

Forest of Dean Allocations Plan - Additional Modifications 6th October 2017

The table below is a working document and represents the Additional Modifications to the Allocations Plan that are currently proposed by the Council. These come in response to the Inspector's questions and matters, but also in response to representations that have been received and other comments.

Add Mod Ref No	Policy / Paragraph	Proposed Change	Source	Ref chapter	Ref para
AM001	various	Historic England title (used from March 2015) to be added to Evidence Base and glossary to be amended to include Historic England and refer to former title, English Heritage.	Inspector's initial comments	1	
AM002	Policies map	Label on Policy AP60 to be corrected	Inspector's initial comments	1	
AM003	Throughout document	References to the "proposals map" to be replaced by the term "policies map"	Inspector's initial comments	1	
AM004	1.1	Footnote: National Planning Policy Framework and National Planning Practice Guidance and may at a later date be supplemented by other planning policy documents including any "Made" Neighbourhood Development Plans (NDPs).		1	1
AM005	1.2This is primarily because of the greater level of detail needed to support the individual allocations <u>and because of the introduction of new up to date material supporting the AP's housing provision</u>		1	2
AM006	Grey box following para 2.7. Page 10	Text in grey box after para 2.7 to be updated to explain stages in plan preparation. This will when appropriate be updated to reflect the Adopted Plan.	Inspector's initial comments	2	7
AM007	Grey box following para 2.7 Page 10	(OAN) Objectively Assessed Need- term added, (defined in glossary)	Inspector's initial comments	2	7

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AM008	Grey box following para 2.7 Page 10	(SHMA) Strategic Housing Market Assessment- term added and defined in glossary	Inspector's initial comments	2	7
	2.11	Updated in <u>2014</u>		2	11
AM009	2.12	Add text to paragraph 2.12An additional requirement of 20% must be added where the number of dwellings built has "persistently" fallen below the theoretical requirement and in addition any so called shortfall must also be able to be made up (within the five years <u>if possible but otherwise over the plan period</u>).....		2	12
	2.20	These are relevant to policy CSP1 and <u>many</u> are shown in		2	20
AM010	2.24	Add to end of paragraph <u>and by supplementary guidance.</u>		2	24
AM011	2.27	There is a policy presumption that most <u>kinds of</u> development should not take place in these settlements.		2	27
AM012	2.32	Update text 2.32 There is in addition an allocation for recreation and tourism based development, centred around the canal at Newent and a further development at Dymock # <u>has been completed.</u> The latter has been commenced.		2	32
AM013	Table 3	Historic character and local distinctiveness style and materials AP5 To ensure proposals take account of building styles and materials <u>historic character and local distinctiveness#</u>		3	1

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	CIL	Add <u>or similar</u> after any CIL in green box					3	34																																															
AM014	Table 7	Mead lane Existing employment	Lydney (<u>small area in Aylburton</u>)	identification of existing areas for employment generating uses	24.0																																																		
AM015	Table 8	<table border="1"> <thead> <tr> <th>Policy (AP)</th> <th>Location</th> <th>Parish</th> <th>Allocation</th> <th>No.</th> <th>Area (ha)</th> </tr> </thead> <tbody> <tr> <td><u>Clanna Road Alvington</u></td> <td></td> <td><u>Alvington</u></td> <td><u>housing</u></td> <td><u>11</u></td> <td><u>0.5</u></td> </tr> <tr> <td><u>Land Off Ryelands Road Bream</u></td> <td></td> <td>West Dean</td> <td>housing</td> <td>14</td> <td>0.68</td> </tr> <tr> <td><u>New Road and High Street Bream</u></td> <td></td> <td>West Dean</td> <td>housing</td> <td>30</td> <td>1.54</td> </tr> <tr> <td><u>(submission draft) Cinderford Football Club</u></td> <td></td> <td>Cinderford</td> <td>housing and open space allocation</td> <td>80</td> <td>2.85</td> </tr> <tr> <td><u>Land off Sneyd Wood Road Cinderford</u></td> <td></td> <td><u>Ruspidge</u></td> <td><u>housing</u></td> <td><u>18</u></td> <td><u>0.6</u></td> </tr> <tr> <td>(Cinderford AAP area)</td> <td></td> <td>(Cinderford)</td> <td>(Housing allocated in AAP, not included in AP but contributes to CS, assumed capacity 200+)</td> <td>200</td> <td>6.2</td> </tr> <tr> <td><u>Station Street.</u></td> <td></td> <td>Cinderford</td> <td>housing allocation</td> <td>150</td> <td>4.5</td> </tr> </tbody> </table>	Policy (AP)	Location	Parish	Allocation	No.	Area (ha)	<u>Clanna Road Alvington</u>		<u>Alvington</u>	<u>housing</u>	<u>11</u>	<u>0.5</u>	<u>Land Off Ryelands Road Bream</u>		West Dean	housing	14	0.68	<u>New Road and High Street Bream</u>		West Dean	housing	30	1.54	<u>(submission draft) Cinderford Football Club</u>		Cinderford	housing and open space allocation	80	2.85	<u>Land off Sneyd Wood Road Cinderford</u>		<u>Ruspidge</u>	<u>housing</u>	<u>18</u>	<u>0.6</u>	(Cinderford AAP area)		(Cinderford)	(Housing allocated in AAP, not included in AP but contributes to CS, assumed capacity 200+)	200	6.2	<u>Station Street.</u>		Cinderford	housing allocation	150	4.5					
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		<u>Cinderford Housing Allocation</u>							
		<u>Valley Road, Cinderford</u>	Cinderford	mixed use allocation to include about 45 dwellings	45	1.4			
		<u>Lawnstone House</u>	Coleford	mixed development including housing	<u>12</u> 8	<u>0.2</u> 0.17			
		<u>King's Head Public House</u>	Coleford	conversion/ new build housing	12	0.04			
		<u>Land At Poolway Farm, Coleford</u>	Coleford	housing	<u>140</u> 80	<u>5.9</u> 3.2			
		<u>Ellwood Road Milkwall</u>	<u>Coleford</u>	<u>housing</u>	<u>48</u>	<u>1.6</u>			
		<u>North Road Broadwell</u>	<u>Coleford</u>	<u>housing</u>	<u>70</u>	<u>2.4</u>			
		<u>Kings Meade Coleford</u>	<u>Coleford</u>	<u>housing</u>	<u>48</u>	<u>1.6</u>			
		<u>Tufthorn Avenue Coleford</u>	<u>Coleford</u>	<u>Housing and employment</u>	<u>60</u>	<u>1.8</u>			
		<u>High Street Drybrook</u>	Drybrook	housing	<u>110</u> 50	<u>3.9</u> 1.8			
		<u>Drybrook Farm</u>	Drybrook	housing	17	0.6			
		<u>Adj Village Hall Hartpury</u>	<u>Hartpury</u>	<u>housing</u>	<u>12</u>	<u>0.5</u>			
		<u>The Poplars Huntley</u>	<u>Huntley</u>	<u>housing</u>	<u>12</u>	<u>0.7</u>			

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		<u>Oak Way Littledean</u>	<u>Littledean</u>	<u>housing</u>	<u>17</u>	<u>0.8</u>			
		<u>Land off Church Road, Longhope</u>	Longhope	<u>housing</u>	<u>28</u>	<u>1.41-0</u>			
		<u>Former Tinline Works, Lydbrook</u>	Lydbrook	housing	26	0.9			
		<u>Land At Stowfield, Lydbrook Policy to enable redevelopment for a variety of uses.</u>	Lydbrook	housing as part of mixed development (capacity up to 45)	0				
		<u>East of Lydney</u>	Lydney	<u>Housing and mixed development</u>	1684	58.8			
		<u>Holms Farm- Housing Site</u>	Lydney	housing	27	1.9			
		<u>Augustus Way Lydney</u>	<u>Lydney</u>	<u>housing</u>	<u>120</u>	<u>6.5</u>			
		<u>Hill Street Lydney</u>	Lydney	housing part of mixed allocation	25	1.1			
		<u>Old Coach Depot, Mitcheldean - Housing Allocation</u>	Mitcheldean	housing	<u>12</u>	<u>0.42</u>			
		<u>Land off Bradley Court Road (Vantage Point) Mitcheldean</u>	Mitcheldean	housing	40	1.5			
		<u>Former George Hotel Mitcheldean</u>	Mitcheldean	housing	18	0.31			

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		<u>- Housing Allocation</u>							
		<u>Watery Lane, Newent</u>	Newent	housing	30	1.1			
		<u>Southend Lane Newent</u>	Newent	housing	25	1.5			
		<u>Foley Road, Newent</u>	Newent	housing	120	4.6			
		<u>North of Southend Lane Newent</u>	Newent	housing	<u>170</u>	<u>7.3</u>			
		<u>Cleeve Mill Lane/ Gloucester Street Newent</u>	Newent	housing and open space	<u>45</u>	<u>4.6</u>			
		<u>Extra Care Accommodation, Cleeve Mill Lane</u>	Newent	housing	<u>17</u>	0.75			
		<u>Ross Road Newent Horsefair Lane Newent</u>	Newent	mixed development to include housing	30				
		<u>Land north of Newnham on Severn and adjoining Unlawnwater House</u>	Newnham	housing and open space	<u>95</u> <u>40</u>	<u>4.02-1</u>			
		<u>The Victoria Hotel, Newnham on Severn and land adjoining</u>	Newnham	housing part conversion	20	0.35			

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		<u>Drury Lane Redmarley</u>	<u>Redmarley</u>	housing	<u>11</u>	<u>1.2</u>			
		<u>Land adjacent Wyedean School Sedbury/ Tutshill</u>	Tidenham	housing	110	3.4			
		<u>Adj Bigstone Meadow A48 Sedbury/ Tutshill</u>	Tidenham	housing	<u>45</u> <u>35</u>	2.6			
		<u>Adj Gloucester Rd Sedbury/ Tutshill</u>	<u>Tidenham</u>	<u>Housing and open space</u>	<u>95</u>	<u>6.2</u>			
		<u>Gloucester Road Staunton/Corse</u>	Corse	housing	20	1.1			
		<u>Prince Crescent Staunton/Corse</u>	<u>Staunton</u>	<u>housing</u>	<u>27</u>	<u>1.2</u>			
		<u>Land adjoining Miners Arms, Sling - Housing Allocation</u>	West Dean	housing	20	0.64			
		<u>Whitecroft Scovill Whitecroft</u>	West Dean	housing element of mixed use allocation	30	<u>1</u>			
		<u>Housing Site Ash Way, Netherend/ Woolaston</u>	Woolaston	housing	12	0.41			
		<u>Netherend Farm, Woolaston</u>	Woolaston	housing	36	1.2			
		Total			<u>3874</u>	<u>149.8</u>			

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AM016	4.21	After second sentence of paragraph 4.21 amend It may be that the existing permission is implemented and in that case <u>With the implementation of a recent permission, which is compatible with the allocation</u> it is unlikely that the allocation will be realised although the capacity of the site is slightly greater than the number presently permitted.		4	21
	Policy AP18	Last but one word in policy add <u>would</u>			
AM017	5.4	5.4 As at 2013-2017 there is a proposal for a large new supermarket located on the edge of the town which <u>has permission</u> and is supported by the Council. This illustrates the lack of suitable locations elsewhere at present and reflects a strategy of providing additional convenience space in order to attract more business into the town.		5	4
AM018	5.7	5.7 The design of buildings tends to be simple and the use of forest stone was predominant although there are two <u>is a</u> brickworks in the immediate area. Cinderford and Ruspidge have their own local distinctiveness and new building should pick this up and reflect (not copy) this.		5	7
AM019 old MM019	5.10	Add to end of 4 th sentence in paragraph 5.10 <u>(under construction in mid 2017).</u>		5	10
Old MM24	5.27	The AP does not cover the area covered by the AAP			
	6.17	<u>In early 2017 a further area was commenced</u>			

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	6.24	The site has some constraints but is very much able to set the tone for a large and important part of the town centre. It is close to the River Lyd and is in an area where flood risk assessment will be needed. Existing buildings may all be redeveloped, or may be incorporated into a new scheme subject to a satisfactory result. One solution to how the site can be satisfactorily developed is illustrated by the current permission <u>granted</u> and this can be implemented alongside other changes in order to implement the policy above. Alternately a revised scheme or schemes for the whole site may be appropriate.			
AM020	6.35	Update paragraph 6.35 3 rd sentence In addition to the areas that are or have been covered by planning approvals (in January 2015 <u>July 2017</u>),		6	35
	6.37	In early 2014 the site had a valid permission for development on its eastern part including a supermarket and industrial units. Whether or not this is <u>fully</u> implemented, <u>it was commenced</u> and the site remains allocated for employment generating uses and the retail use permitted is regarded as an employment generating use.			
AM021	6.41	Land adjoining the station is allocated for development in connection with the station and for development that improves the facilities and access to the station. This must include <u>additional parking of a scale now available (mid 2017)</u> and must allow better facilities at the station itself which will be developed. In addition an element of business uses will be permitted where they do not prevent the establishment of parking and access improvements. Any business and commercial development should serve and benefit from the flow of station users. These aims can be achieved by the layout as shown on the proposals <u>policies</u> map but as an alternative a masterplan agreed as part of the planning process which delivers the requirements of the policy may be implemented as an alternative .		6	41
	6.44	The site has been allocated since the 2005 Local Plan but has yet to be developed. It is capable of providing about 27 new dwellings including some to be from conversion and refurbishment of the existing substantial farm			

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		buildings on the site.			
AM022	7.10	Amend last word of paragraph 7.10 <u>examined</u> drafted.		7	10
AM023	7.12	Amend 2 nd sentence of Paragraph 7.12 The most significant of these is the College vacating the site in order to consolidate on land at the Northern Quarter, Cinderford <u>where the new premises are currently under construction and due for completion in summer 2018.</u>		7	12
	7.15	7.15 delete almost 20 before words over 18 ha			
	AP74	Insert <u>South of</u> Southend Lane Newent			
MM024	Key issues	Point 4 under Key Issues update The former goods station to the south of the village benefits from planning permission for 17 dwellings (now under construction).	<u>update</u>	12	<u>12.1</u>
AM025	18.10	Delete from second sentence requiring an additional policy			
AM026	Dymock 19.3	add after current paragraph: <u>"These footpaths and associations are important features as which can help encourage tourism but also need to be respected in considering any proposals for development</u>	APPV4 (B Davis 097/004/19.3)	19	3

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AM027	40.4	40.4The policies including the allocation of land for development are intended to provide for change in keeping with the requirements of the CS <u>and the revised OAN</u> . Overall the settlement boundary is tightly drawn, reflecting the need to conserve the surrounding countryside and protected lands close by <u>whilst encompassing some new areas for development</u> .			
AM028	Policies map	Amend policies map Silver Street, Mitcheldean	Allowed on appeal		
AM029	Glossary	Employment generating uses – any use which creates jobs, not necessarily just those in traditional use classes B1,B2 B8.	Council	Glossary	
AM030	Policies Map	Winding Wheel House Bream Defined Settlement Boundary-minor correction to align settlement boundary with Locally Distinctive Area notation which correctly covers hard surfaced yard	Council	13	Policies map
AM031	Policies Map	Amend settlement boundary at Brierley and delete part of IOA at The Swan PH	Council	14	Policies Map
AM032	Policies map	Ruardean Miners Welfare field recreation designation			
AM033	Policies Map	Amend settlement boundary in Hartpury to include area that now benefits from planning permission	Allowed on Appeal		
AM034	Policies Map	New Road Parkend delete part of IOA			

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AM035	Policies Map	Amend policies map Sedbury Whirls End			
AM036	Policies Map	Amend policies map Sun Green Road Bream to reduce recreation notation retaining IOA			