

# Authority's Report 2012

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## 1 . Introduction

### 1 Introduction

**1.1** This is the Forest of Dean District Council's eighth monitoring report and it covers the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2012.

**1.2** The Planning and Compulsory Purchase Act 2004 requires Local Authorities to produce an Annual Monitoring Report although it is no longer required to be submitted to the Secretary of State. Following the 2011 Localism Act, monitoring reports are now known as Authorities reports, however monitoring of the various plans and policies will continue.

**1.3** The main purpose of the Authorities Report is to review the preparation of the Local Plan and the extent to which policies within the Local Plan documents are being successfully implemented. This process will form the basis for reviewing planning policies.

#### 1.1 Adoption of Core Strategy

**1.4** The Forest of Dean adopted its [Core Strategy](#) in February 2012 and this replaces many of the policies contained in the Forest of Dean District Local Plan 2005. Where policies have not been replaced or deleted on adoption of the Core Strategy they will be retained pending the Allocations Development Document or other Development Plan Document. Appendix A provides a list of all policies replaced deleted or under review.

**1.5** The council also adopted the [Cinderford Northern Quarter](#) Area Action Plan in February 2012.

**1.6** Both adopted documents set out a new monitoring framework for the policies contained within them. For the Core Strategy this is outlined [Policy CSP17 \(Chapter 8\)](#) and [Keynote 86 Monitoring of the Core Strategy](#). and [Cinderford Northern Quarter Chapter 6](#). Whilst the documents were adopted late in this monitoring period monitoring the policies they contain would not as yet reflect their true performance. A more complete picture will begin to appear in the next monitoring report.

## 2 . The Councils Annual Report 2011/12 including Coporate Plan 2012 2016

### **2 The Councils Annual Report 2011/12 including Coporate Plan 2012 2016**

**2.1** The District Council have produced an Annual Report for 2011/12 which also includes the Corporate Plan 2012 - 2016 . The report provides a brief resume of the districts profile and can also be viewed on the councils website <http://www.fdean.gov.uk/media/Assets/Improvement-Policy/documents/annualreport2012.Pdf>. The Corporate plan continues to promote the four Priorities as shown below:

- Priority 1 - Provide value for money for services
- Priority 2 - Promote thriving communities
- Priority 3 - Encourage a thriving economy
- Priority 4 - Protect and improve our environment.

## 3 . Issues and Challenges for the Local Plan

### 3 Issues and Challenges for the Local Plan

**3.1** The council's area is subject to many of the pressures and influences common throughout the south west region or the whole country. The Forest of Dean is an attractive and distinctive area where people choose to live. The retention of the population with appropriate skills, the retention of services and especially the offer of a good range of employment are key objectives for the Council.

**3.2** The economy is less well developed than the immediate area (for example the rest of Gloucestershire). Common to many rural areas, there is an imbalance between jobs and the place of residence. Maintenance of services and facilities is a major issue as is the need to promote and increase certain types of employment. The supply of affordable housing is not meeting identified need. In addition new housing will be required for the existing population as household sizes continue to fall. The Local Plan will address these challenges as follows:

Issues for Local Plan
<ul style="list-style-type: none"> <li>• Conserve, protect and enhance the natural and man made environment, making use of suitable previously developed sites where appropriate.</li> </ul>
<ul style="list-style-type: none"> <li>• Achieve the economic, social and environmental revitalisation of communities throughout the Forest of Dean, and to deliver new housing and other development to achieve this in a sustainable manner.</li> </ul>
<ul style="list-style-type: none"> <li>• Concentrate development in the three towns of the south of the District, developing them in a complementary manner as accessible employment service and transport centres, providing the range and type of housing appropriate to these roles.</li> </ul>
<ul style="list-style-type: none"> <li>• Develop Newent as a local centre without encouraging commuting for travel to work.</li> </ul>
<ul style="list-style-type: none"> <li>• Consider the District as a whole and the interrelationships between settlements when considering the location of new development.</li> </ul>
<ul style="list-style-type: none"> <li>• Provide for the economic and social well-being of rural communities.</li> </ul>

## 3 . Issues and Challenges for the Local Plan

### 3.3 The main areas identified for action are:

<b>Areas Identified for Action</b>	
<b>Environment</b>	The Local Plan must help to protect and enhance the distinctive natural and built environment of the Forest of Dean and to retain a sustainable landscape rich in wildlife for the benefit of future generations.
<b>Business and Economy</b>	<p>Regeneration of the economy is a key priority and this will focus on the Market Towns and other important locations such as Vantage Point at Mitcheldean. Labour demand is well below that which is available in the district with six jobs for every ten resident workers in 2001. There is a net flow of at least 9000 workers each day out of the District and this increased by 2574 between 1991 and 2001. Although this reflects a national trend of travelling to work, the principles of sustainable development support its reduction as does the strategy of regeneration. Actions will therefore include:</p> <ul style="list-style-type: none"> <li>• Improving the range of jobs on offer;</li> <li>• Making better use of infrastructure available;</li> <li>• Making available quality premises especially those related to the growth; sectors. This may include the supply of smaller starter units, promotion and funding of rural workshops;</li> <li>• Increasing potential for self containment of the larger settlements by promoting employment growth;</li> <li>• Encouraging a diversification within rural areas to retain and employ the local population.</li> </ul>
<b>Tourism</b>	The Local Plan will develop and promote sustainable tourism In the District as part of the proposed development of the economy.
<b>Housing</b>	The Core Strategy sets out how the housing needs of the District will be met. Its aims ensure that everyone has the opportunity to live in a decent and affordable home. The area's indigenous requirements should be met with affordable housing being made available in a range of locations matching as closely as possible the pattern of need. New housing provision will be made in parallel with new employment. The strategy will seek to broaden the range of housing stock in step with the needs of the population.

### 3 . Issues and Challenges for the Local Plan

<b>Areas Identified for Action</b>	
<b>Transport and Access to Services</b>	New development should be located where it can take advantage of a variety of transport and it should be able to gain easy access to a variety of services. Whilst maintaining a sense of proportion, the strategy will seek to improve transport in the District and enable better access to services for all.
<b>Regeneration of Towns</b>	The concentration of development in towns and the promotion of economic activity and of services will help to reinforce the role of the towns. New housing will be located in the towns which will benefit from and contribute to the services and employment they offer. Policies for the towns centres will also promote increased activity and help to provide environmental improvements.
<b>New Build Development</b>	New build should be designed to assist in achieving improvements in the following areas: <ul style="list-style-type: none"> <li>• by design;</li> <li>• by ensuring facilities which support new development are provided or ;</li> <li>• by the wider aims of protecting and providing access to the countryside.</li> </ul>
<b>Crime, Disorder and Community Safety</b>	The strategy will help to reduce crime, disorder and the fear of crime and increase community safety and quality of life in the district.
<b>Health and Leisure</b>	Improve the health of the community, to tackle inequalities in health and to develop and promote leisure activities in the district.
<b>Education and Lifelong Learning</b>	Support the people of the district to learn and develop their skills throughout their lives.
<b>Arts</b>	Create an environment where creativity and distinction in the arts are encouraged.

## 4 . Local Development Scheme

### 4 Local Development Scheme

**4.1** The Local Development Scheme is a programme that sets out how the Council will prepare its Local Plan over a next three year period. It is approved by the Council's Cabinet and as well as setting out the programme it is intended to be used as a monitoring tool.

**4.2** The revised (4th) Local Development Scheme covering the period 2011 to 2014 was published in March 2011. The assessment that follows shows how programme has been revised against both internal and external influences that have generally meant that the targets in the Local Development Scheme have not been met. The reasons any slippage are detailed in each of the sections that consider the Local Plan documents individually but in general they include:

- Resource limitations within the policy section - increased demands on resources for other planning related tasks reducing that available for Local Development work. The effect of task diversion continues to be an issue;
- Resources not available elsewhere in the Council - the changing priorities and staff shortages affect the production of Supplementary Planning Documents
- The introduction of new legislation (i.e. The Localism Act)

**4.3** The timetable below is that of the last published Local Development Scheme. It has however been amended as detailed in the sections for each individual Development Plan Document (DPD) below.



## 4. Local Development Scheme

4.4 Table 1 Timetable and Key Milestones

<b>Title</b>	<b>Purpose</b>	<b>Process</b>	<b>Issues and Options</b>	<b>Submit to</b>	<b>Adopt</b>	<b>Review</b>
DPD 's in heavy type below		Commence	Issues and Options	Submit to secretary of state	Adopt	
Local Development Scheme 2008	Project Plan for Local Plan	First prepared 2005		Last revision February 2011		Update as necessary
Sustainability Appraisal- Process matched to LDD	To assess proposals in Local Plan	2005	To run with various proposals in LPD			
Statement of Community Involvement	Explains how the LP process	First adopted 2006, under review 2012	Under review		New version April 2013	Update as needed

## 4. Local Development Scheme

<b>Title</b>	<b>Purpose</b>	<b>Process</b>				<b>Review</b>
	has engaged the community in its formulation					
<b>Core Strategy</b>	To articulate key spatial strategy for the district	February 2005	November 2005 to February 2006 second preferred options consultation completed May 2008	Publish March 2011 Submitted July 2011	<b>Adopted February 2012</b>	Review annually
<b>Allocations DPD</b>	Identifies scale and location of allocations and updates settlement boundaries	February 2010	Initial consultations from March 2012	Publish and submit summer 2014	Feb 2015	Review as necessary
<b>Proposals Map</b>	To show proposals and to show interrelationship between Local DDs	Annual update to reflect other documents				Annual when DPDs are adopted
<b>Area Action Plan for Cinderford</b>	To provide detailed specific proposals for an area subject to change	May 2006	Commenced September 2006	Preferred Options	<b>Adopted</b>	

## 4. Local Development Scheme

<b>Title</b>	<b>Purpose</b>	<b>Process</b>				<b>Review</b>
				consultation October 2009 , Submitted July 2011	<b>February 2012</b>	
<b>Area Action Plan for Lydney</b>	To provide detailed specific proposals for an area subject to change	September 2010	Spring /Summer 2011	Publish and submit summer 2014	Feb 2015	
Landscape SDP	To provide planning guidance on landscape matters(will be prepared by consultant	March 2005	September 2005	N/A	Adopted	As Necessary - monitor annually
Affordable Housing SPD	To provide guidance on the implementation of affordable housing policies	September 2006	July 2007	N/A	Adopted	As Necessary
Annual Monitoring Report	To assess progress and impact on policies and proposals		Annual - currently submitted previous financial year			

## 4 . Local Development Scheme

**4.5** The progress of each document throughout the monitoring period 1st April 2011 to 31st March 2012 is reviewed below.

<b>Document: Statement of Community Involvement</b>	
Status	Development Plan Document
Key Milestones	Adoption June 2006
Current Stage	Adopted June 2006
Progress	Due to be updated in Autumn 2012
Comment	Used to guide Community Involvement with particular regard to the Local Development Process.

<b>Document: Core Strategy</b>	
Status	Development Plan Document
Key Milestones	Adoption in Spring 2012
Current Stage	Core Strategy Draft for publication completed march 2011
Progress to next Milestone	The Core Strategy was published and submitted to the Secretary of State in July 2011. The Inspector's Report is now awaited following public hearings in October 2011.
Comment	The Core Strategy was adopted in February 2012. Following the adoption the council received a legal challenge which will be presented to the High Court in May 2013. The council have received a legal challenge to the Core Strategy

<b>Document: Allocations DPD</b>	
Status	Development Plan Document

## 4 . Local Development Scheme

<b>Document: Allocations DPD</b>	
Key Milestones	Will formally commence after the adoption of the Core Strategy, though preparatory work will begin before that date.
Current Stage	Scoping and information gathering
Progress to next Milestone	Work commenced on this document following the adoption of the Core Strategy. A public consultation was carried out during the spring and summer of 2012. The comments will be processed and a report published in Spring of 2013
Comment	This DPD will cover the majority of the allocations that need to be carried forward and the review of the settlement boundaries. It will be subject to change if the plan making system is reformed.

<b>Document: Cinderford Northern Quarter Area Action Plan</b>	
Status	Development Plan Document
Key Milestones	Adoption Spring 2012
Current Stage	Examination draft published July 2011
Progress to next Milestone	The examination draft was published and submitted to the Secretary of State in July 2011. The Inspector's report is currently awaited following hearings in October 2011.
Comment	<p>The Cinderford Northern Quarter Area Action Plan was adopted in 2012.</p> <p>Post adoption by Full Council a Legal Challenge has been received from Forest of Dean Friends of the Earth, this Challenge will be presented to the High Court in May 2013. Although the Council is treating this Challenge seriously, the Council and partners continue to progress implementation plans against the AAP.</p> <p>Forest of Dean District Council submit an Expression of Interest to Gloucestershire Local Enterprise Partnership (LEP) for £3.8M from the Gloucestershire Infrastructure</p>

## 4 . Local Development Scheme

Document:	Cinderford Northern Quarter Area Action Plan
	<p>Investment Fund, to support the delivery of the 1.5Km Cinderford Northern Quarter Spine Road as a single contract. This bid is supported by the LEP and the Council is invited to submit a full Business Case to support this application. This Business Case will be submitted when planning approval is secured – forecast summer 2013.</p> <p>Gloucestershire NHS is the first public sector investor to develop within the AAP site area. In October 2012, the NHS open the Forest Renal Unit having invested £1.6M to extend and refurbish a Council owned industrial unit in Newtown Road. The NHS have agreed a 21 year lease term with the Council and are now treating kidney patients from the Forest who no longer have to take the twice weekly trip to Gloucester Hospital to dialyse.</p> <p>HCA receive Demolition Consent in Nov 2012 to demolish 5 buildings to floor plate at the Northern United site, subject to Natural England licensing the activity to protect bat colony in this location. Two of the buildings without any bat use are immediately removed – remainder will need to be demolished in Feb/Mar 2013.</p> <p>Glos CC and their highway consultants begin the Ground Investigation works in October 2012. Contract is 35% complete before Police Investigation halts work.</p> <p>HCA submit outline planning applications for the Northern United site (HCA owned), Forest Vale site (FoDDC owned) and for a replacement bat roost in October 2012. These applications are scheduled for determination at the Feb 2013 Planning Committee.</p> <p>HCA’s ecology consultants John’s Associates prepare a Biodiversity Strategy to accompany their outline applications – this is a site wide mitigation framework that has been produced with Natural England input.</p> <p>Gloucestershire College appointed their Design Team in Dec 2012 – local Gloucester company – Robert Limbrick Architects. College attend first pre-application meeting with the Council on 16 Jan 2013 to discuss site constraints and key design principles.</p>

## 4 . Local Development Scheme

<b>Document: Lydney Area Action Plan</b>	
Status	Development Plan Document
Key Milestones	Issues and Options publication
Current Stage	Comments from the public consultation have been processed and an Draft Issues report produced.
Progress to next Milestone	Comments received from the planning for real events are being analysed and will form the basis for the Issues and Options Document-
Comment	Progress has slowed as Lydney Town Council expressed a desire to undertake a Neighbourhood Development Plan . A draft report of the Issues which arose from the Planning for Real Exercise was published in March 2012. Following that progress has slowed as Lydney Town Council expressed a desire to undertake a Neighbourhood Development Plan The Town Council submitted Neighbourhood Area application on the 2nd November 2012. The application has been advertised and any representations/ or objections should be received by the District Council by 24th December 2012.

## 5 . Monitoring

### 5 Monitoring

**5.1** The Core Strategy policy CSP.17 and accompanying table sets out the principles of monitoring which is essential to ensure that the Core Strategy achieves its aims and objectives and the table 1 indicates how this will be achieved. In addition Keynote - Monitoring of the Core Strategy provides further details of how policies within the Core Strategy will be monitored.

#### 5.1 Economy

**5.2** The Local Plan adopted in 2005 makes provision for 77.9 hectares of employment land up to 2011 through Policy (R)F.E.1 of the outgoing Local Plan. Of this land 74.9 hectares is in the four towns with the remainder located at the villages of Parkend and Bream. In addition to the allocations, there is opportunity for the intensification of existing employment sites. The Local Plan identifies several locations where intensification can enable more employment, most notably within the established industrial areas in the main towns. There is in addition some scope for the new, generally small, employment uses not allocated within the plan to be established in suitable locations, for example as part of agricultural diversification. The Adopted Core Strategy seeks to provide a wide range of opportunities and to encourage a more diverse economy. The approach taken for the Core Strategy is to analyse the land that is potentially available and then to provide from that a range of sustainable sites either by reaffirming allocations that already exist or by providing new. A list of sites was drawn up and they are reviewed below. (Keynote document 7 Economy - Land for Employment

[http://www.forestofdean.gov.uk/Assets/ForestofDeanDocuments/Core%20Strategy%20Documents/Keynote\\_-\\_Economy\\_-\\_Land\\_for\\_Employment.pdf](http://www.forestofdean.gov.uk/Assets/ForestofDeanDocuments/Core%20Strategy%20Documents/Keynote_-_Economy_-_Land_for_Employment.pdf)

**5.3** As part of the evidence base for the Local Development Framework, a study of employment needs has been undertaken and this has been accompanied by a review of existing sites and available land that may be suitable for employment. This includes allocated employment sites as well as those that are already in use. Where there is considered to be potential for intensification or redevelopment this is recorded. The first study contains a survey of existing employers and agents and makes recommendations about the needs of the district and how these may be met in the future in a manner consistent with the need to diversify and offer better quality employment in the area. The second study demonstrates that there is land available for the more traditional uses. Both were and are being used to inform the Core Strategy and the emerging Allocations Document Plan Document.

**5.4** This report looks at the list of sites drawn up for the Core Strategy and provides an update of the changes ,if any ,that have taken place on the site during the monitoring period. All employment sites identified within the 2005 Local Plan are included within this review.



## 5 . Monitoring

## Core Strategy Review of Employment sites in Forest of Dean

Locality	Location	Use	Area	Planning consent granted during this monitoring period
Aylburton	Stockwell Lane	Mixed new and old small units part developed	1.22	NONE
Blakeney	Transport yard	Transport yard, some potential for alternative use	1.43	NONE
Bream	Whitcroft Road	Former colliery buildings and site	1.72	NONE
Bream	Former flour mill colliery	Former colliery buildings	1.26	NONE
Bromsberrow Heath	Business Park, Bromsberrow	Farm style buildings and associated space	0.62	P0029/1/FUL Erection of an Industrial building for B1 use
Churcham	Business Park, Churcham	Former farm buildings re- built to policy limits	1.8	NONE
Churcham	Packaging works	Packaging works	0.95	Extension to existing Factory
Cinderford	Station Street Business Park / Rothdean Trading Estate	Likely to be developed for housing- has full permission	3.1	NONE
Cinderford	Linear Business Park Valley Road	Uses restricted by nearby housing redevelopment	0.87	NONE
Cinderford	Ruspidge, Eastern United	Last use employment	2	NONE
Cinderford	Forest Vale & Whimsey industrial estates	Mixed employment use large & complex some redevelopment and vacant plots	77.87	A number of consents have been granted for extensions and small units in addition to 4400 sq ft of A1.
Cinderford	Newtown	Mixed undeveloped but part previously used for mineral extraction etc	3.35	Applications will be submitted following the adoption of the Core Strategy

## 5 . Monitoring

Locality	Location	Use	Area	Planning consent granted during this monitoring period
Cinderford	Newtown (former Hamblett land)	allocated but undeveloped greenfield part of AAP but very limited by flood vulnerability	2.82	NONE- part of AAP
Cinderford	Lightmoor	allocated in local plan	3.69	NONE
Cinderford	Northern United	part occupied currently allocated for employment 2.5ha additional	8.83	Applications submitted following the adoption of the Core Strategy (Oct 2012)
Coleford	Whitecliff	workshops etc in current use	1.03	NONE
Coleford	Staunton Road, Sawmills	last use sawmill and other employment uses	1.81	NONE
Coleford	Tufthorn	Industrial estate, mixed uses 1.6ha available	18.95	NONE
Coleford	Pingry Farm	Former farm buildings	0.86	NONE
Coleford	Cannop Depot	Mixed industrial and tourism/ recreation use	1.54	NONE
Coleford	Woodgate Sawmills	sawmill	1	NONE
Coleford	Five acres garage	garage	0.4	NONE
Coleford	Concrete Utilities Factory	single occupier but may be sub let in part	2.65	NONE
Coleford	Tufthorn Avenue Junction	Greenfield site 1.37ha	1.37	NONE
Coleford	Milkwall	mixed employment site part transport related uses	1.28	NONE
Coleford	Adjoining Glaxo Smith Kline	Greenfield land adjoins major occupier	6.72	NONE
Corse	Trading Estate, Corse	Purpose built units small site little additional scope	0.47	NONE
Drybrook	Puddlebrook	Small mixed site little scope for addition	0.81	NONE
Drybrook	Nailbridge	Single user builders merchant	2.22	NONE
Huntley	A40/A4136 junction	mixed employment site	1.58	NONE
Longhope	Hart's Barn	Mixed site - tourism orientated	0.89	NONE

## 5 . Monitoring

Locality	Location	Use	Area	Planning consent granted during this monitoring period
Longhope	Richard Read	Single use depot built to policy limits	2.13	NONE
Longhope	Industrial estate Longhope	Mixed uses	1.07	Change of use of B8 TO B1 and A1
Longhope	Factory A40 (concrete products)	old established site	1.74	NONE
Lydbrook	Former Cable Works Stowfield	Major site now vacant	8.07	NONE
Lydbrook	Stowfield (former Temco)	Mixed site some redevelopment or development scope	0.99	NONE
Lydbrook	Employment sites in village	Mixed employment sites	0.76	NONE
Lydbrook	Former Waterloo Colliery (Timber Yard)	Mixed site little scope for expansion	1.3	NONE
Lydney	Hurst Farm	Existing farm complex used for employment	0	NONE
Lydney	Marina Harbour Road	Modern Units well used and let	1.54	Consent for a security Fence
Lydney	Pine End Works Harbour Road	Redundant and Derelict Factory	5.03	NONE
Lydney	Lydney Industrial Estate Harbour Road	mixed employment site, some new units others older part redevelopment opportunity	24.56	NONE
Lydney	Foundry (Federal Mogul) and former foundry, Tutnalls Street	Part unused, some additional land available within site	9.63	NONE
Lydney	Station (Transport) Station Road	Parking and storage, transport depot	2.11	NONE
Lydney	Allaston Grove Sawmill Allaston Road	Mixed Industrial only modest scope for additional land	1.69	NONE
Lydney	Garage showroom etc off A48 (Thompson and Thompson) Cross Hands	Car repairs and sales available	1.13	NONE

## 5 . Monitoring

Locality	Location	Use	Area	Planning consent granted during this monitoring period
Lydney	Taurus Crafts Lydney Park Estate	Large complex sites limited scope for addition	3.71	NONE
Lydney	Mead Lane (Built) Paper Mill Watts Industrial Tyres	mixed employment site, some new units others older vacant land	24.03	NONE
Lydney	Rear of Pine End Works Harbour Road	New Greenfield Allocation	5.85	NONE
Lydney	Land east of Lydney Crump Farm Naas Lane	New Greenfield Allocation	4.86	NONE
Lydney	Hurst Farm	New Greenfield Allocation	20.96	NONE
Lydney	Whitecross Business Pk Church Road	Mixed units constrained 0ha	0.5	Variation of Gym opening hours
Lydney	Mead Lane allocation	New Greenfield Allocation 7.0ha available without flood risk	12.45	NONE
Mitcheldean	Ladygrove Business Park	Small units adjoining quarry	4.11	NONE
Mitcheldean	Stenders	mixed generally older units additional land	2.24	NONE
Mitcheldean	Vantage Point	mixed site with developed scope for redevelopment/refurbishment	28.55	NONE
Newent	Off Horsefair Lane	Mixed employment area	1.52	NONE
Newent	Town Farm	Industrial estate, plot vacant	5.05	Extension to existing units
Newent	Hazelfield Nurseries	Extensive nursery and garden centre	3.5	NONE
Newent	Cleeve mill lane	part used part undeveloped	1.72	Application pending for B1 use and live work units
Newent	Transport Depot, Dymock Road	Depot and yard	0.36	NONE
Newent	Packaging Works, Upleadon Road	Single building	1.59	NONE

## 5 . Monitoring

Locality	Location	Use	Area	Planning consent granted during this monitoring period
Newent	Adjoining Town Farm	Greenfield	4.3	NONE
Parkend	Former Railway Sidings	small area only of land potentially available	2.87	NONE
Parkend	Timber works	fully utilised timber store and treatment facility	1.42	
Sling	Engineering Works Sling	Mixed site with scope for redevelopment/ refurbishment some recent new build	5.14	NONE
Sling	New Allocation Sling	Greenfield	0.36	NONE
Sling	Off Laureldene	Available for Redevelopment	0.5	NONE
Staunton Corse	Staunton Court	mixed converted farm buildings limited scope	2.46	NONE
Tutshill/Sedbury	Grahamstown Road	Mixed units constrained	0.83	NONE
Westbury	Northwood Green Timber works	Large site spare capacity but isolated	5.06	
Whitecroft/Pillowell	Whitecroft Scovill	some scope for redevelopment and intensification	4.41	
Whitecroft/Pillowell	Vencil Resil	little additional scope	2.69	
Whitecroft/Pillowell	North of Level Crossing	fully developed	0.97	
<b>TOTAL</b>			<b>369.47</b>	

**Table 2. Core Strategy Review of Employment Sites in the Forest of Dean**

There has been little movement on the implementation of employment allocations within the local plan over the monitoring period. There is (march 31st 2012) consent for the development of 9.49ha of employment land. In addition to this there is outline consent for 22.5ha of land awaiting the signing of a s106 legal agreement. The outgoing Local Plan also identifies a number of existing sites that have been safeguarded for employment use along with others that are capable of intensification or redevelopment, These sites are located within settlements.

**5.5** For 2011/2012 consents generating employment floorspace have been derived from the electronic information recorded by the planning department at the time of submission of a planning application. Gathering information in this way is leading to improvements in the accuracy of the authorities reporting but the figures here are

## 5 . Monitoring

subject to any errors and omissions made when recording application details. The information that will be presented here will be an indication the the amount of additional floorspace which has been granted planning permission.

TYPE	GROSS	PDL	GREENFIELD
A1	5444	5444	0
B1a/b/c/	590	590	0
B2	95	95	0
B8	426	426	0
<b>TOTAL</b>	<b>6555</b>	<b>6555</b>	<b>0</b>

Table 3. Employment Floorspace Granted Consent 01/04/2011 - 31/03/2012

### 5.2 Housing

#### 5.2.1 Introduction

**5.6** The council have prepared a [Housing Implementation Strategy](#) as required by the National Planning Policy Framework. The strategy is required to show how a five year supply of land to meet the requirement will be maintained and also provides some information in relation to housing density.

**5.7** The Housing implementation strategy accompanies the housing trajectory for 2012/13 for the Forest of Dean District Council area. It takes account of dwelling completions and land availability as of April 1st 2012. Its purpose is to explain how the required housing is capable of being delivered over the entire Core Strategy period (to 2026) but it provides a full implementation strategy for the first five years and a trajectory and brief commentary for the remaining 10 years of the plan period.

**5.8** The identified housing requirements for the district are established in the Core Strategy which was adopted in February 2012. These were supported by the Inspector following their examination and are based on the figures in the then draft Rural Spatial Strategy. The figures are however very close to more recent calculations of housing requirements which were supported by up to date estimates of population changes.

##### 5.2.1.1 Housing Delivery

**5.9** The Housing trajectory provides a means of monitoring housing planned for in the Local Plan. The Core Strategy uses a requirement of 6200 new dwellings between 2006 and 2026. In the period of 2006 – 2012, 1531 dwellings were completed.. Annual completions over the period have averaged 255 (net) against the requirement of 310. The numbers have fluctuated over the years reflecting variations in state of the national economy.

## 5. Monitoring

Year	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
Annual completions	205	405	310	118	228	265
Cumulative completions	205	610	920	1038	1266	1531
Cumulative expected totals @310pa.	310	620	930	1240	1550	1860
<b>Difference</b>	<b>-105</b>	<b>+10</b>	<b>-10</b>	<b>-202</b>	<b>-284</b>	

Table 4. Housing Completions Forest of Dean 2006/07 to 2011/12

**5.10** The present plan allocations together with land that has planning permission can provide sufficient land for the required five year housing supply. Beyond five years there is an adequate supply that can be identified from sites with planning permission and allocations, and with an allowance for windfalls.

Name of Settlement or type of area	Core strategy proposed (2010)  (the figures proposed in the CS March 2010, uses overall provision of 6200 and takes into account completions since 2006)	Residual requirement 2012  (the above figures updated to March 2012, taking account of completions.)	Commitments  (planning permissions and allocations as of March 2012. Where this exceeds the requirement then the latter is assumed to be 0.)	Additional required  (balance between commitments and requirement, but where there is a theoretical surplus (service villages and outside settlements assumes 0).	Annual implied average  (column 3, the remaining requirement divided by 14, which is the number of years to the end of the plan period)
Cinderford	1050	955	814	141	68
Lydney	1900	1849	1711	138	131
Coleford	650	583	480	103	41
Newent	350	218	142	76	16
Tutshill/Sedbury	111	111	17	94	8
Bream	100	100	37	63	7
Drybrook	100	92	40	52	6
Mitcheldean	101	101	66	35	7

## 5 . Monitoring

Name of Settlement or type of area	Core strategy proposed (2010)  (the figures proposed in the CS March 2010, uses overall provision of 6200 and takes into account completions since 2006)	Residual requirement 2012  (the above figures updated to March 2012, taking account of completions.)	Commitments  (planning permissions and allocations as of March 2012. Where this exceeds the requirement then the latter is assumed to be 0.)	Additional required  (balance between commitments and requirement, but where there is a theoretical surplus (service villages and outside settlements assumes 0).	Annual implied average  (column 3, the remaining requirement divided by 14, which is the number of years to the end of the plan period)
Newnham	65	42	6	36	3
Yorkley/ Pillowell/ Whitecroft	45	40	16	24	3
Lydbrook Joys Green	82	82	75	7	6
Service Villages	284	232	266	34	21
Small villages	88	75			
Outside settlements	236	195	219	0	14
<b>Total</b>	<b>5162</b>	<b>4675</b>	<b>3930</b>	<b>803</b>	<b>334</b>

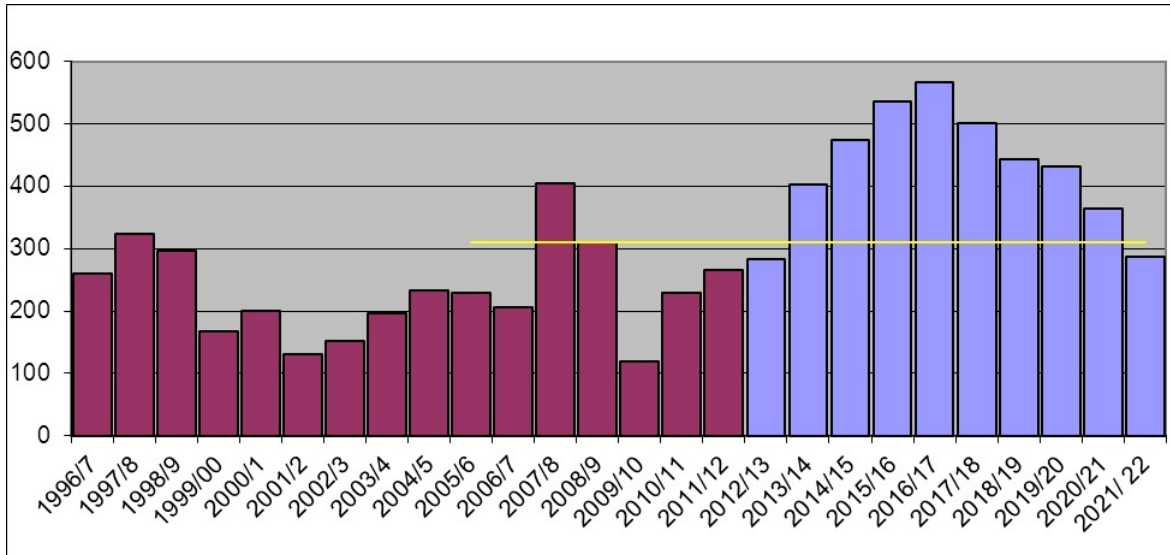
Table 5. Core Strategy Updated Dwelling Requirements

**5.11** When considering a five year period, the available land is capable of accommodating 2253 dwellings, which when considered against the need for 1860 dwellings produces a 6.06 year supply. When assessed against the figure of 2189, the supply is 5.15 years. The figure of 1860 is the basic five year requirement extended to add 20% as required in the National Planning Policy Framework guidance. The rate of development implied by a requirement of 1860 is 372 per year. The figure of 2189 is this with the addition of 329 which is the difference between the number of dwellings so far completed and those that would be expected to be completed if the total core strategy requirement was expected to be met evenly over its 20 year period. The use of the figure of 2189 assumes as a means to assess available supply



## 5 . Monitoring

that this theoretical shortfall can be made up within five years. There is sufficient land for 5.15 years at this higher rate of development. The rate of development implied by a five year requirement of 2189 is 438 per year.



Housing Trajectory Forest of Dean 2012/13

- **Key to graph : Red- completions. Blue -projected completions. Yellow line - average annual requirement.**

## 5 . Monitoring

<b>Housing Land Supply Forest of Dean District Council 2012/2013 - Summary</b>			
Five year supply requirement @310 per year =	1550		
Five year supply requirement plus 20% = 1550*1.2	1860		
Total residual requirement	6200		
Number of dwellings completed 2006/07 to 2011/12: 205+405+310+118+228+265=	1531		
Expected completions less over 6 years (2006/07 to 2011/12)	1860		
Difference between expected and actual completions (1860 - 11531)	329		
Total 5 year requirement is ((310*5)*1.2)=1860+329=	2189		
6 - 10 year required 1550*6	1860		
<b>AVAILABILITY</b>		<b>FIVE YEAR</b>	<b>SIX - TEN YEAR</b>
Supply 2012/13			
Large site allocated in plan		1180	1176
Large sites unallocated		513	371
Available small sites annual and five year available	112	559	559
<b>Total Availability</b>		<b>2253</b>	<b>2025</b>
<b>Years supply equivalent</b>		<b>5.15</b>	<b>6.06</b>

Table 6. Housing Land Supply Forest of Dean District Council 2012/2013 - Summary

**5.12** It is expected that the Allocations Development Plan Document now in preparation will review, and will then confirm and/ or revise the allocated sites. Where these also have planning permission no change is expected as the sites are commitments. As such they may remain allocated until development is commenced. Where they do not have planning permission they will be assessed for prospects of delivery and may be revised or deleted.

## 5 . Monitoring

**5.13** Windfall sites ,provide unforeseen permissions which can range from 1 to 2 dwellings to larger unallocated sites of over 5 dwellings capacity, such sites have provided 84 completions during 2011/2012. Unforeseen windfall sites are an important contribution to any plan .Smaller sites which cannot be expected to be allocated (capacity 1-5 dwellings) have provided an average of over 100 dwellings per year since 2002/03. This figure has fallen in recent years due to the prevailing economic conditions but even over the past five years has still averaged 90 dwellings per year. Past completions from larger windfall sites (more than 5 dwellings and not allocated in a Plan) have varied between 39 and 160 over the last five years. The average is 82. This reflects the prevailing economic conditions and also a period when there was an adopted Local plan with substantial allocations which delivered dwellings throughout the period.

<b>Completions on sites 5 dwellings or fewer</b>	
<b>Year</b>	<b>Completions in year</b>
2002/03	108
2003/04	107
2004/05	114
2005/06	116
2006/07	114
2007/08	167
2008/09	114
2009/10	43
2010/11	43
2011/12	82
<b>Total</b>	<b>1008</b>
<b>10 yr average</b>	<b>101</b>
<b>Most recent 5 yrs average (total)</b>	<b>90 (449)</b>

Table 7. Housing Completions on sites of 5 or less. Forest of Dean 2002/03 to 2011/12

<b>Completions on large windfall sites of 6 or more dwellings</b>	
<b>Year</b>	<b>Approx. completions in year</b>
2007/08	160
2008/09	70

## 5 . Monitoring

Completions on large windfall sites of 6 or more dwellings	
2009/10	39
2010/11	58
2011/12	84
<b>Total</b>	<b>411</b>
<b>Average</b>	<b>82</b>

**Table 8. Completions on Large Windfall Sites 2007/08 to 2011/12**

### 5.2.1.1.1 Affordable Housing

**5.14** Core Strategy Policy CSP.5 (previously RFH13) seeks to achieve 40% affordable housing on all eligible sites within the district. There has continued to be an increase in the number of affordable houses built during 2011/2012. The 2011/12 figures have been extracted from the records compiled by the District Council. At the end of 2010/11, Section 106 agreements existed to provide up to further 671 affordable homes to be provided through legal agreements.

Year	2007/08	2008/09	2009/10	2010/11	2011/12
Completions	53	38	26	101	126

**Table 9 .Affordable Housing Completions**

**5.15** Sites for affordable housing are still coming forward, and the supply of affordable housing (i.e. rate of completions and flow of new sites gaining permission and with S106 agreements in place) continues to be affected by the current economic climate. The Council will continue to monitor the situation. Additional housing has been secured through the application of Homes and Community Agency funding and this has enabled several (mixed tenure) sites to come forward for development.

#### 5.2.1.1.1.1 Strategic Housing Land Availability

##### 5.16 Strategic Housing Land Availability Assessment

**5.17** Local Authorities are required to carry out a [Strategic Housing Land Availability Assessment](#) to identify potential future sources of land for housing. The Strategic Housing Land Availability Assessment is not a policy document and does not make judgements on the future policy. The study is produced using a Partnership of developers, Registered Social Landlords, and others involved in housing.

## 5 . Monitoring

**5.18** The purpose of the assessment is to understand the level of housing potential within the District and to identify sites which are considered to be potentially available for housing and could to be developed. The information forms an important part of the evidence base for the Forest of Dean District Local Development Framework.

**5.19** The third Strategic Housing Land Availability Study was published in April 2012. The purpose of the Strategic Housing Land Availability Assessment is to provide evidence to support the delivery of sufficient land to meet the community's needs.

**5.20** The primary role of the Strategic Housing Land Availability Assessment is to identify sites with potential for housing and assess their housing potential and when they are likely to be developed. There is however no guarantee that the suggested sites will be allocated for housing development. The Strategic Housing Land Availability Assessment exercise is a continuous process and the current study is at the time of writing in the process of being updated.

**5.21** While there is an adequate supply of land for housing for five and ten years into the future, on land with permission or already allocated, and every indication that there will be sufficient for the remainder of the plan period, the sites identified in the Strategic Housing Land Availability Assessment that are not current allocations and do not have permissions will be assessed and considered for allocation should the position change either through the need to identify additional or alternative land.

### 5.3 Development Drainage and Flood Risk

**5.22** During the monitoring period the Environment Agency raised objection to five planning applications on the grounds Flood risk.(Source Environment Agency)

- | Planning Ref | Description of Development   | EA Comment                                      | L.A Decision  |
|--------------|--|---|---|
| P0503/11/COU | Creation of Manège and Diversion of River                            | Unsatisfactory FRA/FCA submitted(surface water) | <b>Consent</b><br>EA objection withdrawn following negotiations |
| P0646/11/APP | Approval of reserved matters for the erection of a detached dwelling | Unsatisfactory FRA/FCA submitted(surface water) | <b>Approval</b><br>Contrary to EA advice                        |
| P1090/11/FUL | Demolition of existing scout hut and                                 | Risk to life and or property                    | <b>Consent</b>  |

## 5 . Monitoring

Planning Ref	Description of Development	EA Comment	L.A Decision
	construction of a GP Surgery		EA objection remains ,consent carries conditions agreed with the EA.
P1750/11/FUL	Creation of two pre - weir barrages with Blakeney/Bideford Brook, to allow Atlantic Salmon to pass upstream to spawn	Unsatisfactory FRA/FCA submitted(surface water)	<b>Pending Consideration</b>
P0072/11/COU	Alterations and conversion of redundant shop into one bed bungalow.	Unsatisfactory FRA/FCA submitted(surface water)	<b>Consent</b> EA objection withdrawn following negotiations

Table 10: Environment Agency Objections 2011/12

### 5.4 Renewal Energy

**5.23** Information regarding renewable energy generated within the Forest of Dean District for the current monitoring period has been taken from the 2012 publications Progress by Local Authority Area for Renewal Electricity and Renewable heat produced by regensw. Throughout the South West there has been a dramatic increase in the number of PV projects which can be attributed to the effect of feed in tariff (FiT) being offered.

		Renewable electricity	Renewable heat projects
2007/08	Number of projects	3	4
	Capacity installed	0.012MW	0.252MW
2008/09	Number of projects	7	15

## 5 . Monitoring

		Renewable electricity	Renewable heat projects
	Capacity installed	0.3MW	0.22MW
2009/10	Number of projects	20	36
	Capacity installed	0.07 (0.02 onshore wind (0.05 solar PV)	0.40(0.20 Biomass 0.13 Heat Pumps 0.07 Solar Thermal)
2010/11	Number of Projects	77	71
	Capacity Installed	0.289MW	1.588MW
2011/12	Number of Projects	920	118
	Capacity Installed	3.050MW	2.113 MW(1.265 Biomass 0.717 Heat pumps 0.131 Solar Thermal)

Table11.Renewable Energy Installed

## 6 . Significant Effects Indicators

### 6 Significant Effects Indicators

**6.1** 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. In addition to monitoring the core indicators, therefore each local development framework document has to be monitored for any significant effects. This is an integral part of the sustainability appraisal process. 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 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 development documents.

Local objective	Indicator	Source
Improve health	Average life expectancy	South West Observatory (contextual indicator)
	% of people describing their health as not good	FoDDC story, Gloucestershire County Council (contextual indicator)
Reduce health inequalities	Number of areas subject to air quality monitoring	FoDDC Environmental Health (local indicator)
Provide new housing to meet local needs	Provide affordable housing units	Housing Strategy Statistical Appendix (core indicator)
	Earnings /house price affordability ratio	FoDDC story, Gloucestershire County Council (contextual indicator)
	Index of multiple deprivation	As reported by Gloucestershire County Council (contextual indicator)
Diversify the range of employment opportunities within the district	New business start ups	Business link (local indicator)
Reduce poverty and income inequality	Average income	FoDDC story and as reported by Gloucestershire County Council  (contextual indicator)



## 6 . Significant Effects Indicators

Local objective	Indicator	Source
	% of workforce with no academic / vocational or professional qualifications	FoDDC story, Gloucestershire County Council (contextual indicator)
Meet local needs locally	No indicator identified	None identified
Reduce vulnerability of the economy to climate change and harness opportunities arising	Changes in economic structure	FoDDC and Gloucestershire County Council
Reduce the need/desire to travel by car	Out commuting	FoDDC story Gloucestershire County Council and census figures (contextual indicator)
	Mode of travel to school	Gloucestershire County Council
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. The Landscape SPD and its effects will also be monitored
Protect and enhance habitats and species (taking account of climate change)	Condition of SSSI's that form the bat SAC	Natural England (core indicator)
	Area of key wildlife sites	From Wildlife Trust
Maintain and enhance cultural and historical assets	Number of heritage conservation area appraisals in place	FoDDC Development Control Team
	Number of listed buildings and scheduled ancient monuments(English Heritage)	Additions and deletions to published lists (local indicator)
Avoid, reduce and manage flood risk and	% of properties at 1% risk of flooding	Environment Agency /FoDDC (local indicator)

## 6 . Significant Effects Indicators

Local objective	Indicator	Source
sea level.(taking account of climate change)		
Reduce non-renewable energy consumption and 'greenhouse' emissions	LAA target for renewable energy installations	FoDDC /Severn Wye Energy agency/Regen sw. (core indicator )
Reduce the risks associated with unstable or contaminated land	Ha. of contaminated land	FoDDC Environmental Health (local indicator)
Conserve water resources and protect water quality	Company estimates of household consumption. Maximise use of grey /rain water	Utilities (Severn Trent Water Authority) (local indicator)
Minimise consumption and extraction of minerals	Gloucestershire County Council figures for extraction and use of secondary and recycled minerals	Gloucestershire County Council - minerals authority
Minimise land, air, light, noise and genetic pollution	Number of hectares of contaminated land	FoDDC Environmental Health (local indicator)
	Number of areas subject to air quality monitoring	Census Gloucestershire County Council (contextual indicator)
	Traffic flows especially out commuting	Census and Gloucestershire County Council surveys

Table 12. Significant Effects Indicators

## 7 . Local Indicators

### 7 Local Indicators

**7.1** Data for the Local Output Indicators is collected from information held by the District Council unless otherwise stated.

**7.2** Listed Buildings. The last comprehensive survey of Listed Buildings within the Forest of Dean District was undertaken in 1985 and a significant revision was made in 1986. Since that date there have been has been a modest number of additions to the List mainly within the Grade II category.

Buildings of Special Architectural or Historic Interest			
Grade	Number	Year	Comment
Grade I	26	1985 - 2012	
Grade II*	61	1985 -1998	
	67	1999 - 2012	Figure corrected from pervious year
Grade II	1348	1985	
	1306	1986	Number reduced due to resurvey of Chartist Cottage settlements.
	1334	2000	Number gradually increased due to ad hoc additions to the list
	1343	2006	
	1347	2007	
1348	2008 - 2012		
Ancient Monuments	88	2009 - 2012	There have been no additions to the list of ancient monuments within the District
Buildings at Risk	A building at risk classified as a listed building whose condition could result in its loss. The loss of such a building is likely to be detrimental to the locality and may be of national significance. The Buildings at Risk Survey was developed by English Heritage as a simple tool to assist local authorities in identifying and categorising listed buildings. There are different categories of building at risk. Buildings within category 1 to 3 are defined as being 'At Risk' those in category 4 are 'vulnerable' buildings which may soon be at risk, buildings in category 5 and 6 are not considered to be at risk of neglect. The buildings at risk register should be updated regularly but this has not been done due to lack of resources.		
	Category 1/2 7 buildings	2008 to date	See note above

## 7 . Local Indicators

Buildings of Special Architectural or Historic Interest						
	Category 3 10 buildings					
	Category 4 11 buildings					
Air Quality	<p>The air quality within the district has been monitored for many years. The findings have shown that as a largely rural area the district suffers less pollution than the national average. There is one Air Quality Management which came into effect within Lydney Town Centre on 1<sup>ST</sup> July 2010.</p> <p>Monitoring of NO2 using diffusion tubes continues along High Street, Hill Street, Newerne Street and Bream Road. The council are working with Gloucestershire County Council to examine ways in which the traffic related air pollution can be mitigated. An action plan will be produced to show how we can reduce concentrations of NO2 in the air.</p>					
Contaminated Land	<p>The Forest of Dean District Council holds a public register of contaminated land in accordance with Section 78R of the Contaminated Land Regulations. As of January 2011 no sites have been determined as contaminated land within the Forest of Dean District. (Source:www.fdean.gov.uk)</p>					
Tourism Web Site	<p>Use of the tourism website is monitored through the number of unique hits to the site. The number of unique hits has continued to increase in the first half of the monitoring period followed by a marked decline in the latter half of 2009.</p>					
		April May June	July August September	October November December	January February March	Total
	2007	69,928	80,427	64,165	101,1634	315,654
	2008	131,523	144,600	151,596	190,515	618,234
	2009	230,245	151,486	92,132	123,094	596,966
	2010	<b>DATA NO LONGER COLLECTED</b>				

Table 13 Local Indicators

## 8 . Appendix one

## 8 Appendix one

## Core Strategy Policies

Following the adoption of the Core Strategy the following list illustrates which Local Plan policies are replaced ,which remain and which are deleted and which remain pending review under the Allocations or other Development Plan Document. Please note, only short titles are used but these are the same as in the Local Plan contents.

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
<b>POLICIES REPLACED BY CORE STRATEGY</b>			
(These will be deleted from the Local Plan on adoption of the Core Strategy)			
Local Plan Policy Number	Local Plan (Short Title)	Replaced by Core Strategy Policy (Short Title)	Core Strategy Policy
Strategy 1	Development to assist revitalisation	Design, environmental protection and enhancement	1
Strategy 2	Sustainable development	Climate change and development at settlements policies	2,3,4
Strategy 3	Re use of land	Housing	5
Strategy 4	Town centre development	Economy, Town policies,	7,10.12,13,14,15
Strategy 5	South Forest regeneration	Core Policies and settlement specific policies	4- 9 incl, 10-14 incl.
Strategy 6	North Forest regeneration	Town policy, Newent,	15
Strategy 7	Development in villages	Settlement policy, Villages	16
H1	Town housing allocations	Housing core policy and town policies	5, 10-15
H3	Village housing allocations	Housing core policy and village policy	5,16

## 8 . Appendix one

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
H4	Housing in larger villages	Housing core policy and village policy	5,16
H5	Housing in smaller villages	Housing core policy and village policy	5,16
H6	New housing in the countryside	Housing core policy	4/ 5
H7	Housing on greenfield sites	Housing core policy	5
H10	Encouragement of optimum densities	Housing core policy	5
H11	Mix of dwelling types	Housing core policy	5
H12	Affordable housing eligibility and continuing availability	Housing core policy	5
H13	Affordable housing on new housing sites negotiated share basis	Housing core policy	5
H14	Affordable housing on exceptions sites	Housing core policy	5
E1	Principal employment land allocations	Economy core policy and settlement policies	7, 10-16
E2	Development on established employment sites	Economy core policy	7
E3	Change of use of employment land	Economy core policy	7
E4	Employment in villages	Economy core policy	7
E5	Employment in the Countryside	Economy core policy	7
TRL1	Tourism, recreation and leisure development within towns	Economy core policy	7
TRL2	Tourism, leisure and recreation development in villages and in the countryside	Economy core policy	7
TRL4	Provision of recreational access	Recreation and amenity land	9

## 8 . Appendix one

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
S1	Shopping development in defined town centres	Economy core policy and town policies	7, 10- 15
S2	Shopping development outside defined town centres	Economy core policy	7,
S4	Primary and secondary retail frontages	Town policies also in Allocations Development Plan Document	10-15
S6	Local shopping provision	Economy core policy	7
BE1	Design of development	Design, environmental protection and enhancement	1
BE2	Locally distinctive areas (notation retained on Proposals Map- for consideration under allocations DPD)	Design, environmental protection and enhancement	1
BE3	Infrastructure provision	Retention of Community facilities, recreation provision, and development principles policies	1,4,8,9
BE4	Energy conservation	Climate change and sustainable energy use	2,3
BE6	Non residential re use of buildings in the countryside	Economy core policy	7
BE7	Residential re use of buildings in the countryside	Housing core policy	5
BE8	Protection of important open areas- note policy only partially replaced in Core Strategy- specific areas remain protected by Local Plan until replaced in allocations DPD	Design and environmental protection, recreation and amenity land	1,9
BE9	Protection of Forest Waste and other Crown Land in the statutory Forest of Dean- policy only partially replaced in Core Strategy- specific areas remain protected by Local	Design and environmental protection, recreation and amenity land	1,9

## 8 . Appendix one

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
	Plan until replaced in allocations DPD		
BE10	Protection of outdoor recreation space	Recreation and amenity land	9
BE11	Playspace standards	Recreation and amenity land	9
BE12	Playspace provision	Recreation and amenity land	9
NE1	Protection of the countryside	Design and environmental protection	1
NE2	Conservation and enhancement of the landscape	Design and environmental protection	1
NE3	Protection of important natural features	Design and environmental protection	1
NE10	Features of habitat interest	Design and environmental protection	1
HE6	Development affecting archaeological sites	Design and environmental protection	1
HE8	Historic parks and gardens	Design and environmental protection	1
<b>POLICIES NOT REPLACED BY CORE STRATEGY</b>			
H8	Promotion and retention of housing in town centres	Not intended to be replaced	
H9	Promotion of new housing stock through conversions within settlements	Not intended to be replaced	
H15	Replacement dwellings	Not intended to be replaced	
H16	Sub division of dwellings	Not intended to be replaced	



## 8 . Appendix one

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
TRL6	Protection of the Herefordshire and Gloucestershire canal	To be replaced in allocations DPD	
S5	Shopfronts	No policy in Core Strategy, but see CSP 1	
BE13	Public art	No policy in Core Strategy	
BE15	Advertisements and signs	Not intended to be replaced	
BE17	Renewable energy development	Not intended to be replaced(delete on adoption of Core Strategy)	
T2	Site development requirements	To be replaced in allocations DPD or AAP but see also CSP 4 re infrastructure,	
T5	Walking and Cycling	Not intended to be replaced	
<b>Settlement Policies</b>			
<p><b>The majority of the settlement specific policies in the Local Plan will be reviewed in the Allocations Development Plan Document. It will ensure that there are appropriate sites allocated in order to implement the Core Strategy, and the implementation of existing allocations will be important in this respect. It is the intention of the Core Strategy to retain the allocations until they are reviewed. Many sites have permission for development and the implementation of these will be supported.</b></p>		<p>Allocations made in the Local Plan are retained pending review in the Allocations Development Plan Document</p>	
	Lydney 1, 2, 3, 6, 7, 8, 9, 10, 11,12,13,14,15.	To be reviewed in Lydney Area Action Plan (especially policies 9, 10, 11, 12, 13, 14, 15) and in Allocations Development Plan Document	
	Cinderford 1, 2, 3, 4, 5 ,6, 7, 9,10, 11,12, 13,14,15	To be reviewed in Cinderford Northern Quarter Area Action Plan (especially policies 2,3,5,12,13,15) and in Allocations Development Plan Document	
	Coleford 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12	To be reviewed in the Allocations Development Plan Document	

## 8 . Appendix one

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
	Newent 2, 3, 4, 5, 6, 7, 8,	To be reviewed in the Allocations Development Plan Document	
	Blakeney 1, Bream 1,2, Drybrook Harrow Hill 1, 4, Hartpury 1, Longhope 1, 2, Lydbrook 1, Mitcheldean 3,4 Newnham 1, Parkend 1, Redbrook 1, Ruardean1, 2, Sling1, 2, 3, Tutshill and Sedbury 1, Westbury 1, Whitecroft Pillowell 1, Woolaston 1	To be reviewed in the Allocations Development Plan Document	
<p>The Core Strategy does not replace any settlement specific policies which will hold over until replacement or deletion in the Allocations Development Plan Document or in one of the Area Action Plan's. The following are however no longer required as development has occurred or is taking place:</p>			
Lydney 4	Housing allocation- Allaston- complete	Sites which are complete or are under construction will not be identified as allocations	
Lydney 5	Housing allocation Kings Buildings (Hill St South)- complete		
Cinderford 8	Housing allocation St Whites Rd- under construction		
Coleford 10	Housing allocation, Milkwall- regarded as complete		
Newent 1	Bennions Garage- complete		
Newent 9	Recreation land allocation Bury Bar- implemented		
Bream 3	Employment allocation Whitecroft Rd- developed		
Drybrook/ Harrow Hill 2	Housing allocation Drybrook Rd- complete		

## 8 . Appendix one

Local Plan Policy number all preceded by "(R)F"	Short title (Local Plan)	Replaced by Core Strategy Policy, short title(s)	Policy number(s)
Drybrook/ Harrow Hill 3	Housing allocation Woodland Rd- complete		
Huntley 1	Housing allocation land fronting A40 east of Huntley- complete		
Mitcheldean 1	Housing allocation Gloucester Rd site works under way		
Mitcheldean 2	Housing allocation Lining Wood House- complete		
Newnham 2	Housing allocation Sheen's Meadow, under construction		
Corse and Staunton 1	Housing allocation Chartist Way complete		
Soudley 1	Former Coach Depot- under construction		

**Local Plan Policies Saved, Replaced or Awaiting Review**

