at one point in time updated the information at regular intervals illustrates how facilities are changing in response to the general social /economic climate. The table below reflects the changes that have occurred with the settlements and does not include a record of the facilities within the four main towns

## 4 . Core Strategy Policies

### Community Facilities

Loss of facilities and any newly created.		Loss	Gain
		Public House to Residential x2	Replacement Village Hall x2
			Village Shop x2
		Shop to Residential	Replacement Pavillon
Settlement Hierarchy (excluding Towns)	Update Survey undertaken during 2013	2005	2013
		A1 Convenience	41
		Café/ Restaurant	3
		Food/Drink	11
		Post Office	20
		Public Houses	55
		Library	3 + Mobile
			3 lost the mobile

### Core Strategy Policy 9 Recreational and amenity land including forest waste - protection and provision

**4.27** The purpose of CSP 9 is to protect recreational and amenity land. The Monitoring keynote states that policy CSP9, will monitor the Loss of protected land, area and number of sites.

**4.28** No losses of recreational land have been identified during the monitoring period. Consents granted for larger housing sites have provided

**4.29** Consents granted for residential sites of ( 10 or more) ,during the monitoring period are required to provide a combination of incidental open space ,Local Area of Play(LAP) ,and Local Equipped Area of Play(LEAP), in accordance with the councils Play Provision guidance document . The FoD have granted consent for 5 new (i.e. sites which have not had the benefit of previous planning permission) housing schemes of 10 or more dwellings . In total the new development will provide 6 LAP'S and 1 leap, along with incidental open space and landscaping.

### Settlement Policies CSP 10 - 16.

**4.30** CSP 10 - 16 are policies specific to individual settlements. The Monitoring keynote states that the settlement policies numbered 10 to 16 will be monitored against delivery of development in table 'Settlement hierarchy' before CSP16.

**4.31** There are a number of instances where land not allocated in the old Plan or even proposed to be allocated in the AP has been proposed for development. At the time of writing there were a number of appeals pending or applications for such sites. One site permitted on appeal in 2012 has yet to be started. This site and others, will be monitored for their impact on the CS.

## 4 . Core Strategy Policies

- Cinderford CSP 10 Development at St Whites Farm continues with the completion of 27 houses during the monitoring period in addition 9 houses have been completed on the former Ensors Site at Valley Road.
- CNQAAP CSP 11 The Homes and Communities Agency submitted a planning application for the Cinderford Northern Quarter site in April 2014. The planning application is a detailed application for the spine road and proposed College site, and an outline application for the remaining AAP areas. The Homes and Communities Agency undertook a public engagement event in November 2013, to inform the public about the proposed planning application. Work such as land assembly to enable the development of the site (ownership is being transferred fro the Forestry Commission to the FoDDC or end user). Ground investigation has been undertaken and work to establish new bat roosts is underway.

The Cinderford Northern Quarter Biodiversity Strategy Technical guidance has been prepared, and approved by Full Council. The Strategy details the Council's guidance on biodiversity matters in relation to the Cinderford Northern Quarter site.

- Lydney CSP 12 The development at Oakdale is nearing completion , whilst the authority continue to receive applications for the discharge of conditions on the application on the larger site on land East of Lydney. Major drainage infrastructure has been constructed and phasing agreed. Building works have commenced for the development of 47 dwellings off Highfield Hill.
- CSP 13 Lydney Town Council town council continue to work on the production of the Lydney Neighbourhood Plan. It is currently in draft prior to being submitted for examination.
- Coleford CSP 14. Development at Angel Farm is now complete. Development at Owen Farm site, Bank Street site and the new supermarket off Lords Hill have all commenced. Local groups continue to work on the Berry Hill (West Dean Parish Council area) and Coleford (Coleford Town Council area) Neighbourhood plans.
- Newent CSP 15 . Onslow Road phase two continues with the completion of 50 houses during the monitoring period. Outline consent has been granted for 30 houses at Watery Lane.
- CSP 16 Provides for development in villages and encourages encourages employment generating uses in line with policy CSP5. Full detail s of the housing commitments for the villages can be found in annex 3.



## 4 . Core Strategy Policies

- Tutshill and Sedbury (CS proposal about 110 new dwellings). Currently has commitments for 27 dwellings. Sites (95 approx) allocated in draft Allocations Plan
- Bream (CS proposal about 100 new dwellings) currently has commitments for 26 dwellings. Consent has been granted for the development of the allocation at Ryelands Road. Additional land (35 approx) allocated in draft Allocations Plan.
- Drybrook (CS proposal about 100 new dwellings) Currently has commitments for 39 dwellings. Site (50 approx) allocated in draft Allocations Plan
- Mitcheldean (CS proposal about 101 new dwellings) Currently has commitments for 38 dwellings. Sites ((70 approx) allocated in draft Allocations Plan
- Newnham (CS proposal about 65 new dwellings) Currently has commitments for 37 dwellings. Sites (60 approx) allocated in draft Allocations Plan
- Yorkley/Pillowell/Whitcroft (CS proposal about 45 new dwellings) Currently has commitments for 45 dwellings. Consent has been granted and development has commenced on the Allocated site at the former Vencil Resil site New Road. A site (mixed use to include 30 dwellings) is allocated in draft Allocations Plan
- Lydbrook/Joys Green/ Worrall Hill) (CS proposal about 71 new dwellings) Currently has commitments for 75 dwellings. This includes a figure of 40 houses on the Ex Rothdean site which although commenced is currently awaiting the issue of a revised permission for 26. A site (mixed use to include 45 dwellings approx) is allocated in draft Allocations Plan at Stowfield, close to the village

**4.32** Employment sites are also identified in various locations in accord with the CS. These include some related to but not adjoining certain villages based on land currently or previously used for employment. In addition to employment the draft AP identifies several sites for mixed development and some primarily for tourism/ recreation. The sites listed in the AP are as follows:

## 4 . Core Strategy Policies

### Sites allocated that are not within or adjoining defined settlements

Policy (AP) / Location	Parish	Allocation
Herefordshire and Gloucestershire Canal	various	Safeguarded route for the reinstatement of the canal
Dean Forest Railway	West Dean/ Lydney	Support for the development of the railway.
Transport Yards near Blakeney	Awre	Employment generating uses and availability for travelling showpeople
Stone End Farm Churcham Employment site	Churcham	Employment generating uses within defined site
Hartpury College	Hartpury	Policy area/ landscape strategy suitable for education related uses connected to the college and for ancillary uses in connection with the college
Oak Tree Park	Huntley	Allocation for additional gypsy pitches on existing site
Stowfield (former cable works)	Lydbrook	Allocation for mixed use to include employment generating uses, an element of residential, 45 units, tourism and recreation uses, tourist accommodation and ancillary uses
Taurus Crafts (Park Farm)	Lydney	Allocation for employment generating uses especially tourism and recreation and tourist accommodation
Aylburton Business Park	Aylburton	Allocation for continued employment use
Lightmoor former sawmills and Colliery.	Ruspidge	Site for employment generating uses but able to be developed for tourism and recreation, may include accommodation
Staunton Court	Staunton (near Gloucester)	Employment generating uses

## 4 . Core Strategy Policies

Policy (AP) / Location	Parish	Allocation
National Diving and Activity Centre, Tidenham	Tidenham	Tourism and recreational uses complementing diving centre and accommodation.
Cannop Depot	West Dean, Berry Hill	Allocated to enable existing employment to continue but also to encourage further recreation and leisure based uses, especially cycling, ancillary accommodation
Whitemead Park	West Dean, Parkend	Allocation for tourism and recreation based uses to include accommodation.
Additional Cycle Connections	District wide	Support for additional cycle routes especially those connecting settlements
Lydney to Parkend Cycle Route	Lydney and West Dean	Policy to allow and encourage establishment of cycle track, with selective safeguarding
Christchurch/ Berry Hill Cycle Route	West Dean (may affect Coleford)	Policy to allow and encourage establishment of cycle route(s)

## 4 . Core Strategy Policies

**4.33** The majority of the allocated sites are located at settlements within their defined boundaries. They conform to the CS in terms of the general scale and location of the development proposed. The main allocations for development are listed in the tables below:

### Development sites allocated for employment uses at settlements

Policy (AP)	Location	Parish	Allocation	Area (ha)
	Aylburton Business Park	Aylburton	employment generating uses	1.0
	Forest Vale, Cinderford - Employment Area	Cinderford	employment generating uses	75.8
	Northern Quarter	Cinderford	employment generating uses as allocated in NQAAP (as part of mixed use development)	
	Tufthorn Avenue - Employment site  (Industrial area inc Old Station Way junction, Tufthorn Ave, Pingry Farm)	Coleford	employment generating uses.	22.5
	Suntory Factory Coleford	Coleford	employment generating uses.	6.7
	Hurst Farm	Lydney	employment generating uses	20.9
	East of Lydney Land within Bypass	Lydney	to include employment generating uses	4.8
	Mead Lane Lydney	Lydney	new land for employment generating uses	12.5
	Mead Lane (existing employment area)	Lydney	identification of existing areas for employment generating uses	24.0
	Pine End Works and Land to the North	Lydney	allocation to rear of existing development and Pine End Works for mixed uses	10.6
	Lydney Industrial Estate	Lydney	existing industrial areas for improvement and continuation in employment use	24.2

## 4 . Core Strategy Policies

Policy (AP)	Location	Parish	Allocation	Area (ha)
Employment Intensification/ Retention Vantage Point		Mitcheldean	identification of site for continued employment use	28.3
Ross Road Newent Horsefair Lane		Newent	mixed use allocation to include recreation, tourism, employment, housing and community uses (employment element)	1.5

### Conclusions

**4.34** CSP1 is widely used by the Development team in the consideration of planning applications. Whilst the policy is applied to applications to promote locally distinctiveness, good design and conservation it is apparent that CSP 1 is also used as a 'catch all' policy in some instances it is being used in preference to other policies, in particular reference to CSP1 and CSP2. Whilst it is inevitable that there will be some overlap between the CS policies, full regard should be given to ALL CS policies and their explanations as set out in the Core Strategy, ensuring that the most relevant policy is used in the consideration/decision process.

**4.35** : CSP 2 requires development to take account of Climate change, the policy is used in conjunction with CSP1 with climate change issues being controlled /conditioned through the use of CSP 1 as well as CSP2. This would indicate that it is not clear which policy should be used and when. CSP 1 is used to secure conditions which protect /enhance the biodiversity of the site or the wider area. The combined use of CSP1 and CSP2 appear to be achieving the desired results however full regard should be given to both CS policies and their explanations as set out in the Core Strategy, ensuring that the most relevant policy is used in the consideration/decision process. In order to enable more accurate monitoring a clear distinction should be made regarding which policy CSP1 or CSP2 is used to support the decision.

**4.36** CSP 3 The Authority are fulfilling their obligation with regard to issuing planning permission requiring new development to achieve a 10% reduction in CO<sup>2</sup> emissions. condition **However there is no system in place to check and enforce planning conditions are met on site. Building control will ensure that new buildings met the Government minimum requirement for the reduction of CO<sup>2</sup>**

**4.37** The figures for the installation of renewable energy within the district will be available for regeneration following the publication of their annual report later in the summer of 2014 .

**4.38** CSP 4 & 5 The majority of new development is taking place in the four towns followed by the major villages, this reflects the strategy put forward in CSP4 . There were 343 housing completions within the district between 01/04/2013 and

## 4 . Core Strategy Policies

31/03/2014 this exceeds the predicted 310 required to meet the CS annual requirements. Many of the completions have been delivered through development on sites allocated in the former local plan and sites identified within the emerging allocations plan.

**4.39** CSP 6 There has been on change to the number of Gypsy, traveller and travelling showpeople sites within the district. The district are currently producing the Allocations document it is anticipated the draft submission document will be published late in 2014 . The Allocations Document should take account of the findings of the 2013 GTTSA and identify site as appropriate.

**4.40** CSP 8 There has been little movement within the district regarding the development of allocated Employment sites, the redevelopment of the Foundry in Lydney has been granted consent. Loss of employment floorspace has been minimal . There continues to be a steady flow of applications for extension and alterations regarding existing employment sites. CSP7 has been used to support tourism related applications in particular the provision of holiday accommodation.

**4.41** CSP 9 protects recreation and amenity land and ensures adequate provision is made for new development. The policy was used in the consideration 15 applications (including approvals and revised applications for residential development CSP 9 supporting the need for the provision of open space/new facilities.

**4.42** CSP 10 16 Policies relating to individual settlements are applied as and when proposals are put forward.

**4.43** The draft AP takes forward the requirements of the CS and makes allocations for the development that is required. It also safeguards areas from development and provides a context for the assessment of development proposals. The progress of this Plan and the allocations it makes will be monitored in greater detail in future monitoring reports. The development of the Cinderford Northern Quarter which is due to commence soon will also be monitored in a separately

### 4.1 Planning Appeals

**4.44** Over the monitoring period there have been 24 Planning Appeals, 2 are currently pending, 2 were withdrawn. Costs were awarded against the Council on three occasions for requesting unnecessary information .

#### Summary of Appeal Decisions

Delegated Decisions		Committee Decisions	
Appeal Allowed	Appeal Dismissed	Appeal Allowed	Appeal Dismissed
4	6	9	1

## 4 . Core Strategy Policies

**4.45** Appeals lodged can be split into 2 distinct groups, refusals as a result of either delegated refusals or committee refusals. Of the delegated refusals Inspectors upheld 6 of the decisions, where the reasons for the refusals are soundly based on local and national Policy. In instances where the inspector overturned the delegated decision the inspector has simply disagreed with the councils application of the local policy. In the case of decisions refused by committee 3 refusals were upheld 2 refusals were overturned, one due to the lack of allocation of gypsy /traveller sites within the district. Inspectors overturned 4 refusals where the decision to refuse had been taken by committee against officer recommendation In these instances the refusal reason had tenuous links to Local and National policy.

**4.46** In summary Inspectors highlighted the age of the Residential Design Guidance and the fact that it's status was not mentioned in the adopted Core Strategy, and subsequently the design guidance was given little weight. In other cases the emerging Allocations Plan had progressed and was given more weight by the Inspector. Where appeals were allowed and CSP1 was considered Inspectors generally disagreed with the Council's judgement regarding the proposal and the application of CSP1 .All applications that were refused by committee against officer recommendation were subsequently allowed on appeal.

### 4.47 Conclusion.

- The Council should look at updating and formalising the status of the Residential Design Guidance in order to continue to use it to consider applications and to support appeal statements.
- The Council should continue to ensure that where a judgement is made in relation to an application the judgement consistent across all decisions .
- Planning committee should carefully consider their actions and the consequences when voting to refuse an application against the Officers recommendation.
- Where a refusal is issued by members and the refusal is contrary to policy members should be prepared to present the councils case at Appeal .

### 4.48 Summary of Appeal Decisions received between 01/04/2013 - 31/03/2014.

- DELEGATED REFUSAL APPEAL ALLOWED
- P0073/13/FUL Extension to barn conversion. Delegated Refusal. Allowed on Appeal. A barn converted to residential in 1995 and subsequently granted consent for two small extensions and a garage. The proposal was for a further extension .The main issues was identified as the effect of the extension of the property having regard to its location within the AONB .The LA officer considered the extension excessive and contrary to policy CSP1 and would result in the original building being visually dominated by the new works on all but one side. However the Inspector consider the proposal would result in a sympathetic and subservient addition that would respect the form and appearance of the existing extended building without visually dominating it. Therefore not contrary to CSP1.

## 4 . Core Strategy Policies

- P1170/12/FUL Erection of a detached bungalow. Delegated Refusal . Allowed on Appeal . The application was refused as it would be out of character with the area supported by CSP1,CSP2,CSP3,CSP4,CSP5,CSP16. The inspector identified the main issue as effect of the proposal on the character and appearance of the area and the living conditions of the adjoining property and occupants of the new dwelling . Inspector considered that the new dwelling would be shielded from public view by existing wall and hedges therefore would not conflict with CSP1. The Inspector was of the opinion that CSP1 was **the only policy referred to on the decision notice that was relevant. Inspector questioned the status of the Residential design Guidance(RDG) in relation to the adopted** Core Strategy. Therefore the RDG was given little weight . CSP 16 deals with key settlement characteristics and makes no reference to living conditions.
- P0459/13/FUL Proposed dependent relatives annex over existing garage. Delegated Refusal. Allowed on Appeal. Main issue is the effect of the character and appearance on the area, and whether the size and scale of the proposal is necessary. **Neither CSP 1 or the Design Guide make reference to any requirement for development to demonstrate a particular size or scale.** The inspector was of the opinion that the number of proposed rooms was not excessive and did not agree that the proposal was of a size or scale inappropriate for a domestic dwelling,in addition the given the extent of land surrounding the existing dwelling the proposal would not harm the open and rural character of the site. Therefore the proposal was not contrary to CSP1.
- P0647/12/FUL Erection of 2 dwellings Delegated Refusal. Appeal Allowed . Proposal was refused because it was within the open countryside contrary to CSP 4 . **The Inspector allowed the proposal in light of the fact that the emerging Allocations Plan sought to include the land within the Defined Settlement Boundary.**
- P0741/13/OUT Erection of one dwelling . Delegated refusal. Allowed on Appeal .Main issue is the effect of the proposal on the character and appearance of the area. Inspector consider that submitted plans demonstrate adequate amenity space and respects the sitting of the existing dwellings .And is therefore not contrary to CSP1 CSP4 and CSP5.
- DELEGATED REFUSAL APPEAL DISMISSED
- P1001/12/FUL Erection of a replacement garage with annex above' Delegated refused. Appeal Dismissed. The main issue was the weather the proposal would preserve or enhance the character of Alvington Conservation Area. Inspector considered status of the Residential Design Guidance unclear and gave the document limited. Agreeing with the



## 4 . Core Strategy Policies

Authority the inspector consider the new building would compete with the main house and the size of the proposed building its close proximity to the existing house would give a squeezed appearance which would look awkward and out of keeping with the overall character of the area. The proposal would be in conflict with CSP1.

- P1783/12/FUL Erection of two storey building to provide two flats. Delegated refusal . Appeal Dismissed .The main issue is the effect of the proposal on the character and appearance of the area and the effect on the living conditions of future occupants and neighbours. Inspector considered the design to be out of character with the distinctive uninterpreted eaves line of the adjoining terrace. lack of out space would be uncharacteristic and detrimental to the appearance of the site and wider area. Therefore would conflict with CSP1 and **limited weight given to Residential Design guidance due to the age of the document.**
- P1743/12/OUT Erection of a bungalow. Delegated Refusal . Appeal Dismissed. The main issue effect of the development on biodiversity, the living conditions of the occupiers of adjoining properties, effect of the development on the character and appearance of the area. Inspector consider that it could not be demonstrated that the scheme would not cause harm to the biodiversity of the area and was there for in conflict with CSP1. Whilst the inspector concluded that the provision of outdoor space would be acceptable and that privacy could be retained with the provision of a high fence there would be a harmful effect on the living conditions of the occupants of the adjoining properties therefore the proposal would conflict with CSP 1. However the proposal would not adversely affect the character and appearance of the area and would comply with the criteria within CSP 1
- P0902/13/OUT Erection of equestrian workers dwelling and additional stables. Delegated Refusal Appeal dismissed Main issue is weather there is a need for a permanent rural worker to live at their place of work .CSP4 acknowledges the nature of agricultural workers however there is no specific reference to rural workers dwellings within the Core Strategy. Neither the Inspector nor the Council dispute the fact that an equestrian worker should be close at hand. The appeal decision rested on the question of weather the equine operations had long term prospects .The inspector concluded that a need for a permanent dwelling in the countryside had not been demonstrated ,the effect of the proposal on the character and appearance of the area would be contrary to CSP 1 .
- COMMITTEE REFUSAL AGAINST OFFICER RECOMMENDATION APPEAL ALLOWED

## 4 . Core Strategy Policies

- P1075/11/FUL Erection of a retail store and 5 retail units. Committee Refusal against the officer recommendation . Allowed on Appeal . The application was refusal as being contrary to CSP1 due to its location ,materials and form. The inspector noted the main issue was the effect of the design and materials of the proposed supermarket building on the character and appearance of the area. The inspector looked at each issues in turn and concluded that the development complied with the aims of CSP1.
- P0432/12/FUL Change of use of and part conversion of existing bowls club to create public refreshment facility and office Refused by committee, against officer recommendation .Appeal Allowed Main issue whether the proposal would result in a loss of community facilities .Inspector considered that the proposal would inevitably lead to the loss of the bowls club contrary to CSP8. However the lease to the bowls club has expired and they have effectively already left the club house. Therefore CSP8 is not relevant in the consideration of this proposal.
- P1550/12/FUL Erection of affordable Housing 2 Flats and 8 semi detached houses. Committee Refusal .Appeal Allowed Main issue was the effect of the proposal on the character and appearance of the area. Inspector considered the site could be seen as a seamless extension to the village Whilst the scheme would change the character of the site the perception of the eastern edge for the village from the public realm would not be greatly affected. The loss of hedgerow to provide visibility splays would be detrimental however this would be outweighed by the boarder social benefit.
- P1302/11/FUL(Appeal A)Waste water proposal & P1303/11/FUL (Appeal B )Wash Water proposal. P2414/1.0/FUL ( Appeal C) Retrospective matters regarding Drainage The Inspector stated that 'no firm factual evidence 'had been submitted by those objecting to clearly demonstrate that a small size and scale of facility would be acceptable and appropriate.' or to contradict the assertion that the proposes system would not be able to cope with fish waste water. No argument was put forward by the council regarding the size and scale but rather on the landscape impact and the loss of agricultural land. The inspector did not share the councils view that the immediate vicinity of the Smokery should be considered as a 'valued landscape' no clear evidence was put forward to suggest that the area is especially valued by the Council or by local residents. The inspector concluded that the features involved in this development would not be uncharacteristic within this area . Overall the proposal would not be in conflict with CSP1
- COMMITTEE REFUSAL APPEAL ALLOWED

## 4 . Core Strategy Policies

- P0800/09/FUL .Erection of 9 dwellings (demolition of 9 Culver Street) Committee refusal . Appeal Allowed. Main issue effect of the proposal on the character and appearance of the area, protected species, the living conditions of the existing residents and the proposed occupiers. The Inspector disagreed with the councils view that the dwellings proposed on the frontage of Culver Street would be out of character/appearance with the area. In that the units would be of similar ridge height and eaves lines to nearby buildings .With regard to living conditions the Inspector stated that the Councils Residential Design Guidance contained principles that could be flexible rather than ridged standards. Therefore the proposal would accord with CSP1 and CSP 4.
- P0038/12/FUL Stationing of caravans for 13 family gypsy pitches. Inspector found a general need for more pitches within the District , there were no credible alternative pitches should the occupants be required to leave the site. They general advantages in terms of having a settled base close to surgeries and schools in Newent. The inspector took into account a recent appeal decision to allow residential development on land adjoining the appeal site.
- COMMITTEE REFUSAL APPEAL DISMISSED
- P1378/12/FUL Erection of a secure store for use with existing holiday letting units. Committee Refusal. Appeal dismissed. Main issue is the effect of the proposal on the character and appearance of the area . The inspector commented that the appellant had not addressed previous refusal reasons in the right way and that the planned large,high and blank front elevation would dominate the scene and look alien in this context and concluded that the proposal would be contrary to CSP1 in that it would have a detrimental effect on the character and appearance of the area.
- P2110/11/FUL Erection of a monitoring mast for a temporary period. Committee refused Appeal Dismissed Main issue was weather the benefits of the proposal would be outweighed by any harmful impacts on the landscape ,living conditions and recreational considerations. the sites lies within a landscape' bowl ' and the turbine would 'when viewed from within or from the boundaries of the bowl the ...Proposed would be perceived almost exclusively in its immediate context with no wider landscape context

## 4 . Core Strategy Policies

or distant horizon to provide visual relief .The removal the hedge row would disturb a very distinct field pattern. Therefore would be contrary to CSP1 and R(F)Coleford 11

- Appeal against Enforcement Notice of planning siting of a timber mobile home for residential purposes. Main issue is whether there is a need for a permanent residential dwelling in connection with the appellants rural business. The Inspector did not accept that what had been constructed on the appeal site demonstrated a firm intention to develop the business as envisaged. There was no evidence of a coherent plan founded on sound business principles. Neither had it been demonstrated that the proposal could be satisfactorily achieved on the land within the appellants ownership .Without justification on the basis of essential need the proposal was contrary to CSP1.

**4.49** In summary Inspectors highlighted the age of the Residential Design Guidance and the fact that its status was not mentioned in the adopted Core Strategy, and subsequently the design guidance was given little weight In other cases the emerging Allocations Plan had progressed and was given more weight by the Inspector..here appeals were allowed and CSP1 was considered Inspectors generally disagreed with the Council's judgement regarding the proposal and the application of CSP1 .All applications that were refused by committee against officer recommendation were subsequently allowed on appeal.

**4.50** Conclusion.

- The Council should look at updating and formalising the status of the Residential Design Guidance in order to continue to use it to consider applications and to support appeal statements.
- The Council should continue to ensure that where a judgement is made in relation an application the judgement is both reasoned and considered.
- Planning committee should carefully consider their actions and the consequences when voting to refuse an application against the Officers recommendation.
- 

**4.51** However Inspectors did highlight the age of the Residential Design Guidance and the fact that its status was not mentioned in the adopted Core Strategy, and subsequently the design guidance was given little weight.

**4.52** . In other cases the emerging Allocations Plan had progressed and was given more weight by the Inspector.

**4.53** Add any more conclusions from the appeals? May need to look at some of the notices or talk to Clive/ Martin

## 4 . Core Strategy Policies

### 4.2 Significant effects Indicators

**4.54** European regulations on strategic environmental assessment (SEA) state that local authorities must predict, assess and monitor any significant environmental effects arising from their plans and policies. Plans are assessed and may be modified if there are any significant likely effects identified that impact on European protected sites. The CS has been assessed and found to have no significant likely effects. The emerging AP is in the process of being assessed prior to publication.

**4.55** Sustainability appraisal is carried out as a means of assessing the impact of the plan and its policies in detail and the process is carried out on a continuous basis. Significant effects will be identified through the monitoring of the core indicators, especially when further biodiversity and other environmental measures are in place. The sustainability appraisals and assessments of the various local development documents will identify any likely effects at a formative stage and will therefore enable early action to be taken to avoid or mitigate any such effects. These objectives have been used to evaluate the potential effects of local plan documents.

Table 12. Significant Effects Indicators

Local objective	Indicator		Source		
Improve health	Average life expectancy	In 2010 average life expectancy for Males 79 and 82 for females both of which are above the average for England	<a href="#">How Healthy is Gloucestershire? Annual report of the Director of Public Health</a>		
	% of people describing their health as not good		<a href="#">Forest of Dean District Profile</a>		
Provide new housing to meet local needs	Provision of affordable housing units	*** ( Includes Social ,Affordable and Intermediate Rent, Affordable Home ownership and 'Help to buy') 2012 figures. An increase on previous years	FoD Records		
	Earnings /house price affordability ratio	Average income £25,667  Average house price £191,475	Link to Shma on FoD web site forest of Dean summary		
	Out commuting	Forest of Dean to GLOUCESTER 33%  Forest of Dean to Monmouthshire 12.9%	Link to Shma on FoD web site forest of Dean summary		
Diversify the range of employment opportunities within the district	Under Investigation		<a href="#">Forest of Dean District Profile</a>		
Reduce poverty and income inequality	Average income	Average income £25,667	Link to Shma on FoD web site		
Meet local needs locally	% of workforce with no Forest of Dean District Profile academic / vocational or professional qualifications	The FoD has a higher proportion of adults with no qualification than the rest of the county, the % has decreased from 30% in 2001 to 24% in 2011. The number of adults with level 4+ has increased from 16% in 2001 to 23% in 2011. In the FoD Key Stage 2 - 4 consistently are lower than the rest of the county however there has been a small improvement between 2001 and 2013	<a href="#">Understanding Gloucestershire 2013</a>		
Reduce vulnerability of the economy to climate change and harness opportunities arising	Under investigation  Tourism?		FoDDC and Gloucestershire County Council		
Reduce the need/desire to travel by car	Out commuting	Forest of Dean to Gloucester 33%  Forest of Dean to Monmouthshire 12.9%	Link to Shma on FoD web site forest of Dean summary		
	Mode of travel to school	No Information available  DfE no longer collect this data	<a href="#">Gloucestershire's 3rd Local Transport Plan and Transport Asset Management Plan Annual Progress Report 2012/13</a>		
Help everyone access basic services easily, safely and affordable	Mode of travel to school	No Information available  DfE no longer collect this data	<a href="#">Gloucestershire's 3rd Local Transport Plan and Transport Asset Management Plan Annual Progress Report 2012/13</a>		
Protect and enhance landscape and townscape	Countryside quality counts indicators		Countryside quality counts published results in 2004 this report tracked changes between 1990 and 1998. A later version will be used for monitoring when available.		
Protect and enhance habitats and species (taking account of climate change)	Condition of SSSI's that form the bat SAC		Natural England (core indicator)		
	Condition of 4 BAP Butterfly Species				
	Number of listed buildings and scheduled ancient monuments (English Heritage)	Listed Buildings	Forest of Dean District Council records No additions or deletions recorded during monitoring period		
		Grade		Number	Year
		I		26	1985 -2014
		II*		65	1999 2014
		II		1472	2014
	Ancient Monuments :88 2009 - 2014		There have been no additions to the list of ancient monuments within the district		
Reduce vulnerability to flooding, sea level rise (taking account of climate change)	% of properties at 1% risk of flooding	Estimates suggest 7% of land in Forest of Dean has a 1 in 100 (or greater) risk of flooding	<a href="#">Forest of Dean District Profile</a>		

4.2 .

Local objective	Indicator		Source
		<p>each year.</p> <p>There are approximately 918 addresses within this area, that would have a 1 in 100 (or greater) risk of flooding each year.</p>	
Reduce non-renewable energy consumption and 'greenhouse' emissions	Installed low energy carbon projects		FoDDC /Severn Wye Energy agency/Regen sw. (core indicator )
Reduce the risks associated with unstable or contaminated land	Ha. of contaminated land	As of January 2011, no sites have been determined as contaminated land in the Forest of Dean District.	<a href="#">Forest of Dean Contaminated Land Investigation</a>
Conserve water resources and protect water quality	<ul style="list-style-type: none"> <li>• Water usage by postcode. Data unlikely to be available until 2010</li> <li>• % of Main rivers achieving good status in 2015</li> </ul>		
Minimise consumption and extraction of minerals	Applications submitted with a waste minimisation statement		Gloucestershire County Council - minerals authority
Minimise land, air, light, noise and genetic pollution	Air Quality monitoring areas within the District .	<p>The Air quality Progress Report concluded the following: Seven locations were identified where the annual mean objective of 40g/m3 for NO2 was exceeded in 2012. These locations are all within the Lydney Air Quality Management Area which was declared in July 2010.</p> <p>The Forest of Dean District Council confirms that there are no new or newly identified local developments, which may have an impact on air quality within the Local Authority area.</p>	<a href="#">2013 Air Quality Progress Report for Forest of Dean</a>

## 5 . Annex one Policy Summary

### 5 Annex one Policy Summary

**5.1** Summary of the use of core strategy policies in the consideration of applications. The table records reference to the policies of the CS in decision notices.

**Summary of the use of core strategy policies in the consideration of applications .01/11/2013 - 31/03/2014**

Policy	Consent		Refused	
	01/04/12	31/03/13	01/04/113	01/04/2013
		31/03/14	31/03/2013	31/03/2014
CSP1	223	700	19	28
CSP2	39	169	4	10
CSP3	65	419	7	16
CSP4	26	87	3	15
CSP5	16	65	4	15
CSP6	0	0	0	0
CSP7	15	71	0	8
CSP8	3	26	0	1
CSP9	2	0	0	0
CSP10	3	7	1	0
CSP11	1	1	0	0
CSP12	2	0	0	0
CSP13	0	0	0	0
CSP14	0	8	0	0
CSP15	0	1	0	0
CSP16	0	27	0	7



## 6 . Annex two Housing Figures

## 6 Annex two Housing Figures

Housing Figures for the district at 31/03/2014 .

		NET Completed 13/14	Gross Completed 13/14	Gross Not Started	Gross Under Construction
Towns	Cinderford and Ruspidge	64	74	302	156
	Coleford	43	77	202	139
	Lydney	103	103	1164	114
	Newent	54	54	29	40
	<b>TOTAL</b>	<b>264</b>	<b>308</b>	<b>1697</b>	<b>449</b>
Major Village	Tutshill and Sedbury	1	1	24	3
	Bream	3	3	25	1
	Drybrook and Harrow Hill	0	0	33	6
	Mitcheldean	21	21	3	35
	Newnham on Severn	1	1	34	3
	<b>TOTAL</b>	<b>26</b>	<b>26</b>	<b>119</b>	<b>48</b>
Group Village	Whitecroft/Pillowell/Yorkley	9	9	31	14
	Lydbrook /Joys Green	0		72	3
	<b>TOTAL</b>	<b>9</b>	<b>9</b>	<b>103</b>	<b>17</b>
Service Village	Alvington	1	1	6	6
	Blakeney	0		20	1
	Huntley	3	3	3	0
	Littledean		1	7	8
	Longhope	4	4	19	6
	Redbrook	0		4	1
	Ruardean	2	3	2	0
	ST.Briavels	1	1	5	3
	Sling	1	1	4	3
	Staunton /Corse	0		11	1
	Woolaston(inc Neatherend)	1	1	22	22
	<b>TOTAL</b>	<b>13</b>	<b>15</b>	<b>103</b>	<b>51</b>

## 6 . Annex two Housing Figures

		NET Completed 13/14	Gross Completed 13/14	Gross Not Started	Gross Under Construction
Small Village	Beachley	0		1	0
	Brierley	1	1	1	0
	Bromsberrow Heath	0	0	1	0
	Dymock	0		20	0
	Ellwood	0		0	2
	Hartpury	0	0	3	0
	Newland	0		1	3
	Ruardean Hill	0		3	4
	Ruardean Woodside	0		2	0
	Staunton S	1	1	4	0
	Tibberton	0		2	0
	woodcroft	1	2	1	1
	<b>TOTAL</b>	<b>3</b>	<b>4</b>	<b>39</b>	<b>10</b>
Parish (Outside DBS)	Alvington	0		1	1
	Awre	1	1	2	2
	Aylburton	0		1	0
	Blaisdon	0		4	0
	Bromsberrow	1	1	0	0
	Churcham	0		7	2
	Corse	0		1	2
	Drybrook	1	1	0	1
	Dymock	1	1	1	1
	English Bicknor	0	1	0	0
	Hartpury	0		1	2
	Littledean	1	1	2	1
	Longhope	0		2	2
	Lydbrook	0		1	1
Lydney	0		326	2	

## 6 . Annex two Housing Figures

		NET Completed 13/14	Gross Completed 13/14	Gross Not Started	Gross Under Construction
	Mitcheldean	0		1	0
	Newent	1	1	158	4
	Newland	1	1	5	0
	Oxenhall	0		2	0
	Pauntley	0		3	0
	Redmarley	0		4	11
	Ruardean	0		2	0
	Rudford	0		3	1
	ST.Briavels	0		11	4
	Staunton N	18	19	1	1
	Staunton S	0		1	0
	Taynton	0		1	4
	Tibberton	0		9	0
	Tidenham	1	1	1	1
	Upleadon	0		1	0
	West Dean	0		0	3
	Westbury	1	1	4	12
	Woolaston	1	1	1	4
	<b>TOTAL</b>	<b>28</b>	<b>30</b>	<b>557</b>	<b>62</b>

