

Coal Authority Consultation Areas and the Allocations Plan

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Protection for development sites

A substantial part of the history of the FoDD is connected with the exploitation of coal. This is nothing unique in the country overall and neither is the nature of the legacy. Past mining is generally but not entirely confined to the general area of forest itself, and surface evidence is especially but not only apparent around the fringe of the statutory forest. This has a number of impacts. The settled (populated) area is concentrated around this fringe and so are the majority of the pressures for change and the arise around it. The legacy has left a number of significant sites which have found new uses and others where there is potential to support change. Whilst these present opportunities for suitable redevelopment the sites also need to be treated with caution and appropriate remediation will be needed in some cases. Mine entrances can present particular hazards.

The way in which constraints are assessed and appropriate remediation may be arrived at is via the Coal Authority. Some sites are outside the area of influence but many others are located within the coalfield. For locations inside the coalfield areas, risk is then categorised further by location and some will require further assessment by way of a mining risk assessment. Development must take account of any risk identified and some sites will require remediation while others may prove unsuitable for certain developments. Unsuitable sites are not allocated in the AP, but some which are suitable for redevelopment following a past use related to the coal industry will require careful consideration and treatment.

The policies in the AP are considered individually below in respect of the Coal Authority data which records whether a location is outside the area where there may be a risk, areas where standing advice applies and those where further information, by way of a risk assessment is needed. Areas that are identified for development in the AP are all considered to be able to be developed for the purpose for which they are identified but as can be seen from the table below some are only identified for particular, limited, change and others are identified but with recognition of constraints. It is an important part of the CS and the AP that new beneficial uses are found for formerly developed sites and these include those affected by past mining activity. Areas that are potentially affected include most obviously sites still containing features but also land which is within a potential zone of influence of, for example, past shallow mine workings which may show no evidence on the surface.

Much of the land where there are physical traces of the past coal industry is protected from further development because of the nature and location of the sites concerned. Land of this nature may be re vegetated open areas around the fringes of the forest or land containing buildings which it is desirable to protect. Some sites which need to be protected are also suitable for change either to ensure a future for features on the site or simply because the degree of protection needed can be introduced alongside the development that is planned. The AP identifies some sites for change. Whilst all development proposals are subject to policy CSP1, and the development allocated is considered capable of complying with it, there are a number of particular sites where particular considerations apply.

Safeguarding for future mineral extraction

The future provision of minerals is governed by a Minerals Local Plan. The present version is being replaced by the County Council who have prepared a consultation document and will shortly issue a draft plan. The Plan is expected to outline policies to provide for future mineral production in the County and this includes policies which protect resources. It will consider coal and the draft consultation so far published suggested a policy approach as described below. It is expected to provide further detail about the location of resources and the way in which they may be worked. Coal is considered both in respect of the potential impacts of any future working and the possible need to protect resources. In the case of the FoD there are reserves which could in future be exploited and the current policies support this as part of the ongoing tradition of the area. Large scale opencast is very unlikely to be supported and the prospect of deep mining from anything other than small traditional undertakings is exceedingly remote.

In addition to the MLP, the CS in policy CSP1 supports the consideration of future mineral extraction and acknowledges the need to consider prior extraction. The policies in the AP are intended to work alongside CS and it is considered to provide adequate safeguards in order to ensure that the possibility of prior extraction and any safeguarding issues are properly taken into account.

The following list is a review of the AP policies, including all in the Publication draft, and considers the recorded Coal Authority information, comments about the site and the nature of the policy. The nature of the policies vary as do the impacts. Whilst all policies are listed, those that protect land from development or those that are not site specific are not the subject of detailed comment.

Allocation Plan Policies	Coal Authority requirements	comments	Nature of policy
AP 1 Sustainable Development			Not site specific
AP 2 Renewable Energy			Not site specific
AP 3 Mixed Uses and Proximity			Not site specific
AP 5 Style and Materials			Not site specific

AP 6 Locally Distinctive Areas			Not site specific
AP 7 Biodiversity			Not site specific
AP 8 Green Infrastructure			Not site specific
AP 9 Herefordshire and Gloucestershire Canal	n		Safeguarding of route for canal mostly on previous route
AP 10 Dean Forest Railway	low		Protection of area for railway re- establishment, 600m only
AP 11 Transport Yards near Blakeney - Caircant and Dene Close near Blakeney	n		Protection of existing approved areas for employment uses
AP 12 Stone End Farm Churcham	n		Protection of existing approved for employment uses
AP 13 Hartpury College	n		Area for masterplan for college
AP 14 Locally Valued landscape May Hill			Area policy to protect landscape
AP 15 Oak Tree Park Churcham	n		Additional use now permitted and area developed
AP 16 Woodlands Farm, Bromsberrow Heath	n		Allocation on developed area
AP 17 Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.	n		New mixed uses by redevelopment of existing area-
AP 18 Taurus Crafts near Lydney	Standing advice (part)	Minor theoretical impact	Continued use for existing tourism and recreation as currently approved
AP 19 Aylburton Business Park	n		Continued use for employment purposes
AP 20 Former Lightmoor Colliery, near Cinderford	Refer and standing advice	CA area for specific advice- site itself is former colliery.	Continued use for employment or change towards recreation-
AP 21 Staunton Court	n		Protection of employment site already used for employment
AP 22 The Hawthorns, Corse	n		Existing developed area
AP 23 National Diving and Activity Centre, Tidenham	n		Recreation development of site already used for recreation
AP 24 Cannop Depot	Refer and standing advice	CA area for advice site is former colliery	Redevelopment and conversion for increased recreational use. Site currently in employment/ recreation use.
AP 25 Whitemead Park	Standing advice	Standing advice applies to almost all of allocated area	Policy to encourage evolution of existing tourism and recreation uses

AP 26 Additional Cycle Connections	NA		General policy
AP 27 Lydney to Parkend Cycle Route	NA		No route yet defined
AP 28 Christchurch/ Berry Hill Cycle Route	NA		No route yet defined
AP 29 Wye Valley	n		New route
AP 30 Cinderford Town Centre	Refer & stdg	Existing town centre part in referral area	General policy supporting existing town centre
AP 31 Environmental Improvement Area Cinderford Town Centre	Refer & stdg	Existing town centre part in referral area	General improvements
AP 32 24 High Street, Cinderford and related area	Standing advice		Redevelopment of one site in centre
AP 33 Station Street, Cinderford Housing Allocation	Refer and standing advice	CA advice required part of site affected. Majority of site- standing advice applies	Redevelopment sites, all have had permission for housing.
AP 34 Cinderford Football Club	Stdg refer	Small parts in referral area	Allocation for housing and recreation on land largely undeveloped at present
AP 35 Forest Vale, Cinderford - Employment Area	Part refer stdg	Part referral area and part standing advice-	Policy supports Intensification in almost entirely developed area
AP 36 Valley Road, Cinderford	Part refer and stdg	Parts of each allocation in referral area	Housing and employment redevelopment of already developed area
AP 37 Linear Park, Cinderford	Part refer and part standing advice	referral may be required but allocation for recreation- as current use	Recreation policy
AP 38 Lydney Town Centre	Standing advice		General town centre policy
AP 39 Lydney Town Centre, Retail and mixed use including Public Space	stdg		Mixed use in centre
AP 40 Hill Street Lydney	stdg		Redevelopment for housing
AP 41 Lydney Town Centre Highway Improvements	stdg		Highway scheme in town centre
AP 42 Lydney Harbour	n		Mixed recreation as current use but may intensify
AP 43 Pine End Works and Land to the North	n		Existing developed area but additional uses
AP 44 Lydney Industrial Estate	n	Adjoins active site	Existing developed area retaining employment

			uses
AP 45 Lakes South of the Mainline Railway	n	Adjoins active site	Recreation allocation
AP 46 Lydney Harbour Area - Cycling and walking	n		General policy
AP 47 East of Lydney	n		Mixed development covered by permissions
AP 48 Employment Uses Including Foundry Site	n		Existing developed area
AP 49 Mead Lane Lydney	Part standing advice	standing advice applies	Allocation for new employment
AP 50 Mead Lane (existing employment area)	Part standing advice	Existing developed site	Existing developed area
AP 51 Railway Station Area	n		Developed area
AP 52 Land north of the mainline railway	n		Recreation allocation
AP 53 Holms Farm- Housing Site	standing advice		Part developed
AP 54 Coleford Town Centre	Small area refer	Already developed town centre	General policy for town centre
AP 55 Lawnstone House	standing advice		Redevelopment within centre
AP 56 Former Courts and Police Station	refer	CA referral area	Allocation of existing developed area for redevelopment
AP 57 King's Head Public House	standing advice	Existing developed site	Allocation for conversion/ redevelopment
AP 58 Land at Berry Hill	standing advice and part refer	Part CA referral area	Part redevelopment mixed uses proposed
AP 59 Land Adjoining Suntory Factory Coleford	Part refer part standing advice	CA part referral assessment required	New greenfield site for employment
AP 60 Tufthorn Avenue and Pingry Farm - Employment sites	Part refer part standing advice	Part referral area assessment required	Mixed employment site mostly developed
AP 61 Staunton Road, Coleford Employment / Hotel Site	Part refer part standing		Redevelopment of developed site for employment or hotel
AP 62 Land At Poolway Farm, Coleford	Part refer part standing advice	CA part refer	New greenfield housing site
AP 63 Former Bells Field - Recreation Allocation	Refer and standing advice		allocated Recreation- use as current
AP 64 Coleford - Locally Valued	NA		Landscape designation

Landscape			
AP 65 Newent Town Centre: Environment and Uses	n		Town centre policy area
AP 66 Newent Town Centre Mixed Development Allocation	n		Mixed site for conversion redevelopment and protection
AP 67 Community Centre; Lewall Street	n		Building allocation
AP 68 Watery Lane, Newent	standing advice		Housing site with permission
AP 69 Southend Lane Newent	n		Redevelopment for housing
AP 70 Foley Road, Newent	n		Housing site with permission
AP 71 Gloucester Road Newent	n		New greenfield employment site
AP 72 Ross Road Newent	Part standing advice		Redevelopment and new greenfield site
AP 73 Extra Care Accommodation, Cleeve Mill Lane	n		New development/partial redevelopment current permission
AP 74 Recreation Area Foley Road	n		Recreation site now committed
AP 75 New Road and High Street Bream	standing advice	Allocation for housing	Part redevelopment part new greenfield mainly for housing
AP 76 Land Off Ryelands Road Bream	Refer and standing advice	Assessment required most of allocation in referral area	Part with permission part new site all housing site not previously developed
AP 77 High Street, Drybrook	standing advice		Site with permission for housing, largely redevelopment
AP 78 Drybrook Farm	standing advice		New greenfield site housing
AP 79 Land off Church Road, Longhope	n		New greenfield has permission
AP 80 Transport Depot A4136	n		Already developed
AP 81 Longhope Industrial Estate	n		Already developed additional use housing
AP 82 Former Tinplate Works, Lydbrook	n		Allocation has permission for housing
AP 83 Former Severn and Wye Railway	NA		allocation to protect current recreation use
AP 84 Land off Bradley Court Road (Vantage Point) Mitcheldean	standing advice		Redevelopment for housing all currently developed
AP 85 Old Coach Depot, Mitcheldean - Housing Allocation	standing advice		Redevelopment all currently developed
AP 86 Former George Hotel Mitcheldean - Housing Allocation	standing advice		Conversion and redevelopment for housing

AP 87 Employment Intensification/ Retention Vantage Point Mitcheldean	standing advice		Existing developed site protected for employment
AP 88 High Street, Newnham on Severn - additional conservation policy	NA		Conservation/ protection policy
AP 89 The Victoria Hotel, Newnham on Severn and land adjoining	n		Conversion and redevelopment for housing
AP 90 Land North of Newnham on Severn and adjoining Unlawater Lane	n		New greenfield housing
AP 91 Land adjoining A48 and Bigstone Meadow, Tutshill	n		New greenfield allocation for housing
AP 92 Land adjacent Wyedean School, Sedbury	n		New greenfield allocation for housing
AP 93 Land adjoining Miners Arms, Sling - Housing Allocation	standing advice marginal refer	CA referral area adjoins- allocation in standing advice	Allocation for housing mainly carried over from 2005
AP 94 New Dunn Business Park	Referral (part) and standing advice	Historic developed site based around former iron mine may require assessment.	Employment in existing developed area allocation for retention of existing approved uses
AP 95 Housing Allocation Off Gloucester Road 273	n		New allocation for housing
AP 96 Locally Valued Landscape - Staunton and Corse	NA	na	Landscape protection policy
AP 97 Lydney Road, Whitecroft	Edge refer standing advice	Very small part referral area- assessment may be required	Redevelopment policy employment uses
AP 98 Whitecroft Scovill	Small area refer standing advice	Very small area within referral area- risk assessment may be needed	Redevelopment to include housing
AP 99 Housing Site Ash Way	n		New greenfield site
AP 100 Netherend Farm, Woolaston	n		Redevelopment and greenfield site most now permitted

