



# Forest of Dean District Council **LOCAL PLAN**

2025-2045

## **Sustainability Appraisal**

Regulation 18 Revised Draft Local Plan 2026 Sustainability Appraisal (SA)/Strategic  
Environmental Assessment (SEA) SA Report



Forest of Dean  
— DISTRICT COUNCIL —



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- Appendix I: Statement of Compliance with the SEA Directive and signposts to where key aspects of the SA/SEA are located in the SA Report
- Appendix II: SA Scoping Report (2020)
- Appendix III: SA of First Preferred Strategic Options (2020) - fully annotated
- Appendix IV: Consultation Representations on the SA (from all Regulation 18 public consultations to date)
- Appendix V: SA of the Proposed Site Allocations (available separately on the Council's website)
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**NON-TECHNICAL SUMMARY (NTS) – see separate document**



# INTRODUCTION

## 1. Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA)

- 1.1 A sustainability appraisal is a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives<sup>1</sup>.
- 1.2 This report has been prepared in response to Section 19 of the Planning and Compulsory Purchase Act 2004 and also paragraph 33 of the National Planning Policy Framework (NPPF, updated February 2025)<sup>2</sup>.
- 1.3 Sustainability appraisals incorporate the requirements for Strategic Environmental Assessment (SEA), as set out in the Environmental Assessment of Plans and Programmes Regulations 2004<sup>3</sup>. By following this process, a sustainability appraisal thereby ensures that potential environmental effects are given full consideration alongside social and economic issues.
- 1.4 This report is the Sustainability Appraisal for the Forest of Dean Draft Local Plan 2021-2041 (draft plan). The purpose of a Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Plans. It ensures that the principles of sustainable development are applied to planning policies, allocations and guidance, and provides a framework to aid decision-making through the Plan drafting stage.
- 1.5 National planning practice guidance sets out the key stages for the Sustainability Appraisal process and these are shown at Figure 1. They are:
- Stage A: Setting the context & objectives, establishing the baseline and deciding on the scope (i.e. The scoping study)
  - Stage B: Development and refining alternatives and assessing effects
  - Stage C: Preparing the Sustainability Appraisal Report
  - Stage D: Consulting on the Local Plan and Sustainability Appraisal report
  - Stage E: Post adoption reporting and monitoring

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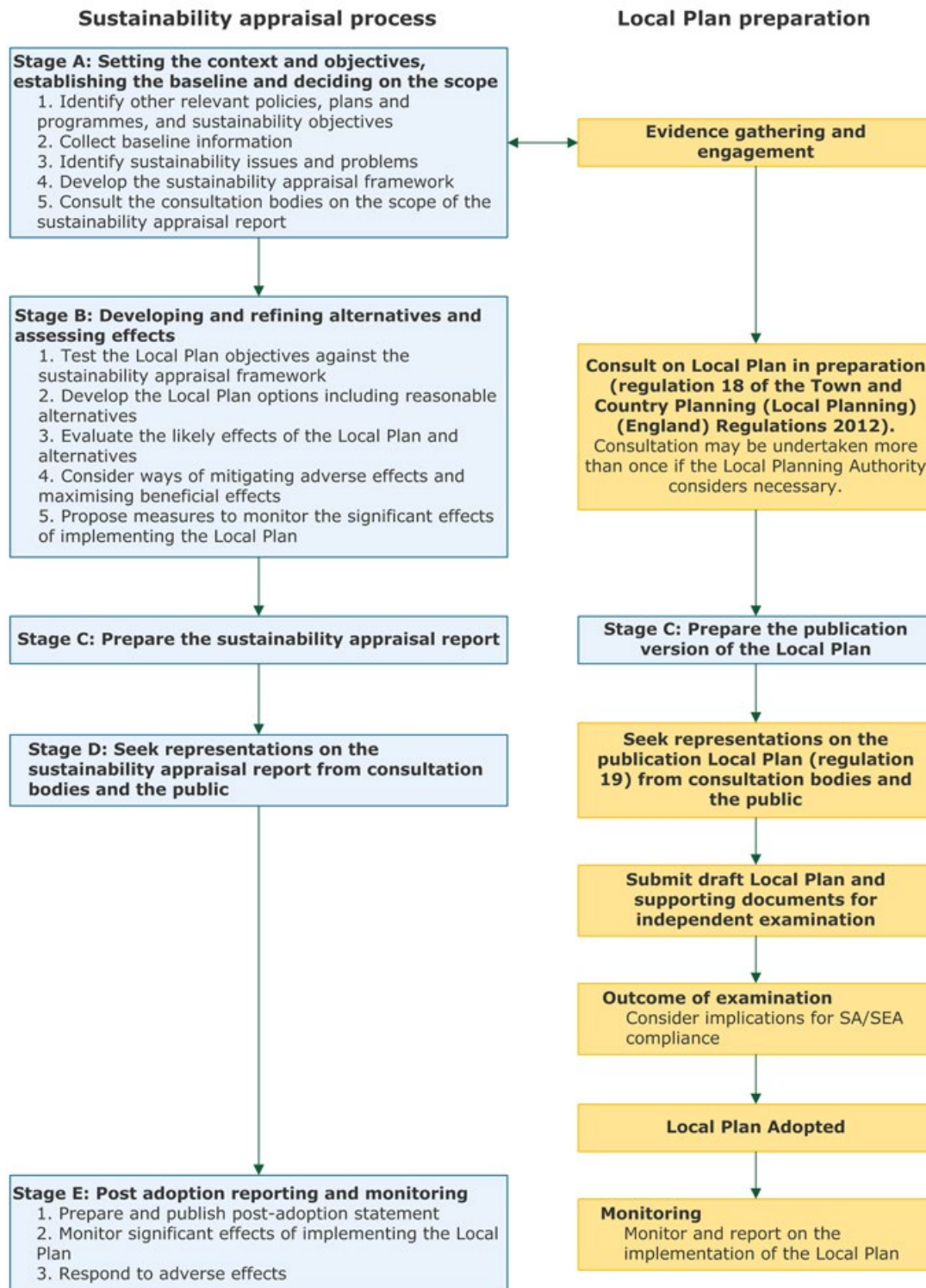
<sup>1</sup> [Strategic environmental assessment and sustainability appraisal - GOV.UK](https://www.gov.uk/government/publications/strategic-environmental-assessment-and-sustainability-appraisal)

<sup>2</sup> [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework)

<sup>3</sup> [The Environmental Assessment of Plans and Programmes Regulations 2004](https://www.gov.uk/government/publications/the-environmental-assessment-of-plans-and-programmes-regulations-2004)

- I.6 This report explains the Stage A Scoping that has taken place and has been sent to the statutory consultation bodies for their response, as is a requirement. It also brings together the appraisals undertaken so far and findings of Stage B (Alternatives & Assessment) and comprises an initial report for Stage C Preparation of the SA Report.
- I.7 This SA Report sits alongside the Forest of Dean Regulation 18 'Revised Draft Local Plan 2025-2045 January 2025' document in preparation for statutory public consultation in February 2026. Any comments received on the SA will be taken into account for the preparation of the SA Report to accompany the Regulation 19 pre-submission Draft Local Plan 2025-2045 on further consultation prior to submission to the Secretary of State for independent examination.

**Figure 1: Sustainability Appraisal and Plan-making Process**



- I.8 The SA should also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004. Appendix I shows how it does this.
- I.9 It is important to note that SA is an iterative and on-going process. Stages and tasks in the SA process may be revisited and updated or revised as a plan develops, to take account of updated or new evidence as well as consultation responses. Table I below therefore shows the links between the development of the plan and the sustainability appraisal process so far.

**Table I: Local Plan making & SA processes**

<b>Date</b>	<b>Local Plan development process</b>	<b>SA stage and web-link</b>
2019	Start of Local Plan development process	Data collection for SA scoping stage
Sep – Oct 2019	Consultation on Issues and Options: <a href="https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/emerging-local-plan-issues-and-options/">https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/emerging-local-plan-issues-and-options/</a>	
Feb 2020		Publication of SA scoping report on website (Stage A): <a href="http://www.fdean.gov.uk/media/rxkb4zmg/sustainability-appraisal-scoping-report.pdf">www.fdean.gov.uk/media/rxkb4zmg/sustainability-appraisal-scoping-report.pdf</a> .
Oct 2020	Consultation on Local Plan Preferred Option: <a href="https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/local-plan-preferred-option/">https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/local-plan-preferred-option/</a>	
March 2022		Consultation on SA Scoping Consultation Report and publication of responses from Statutory Consultees. <a href="https://www.fdean.gov.uk/media/y42ipqzx/sa-scoping-consultation-report-final.pdf">https://www.fdean.gov.uk/media/y42ipqzx/sa-scoping-consultation-report-final.pdf</a>
July 2022	Consultation on Local Plan Second Preferred Option: <a href="https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/local-plan-second-preferred-option/">https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/local-plan-second-preferred-option/</a>	Publication of SA for Potential Large Strategic Sites: <a href="https://www.fdean.gov.uk/media/uh4lgtx/sustainability-appraisal-for-potential-large-strategic-sites.pdf">https://www.fdean.gov.uk/media/uh4lgtx/sustainability-appraisal-for-potential-large-strategic-sites.pdf</a>
July 2024	Consultation of Draft Local Plan <a href="https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/draft-local-plan-2041/">https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/draft-local-plan-2041/</a>	Publication of SA for Draft Local Plan <a href="https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-">https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-</a>

		<a href="#">new-local-plan/draft-local-plan-2041/</a>
July 2025	Consultation on Options to Deliver the Additional Housing Requirement <a href="https://www.fdean.gov.uk/about-the-council/having-your-say/current-consultations/local-plan-options-consultation-july-2025/">https://www.fdean.gov.uk/about-the-council/having-your-say/current-consultations/local-plan-options-consultation-july-2025/</a>	Publication of Further Interim Report for the Local Plan Options to Deliver the Additional Housing Requirement July 2025 (Regulation 18) <a href="https://www.fdean.gov.uk/media/5awdx3yk/sa-further-interim-report-2025.pdf">https://www.fdean.gov.uk/media/5awdx3yk/sa-further-interim-report-2025.pdf</a>
Feb 2026	Consultation on Revised Draft Plan (Regulation 18) <a href="https://fdean.gov.uk/reviseddraftlocalplan">https://fdean.gov.uk/reviseddraftlocalplan</a>	Publication of SA for Revised Draft Plan <a href="https://www.fdean.gov.uk/planning-and-building/planning-policy/sustainability-appraisal/">https://www.fdean.gov.uk/planning-and-building/planning-policy/sustainability-appraisal/</a>

## 2. Habitats Regulations Assessment (HRA)

- 2.1 The Forest of Dean District Council is also required to undertake a Habitats Regulations Assessment (HRA)<sup>4</sup> of the Local Plan 2025-2045, as set out in the Conservation of Habitats and Species Regulations 2017 (as amended) and EU Exit Regulations 2019. These regulations afford a high level of protection to internationally important sites which have been designated for their ecological states. These sites include European Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and Ramsar sites. It is necessary to consider if the emerging plan is likely to have significant effects on the integrity of any of the relevant designated sites.
- 2.2 HRA is a two-staged process, i.e. screening followed by Appropriate Assessment (AA) (if considered likely that there will be significant adverse effects). A HRA was published for the Draft Local Plan in June 2024 and has been updated for the Revised Draft Local Plan<sup>5</sup>. This SA report takes into account the findings of the Habitats Regulations Assessment and was subject to public consultation. It is considered reasonable that the HRA will now be updated for the Regulation 19 Draft Local Plan (expected to be consulted upon Summer 2026) and will incorporate all the previous recommendations and comments, particularly those from Natural England, Environment Agency and Historic England.

<sup>4</sup> [Appropriate assessment - GOV.UK](#)

<sup>5</sup> [HRA for Revised Draft Local Plan 2026](#)



### 3. Purpose & Structure of this SA Report

3.1 This document reports the SA process and its findings throughout the whole plan-making stages including the previous Draft Local Plan 2024 as well as the Local Plan Options to Deliver the Additional Housing Requirement Consultation July 2025. The structure of this report aims to tell the story of the SA and it reads in chronological order, which is particularly pertinent given that several stages of the plan-making process for the emerging local plan have been revised and revisited for various external reasons.

3.2 Following this introductory Section (Chapters 1-3), this SA report is structured into further chapters as follows:

- Chapter 4 describes the development of the emerging Forest of Dean Local Plan;
- Chapter 5 explains the approach to the SA, including consideration of reasonable alternatives, the SA Framework and methods;
- Chapter 6 summarises the sustainability context and baseline characteristics with details available in the SA Scoping Report (2020);
- Chapter 7 introduces and explains the Strategic Options & Reasonable Alternatives;
- Chapter 8, 9 and 10 discuss the sustainability and policy context of the SA and highlights the summary baseline characteristics;
- Chapter 11 discusses the key issues and opportunities for sustainable development;
- Chapter 12 highlights the key changes since the scoping report was written;
- Chapter 13 explains the likely evolution of the area without a local plan in place;
- Chapter 14 summarises the FODD Local Plan's Visions and Objectives;
- Chapters 15- 24 identify and appraise each of the strategic options and alternatives, whilst also explaining which options have been selected or rejected throughout the process;
- Chapter 25 presents the findings for the site allocation options;
- Chapter 26 presents the findings for the local plan policies;
- Chapter 27 reports the SA findings for the implementation of the Forest of Dean District Local Plan as a whole;
- Chapter 28 considers Monitoring of the Plan and Expected Targets
- Chapter 29 discusses Consultation and Next Steps of the SA.

- 3.3 Technical Appendices accompany this document and provide the detailed findings of the SA. Appendix I comprises the Statement of Compliance with the SEA Directive and provides signposting to where key aspects of the SA/SEA are located in the SA report. Appendix II is the SA Scoping Report (available separately) and including the details of the baseline evidence and the development of the SA Framework for assessment. Appendix III details the SA of the Strategic Options; Appendix IV reports the consultation comments to the SA; Appendix V details the SA and the Proposed Site Allocations (available separately) and Appendix VI details the SA of the Proposed Local Plan Policies.

# THE FOREST OF DEAN DISTRICT LOCAL PLAN TO 2045

## 4. The Forest of Dean District Local Plan

- 4.1 There is a statutory requirement for Local Planning Authorities to have an "up-to-date" Local Plan. Local Plans, together with national planning guidance (NPPF), Development Plan Documents (DPDs), Supplementary Planning Guidance (SPDs) and Neighbourhood Development Plans (NDPs) comprise the planning framework which guides future development and sets out policies against which planning applications are considered. The Government currently requires that the policies of an adopted Local Plan should be reviewed every five years to check that they are up to date.
- 4.2 The current Forest of Dean local planning framework sets out an overall strategy to guide development across the District until 2026. It is made up of the Core Strategy (adopted in 2012) and the Allocations Plan (adopted in 2018), as well as the following plans, SPDs and guidance:
- Berry Hill, Christchurch and Edge End Neighbourhood Development Plan
  - Cinderford Northern Quarter Area Action Plan
  - Coleford Neighbourhood Development Plan
  - Longhope Neighbourhood Development Plan
  - Lydney Neighbourhood Development Plan
  - Mitcheldean Neighbourhood Development Plan
  - Alvington Neighbourhood Development Plan
  - Huntley Neighbourhood Development Plan
  - Forest Edge South Neighbourhood Development Plan
  - Dymock Neighbourhood Development Plan
  - Affordable Housing SPD
  - Design and Building Guides (Residential Design Guide, Residential Design Guide for Alterations and Extensions, Guidance on Self Build and Custom Housing)
  - Landscape SPD and Landscape Character Assessment  
Include subject to LVL review
- 4.3 It should be taken into account the review of the Forest of Dean District Local Plan (FoDD LP) is being carried out during times of proposed planning reform and these could have profound impacts on development plans and projects. Since the inception of the draft local plan, there have been Government changes to the planning system including:
- During 2020-21 revisions to the NPPF
  - Introduction of the National Model Design Code;
  - Levelling-Up & Regeneration Act (LURA) in 2023 enacting changes and introducing National Development Management Policies (NDMPs) – which are still to be published

- Introduction of BNG (at least 10%) in 2024
- Change in Government in 2024
- Revisions to the NPPF in December 2024, with highly impactful changes to standard method for assessing local housing need
- It is noted that a consultation document for updates to the NPPF (Jan 2025) has been issued by Government

- 4.4 The changes to the NPPF in 2024 in particular have resulted in a significant uplift (82%) of housing need requirement in the District, and as such this has led to need to revisit and consider a strategy which can best and most sustainably accommodating this. Prior to the December 2024 revision of the NPPF, the Council had (using the previous Standard Method) a Local Housing Need of 330 new dwellings per annum, equating to 6,600 over the 20-year plan period. Further to the December 2024 amendments to the Standard Method, the Council now needs to meet a new LHN need of 600 per annum, or 12,631 over the 20-year plan period. In addition, revised wording at paragraph 78 of the Framework adds further pressure on the Council to deliver the required need. It states that deliverable sites should include a buffer of either 5 or 20% of additional housing (depending on circumstances). It has also had the knock-on effect of having to amend the original plan dates from 2021-2041 to 2025-2045. This is the reason why the original draft local plan has now been revised accordingly.
- 4.5 It should also be taken into account that since the beginning of the plan-making process for the emerging Local Plan, there have been various wider reaching changes in both the national and local contexts, including effects of Brexit and Covid pandemic.
- 4.6 The Forest of Dean District Local Plan covers the entire administrative boundary for the Forest of Dean District covering a land of 526.29km<sup>2</sup>. The Forest of Dean District is the westernmost district of Gloucestershire, bordering on Monmouthshire in Wales. It is geographically defined by the Wye River to the west and the Severn River to the east, with the Royal Forest of Dean – a larger protected forest reserve – in the centre. To the north, the district extends to the southern extent of the Malvern Hills.

**Figure 2: Forest of Dean District (red) in the context of Gloucestershire (cream)  
& the UK (inset)**





- 4.7 In consideration of the significant changes associated with Government calculations for housing need, as well as increased climate change and environmental requirements being introduced, the Council approved a full review (rather than a partial review) of the Local Plan in 2019. As such the draft local plan forms the basis of an entirely revised local plan, beginning with the creation of new issues and options which were framed within the context of changing national requirements as well as taking into account the FODD Council's Visions and the Council's Climate Emergency Strategy and Action Plan (declared in December 2018).
- 4.8 Key evidence including Housing and Economic Needs Study (HENA), Strategic Flood Risk Assessment (SFRA) (Levels 1 and 2), Infrastructure Development Plan, Transport Modelling, Viability Assessment and Residential Design Guide are currently under either procurement or in the process of creation/publication. The SA for the next consultation stage, Regulation 19, will therefore take into account the findings of the above studies.
- 4.9 The subsequent amendments/refinements to develop the plan to the Regulation 18 Revised Draft Plan (this current public consultation stage) took into account the comments made on all of the public consultations throughout the plan-making process, further evidence from technical studies, and also considered the findings from the SA and the HRA screenings/Appropriate Assessments.
- 4.10 The Local Plan also contains a suite of planning policies which relate to design, development management and protection of certain areas, values and features. This includes principles and guidance for the pattern of settlements across the district, the design of buildings and places, conservation and heritage protection, transport and infrastructure provision and ecological considerations and combating climate change. It is intended that a Design Code will be produced which will align with the emerging Local Plan.
- 4.11 The Revised Draft Plan 2026 comprises the following chapters, supported by appendices, as follows:

**Figure 3: Contents Page of Regulation 18 Revised Draft Local Plan 2026**

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## SA APPROACH & METHODS

### 5. The SA/SEA Process & Approach Taken

- 5.1 Sustainability Appraisal incorporating Strategic Environmental Assessment is an iterative and ongoing process that aims to provide a high level of protection for the environment and to promote sustainable development for plan-making. The role of this SA is to inform the Forest of Dean District Council as the planning authority. The SA findings do not form the sole basis for decision-making. Any decision-making is also informed by other studies, feasibility and feedback comments from consultation. SA is a criteria-based assessment process with objectives aligned to the issues for sustainable development that are relevant to the plan and the characteristics of the plan area.
- 5.2 Planning policy guidance (Para 009 Ref ID: 11-009-20140306) advises that the sustainability appraisal should only focus on what is needed to assess the likely significant effects of the plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan<sup>6</sup>.

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<sup>6</sup> [Strategic environmental assessment and sustainability appraisal - GOV.UK](#)

## 6. Scoping and the SA Framework

- 6.1 The Scoping process for the SA identified key policy issues, some of which relate specifically to the Forest of Dean District and others more universal, but all present barriers and challenges to sustainability and formulate baseline information on which to build the SA Framework of objectives around. SA objectives have therefore been identified through this SA scoping process and have been consulted and agreed upon by statutory bodies (2022). The details of the analysis can be read in the SA Scoping Report (2020) which can be found in a separate report on the Council's website as well as in Appendix II and in summary in Chapters 8-11 of this SA Report. Furthermore, all consultation comments made about the Scoping Report and the SA as a whole throughout all consultations with the statutory bodies and the public can be found in tables in Appendix IV, along with a summary of actions taken. It is highlighted that all SA comments have been taken into account and referenced.
- 6.2 A SA Framework of objectives is a well-established method which ensures that the sustainability and environmental effects of a plan (strategy, policies and allocation sites) can be thoroughly described and evaluated in a consistent manner and the various options and alternatives can be compared to help the most appropriate and sustainable choices.
- 6.3 The SA Framework is shown below:

**Table 2: SA Framework for the Forest of Dean District Local Plan 2025-2045**

SA objective – as per the Scoping Report	Criteria to aid decision making
SA 1. To improve the health and well-being of the populations and reduce inequalities in health.	Does the policy support healthy living?
	Does the policy minimise adverse effects to health, e.g. road accidents, crime?
SA 2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	Does the policy provide for a mix of housing types and sizes to meet the needs of different sections of the community?
	Does the policy support the provision of affordable housing?
SA 3. To provide accessible community services, recreation and leisure facilities.	Does the policy support ease of access to key services, including education, health, retail and recreation?
	Does the policy support the use of public transport to access key services?
	Does the policy help to reduce dependence on the car?

SA 4. To facilitate the development of academic and vocational skills.	Does the policy provide improved access to educational facilities?
SA 5. To create a more vibrant and sustainable local economy.	Will the policy encourage an increase in the range of employment opportunities? Does the policy support opportunities for higher paid and professional employment?
SA 6. To protect and enhance the landscape.	Does the policy protect and enhance the landscape including the countryside, areas of landscape value, river valleys and green space? Does the policy provide access to areas of landscape value? Does the policy promote high quality design in keeping with the character of the area? Does the policy protect good quality agricultural land?
SA 7. To conserve and enhance biodiversity, flora and fauna.	Does the policy support no net loss to biodiversity? Does the policy promote biodiversity net gain? Does the policy contribute to the protection of designated areas? Does the policy strengthen connectivity between wildlife habitats and promote Green Infrastructure?
SA 8. To maintain and improve air quality.	Does the policy provide opportunities to travel by public transport? Does the policy reduce congestion?
SA 9. To maintain and improve water quality and to achieve sustainable water resources management.	Does the policy seek to conserve water resources and increase water efficiency? Does the policy seek to improve the water quality of rivers, lakes and ground water?
SA 10. To reduce carbon emissions that cause climate change and to achieve net zero.	Does the policy support energy conservation and energy efficient design? Does the policy reduce vulnerability of the built environment to the effects of climate change (e.g. flooding, extreme events) and promote carbon net zero development?
SA 11. To reduce waste generation and achieve sustainable management of waste.	Does the policy support opportunities to reduce waste going into landfill? Does the policy reduce waste generation and achieve sustainable management of waste?
SA 12. To safeguard historical and cultural assets.	Does the policy maintain and enhance cultural and historical assets?

6.4 Each SA objective is aligned with indicators to help guide assessment of strategy options, policies and allocation sites and this will also assist with future monitoring:

**Table 3: SA Objectives & Indicators**

<b>SA Objective</b>	<b>Indicators (to assist assessment)</b>
SA1. To improve the health and well-being of the populations and reduce inequalities in health.	<ul style="list-style-type: none"> <li>• Proximity to GP</li> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Vehicular access &amp; connectivity</li> <li>• Proximity to and frequency of public transport</li> <li>• Proximity to and quality of biodiversity</li> <li>• Landscape value &amp; access to Green Infrastructure</li> <li>• Proximity to and quality of heritage assets</li> <li>• Employment Area</li> <li>• Health Index - Levels of obesity, Reduction in health inequality</li> <li>• Reduction in crime</li> <li>• Indices of Multiple Deprivation (IMD)</li> </ul>
SA2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	<ul style="list-style-type: none"> <li>• No. of homes developed both inside and outside of DSB</li> <li>• Provision of affordable homes delivered/year (quantity and quality).</li> <li>• Tenure of affordable housing achieved.</li> <li>• Provision of housing mix</li> <li>• Meeting Gypsy &amp; Travellers' needs</li> <li>• Potential capacity of sites and deliverability</li> <li>• Type of construction (design and climate adaptation)</li> <li>• Climate Audit</li> </ul>
SA3. To provide accessible community services, recreation and leisure facilities.	<ul style="list-style-type: none"> <li>• Proximity to Employment Areas</li> <li>• Proximity to and number of community facilities</li> <li>• Proximity to Education establishments</li> <li>• Proximity to GP/healthcare services</li> <li>• Proximity to and quality of Town Centre/retail/services</li> <li>• Proximity to and frequency of public transport</li> <li>• Vehicular Access &amp; Connectivity</li> <li>• Active Travel – cycling and walking</li> <li>• Health Index - Levels of obesity, Reduction in health inequality</li> <li>• Increase in active living</li> </ul>
SA4. To facilitate the development of academic and vocational skills.	<ul style="list-style-type: none"> <li>• Proximity to Education establishments and capacity</li> </ul>

	<ul style="list-style-type: none"> <li>• Proximity to Employment Areas</li> <li>• Proximity to and frequency of public transport</li> <li>• Vehicular Access &amp; Connectivity</li> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Educational attainment levels</li> </ul>
SA5. To create a more vibrant and sustainable local economy.	<ul style="list-style-type: none"> <li>• Proximity to Employment Areas and types of employment available</li> <li>• Proximity to and frequency of public transport</li> <li>• Vehicular Access &amp; Connectivity</li> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Employment data (record businesses on each business parks)</li> <li>• % of workforce in employment</li> <li>• Out-commuting</li> <li>• Retail floorspace (vacant units)</li> </ul>
SA6. To protect and enhance the landscape.	<ul style="list-style-type: none"> <li>• Proximity to, number of and quality of SAC/SPA (designated sites)</li> <li>• Landscape value &amp; access to Green Infrastructure</li> <li>• Land quality (BMV agricultural land)</li> <li>• Proximity to and quality of Biodiversity</li> <li>• Proximity to and quality of heritage assets</li> <li>• Area of greenfield development</li> <li>• No of applications and area of land approved for housing inside and outside of DSB</li> <li>• Density of housing approved.</li> </ul>
SA7. To conserve and enhance biodiversity, flora and fauna.	<ul style="list-style-type: none"> <li>• Proximity to, number of and quality of SAC/SPA (designated sites)</li> <li>• Landscape value &amp; access to Green Infrastructure</li> <li>• Proximity to and quality of Biodiversity</li> <li>• Land quality (BMV agricultural land)</li> <li>• Potential for and provision of BNG</li> </ul>
SA8. To maintain and improve air quality.	<ul style="list-style-type: none"> <li>• Proximity to, number of and quality of SAC/SPA (designated sites)</li> <li>• Landscape value &amp; access to Green Infrastructure</li> <li>• Proximity to and quality of Biodiversity</li> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Proximity to and frequency of public transport</li> <li>• Climate Audit</li> <li>• Air quality in AQMA</li> </ul>

SA9. To maintain and improve water quality and to achieve sustainable water resources management.	<ul style="list-style-type: none"> <li>• Climate Change – flood risk and incidents recorded</li> <li>• Water quality &amp; quantity (including SUDS provision and water use)</li> </ul>
SA10. To reduce carbon emissions that cause climate change and to achieve net zero.	<ul style="list-style-type: none"> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Proximity to and frequency of public transport</li> <li>• Climate Audit (Per capita CO2 emissions)</li> <li>• Incorporation of Green Infrastructure</li> <li>• Monitor for construction methods to reduce carbon (Passivhaus applications)</li> <li>• Energy Use per dwelling</li> <li>• Renewable Energy Share</li> </ul>
SA11. To reduce waste generation and achieve sustainable management of waste.	<ul style="list-style-type: none"> <li>• Climate Audit</li> <li>• Waste generation – and management measures (recycling rates)</li> <li>• Mineral safeguarding areas</li> <li>• Quality and quantity of water resources</li> <li>• Remediation of contaminated land</li> <li>• Re-use of previously development land</li> <li>• Construction methods</li> </ul>
SA12. To safeguard historical and cultural assets.	<ul style="list-style-type: none"> <li>• Proximity to and quality of heritage assets</li> <li>• No. of listed buildings at risk</li> </ul>

- 6.5 The likely sustainability effects of each option, policy, allocation sites have been described and reported where possible in the appraisal commentaries, together with any assumption, uncertainties or gaps in information. Likely effects include whether they may be short term/medium term/long term, permanent/temporary, secondary<sup>7</sup>, cumulative<sup>8</sup> or synergistic<sup>9</sup>.
- 6.6 Where possible, the SA made suggestions and recommendation on potential mitigation measures for negative effects or how to enhance/promote opportunities. The appraisals have been undertaken in a comparable and consistent manner using professional judgement, supported by the baseline information and wider Local Plan evidence.
- 6.7 The assessment of strategy options, policy areas/topics and the assessment of the implementation of the plan as a whole has been carried out using a qualitative approach. Significance of effects was appraised using a significance key as set out below:

<sup>7</sup> An impact which may not be a direct result of the proposed plan

<sup>8</sup> Incremental effects resulting from a combination of two or more individual effects

<sup>9</sup> Any combined effects are greater than the sum of their individual impacts



**Table 4: Significance Key**

Symbol	Meaning	Sustainability Effect
++	Very positive	No sustainability constraints and development is encouraged as it would resolve/be a betterment to an existing sustainability issue.
+	Positive	No sustainability constraints and development is acceptable
0	Neutral	Negligible effects or not applicable
-	Negative	Sustainability issues and migration and/or negotiation is limited (but not impossible)
--	Very negative	Problematical & improbable owing to known issues; mitigation may be difficult/impossible and/or unviable (expensive)
?	Unknown	Effects are unknown without further investigation.

## 7. Options in Plan-Making & Reasonable Alternatives in SA/SEA

- 7.1 Planning Policy Guidance<sup>10</sup> requires that the SA/SEA should “consider and compare all reasonable alternatives as the plan evolves, including the preferred approach, and assess these against the baseline environmental, economic and social characteristics of the area and the likely situation if the plan were not to be adopted.” The SA should “provide conclusions on the reasons the rejected options are not being taken forward and the reasons for selecting the preferred approach in light of the alternatives.” Furthermore “Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in the plan. They need to be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made.”
- 7.2 The early stages of planning for the new local plan are at a higher strategic level and therefore options assessments are proportionate and may have a criteria-based approach and/or expert judgement. The focus of these higher-level appraisals are to consider the key differences between possibilities of scale, distribution/location and quality of development (i.e. appraising different strategies for development). At this initial stage, the options considered may provide a range of potential measures (which could individually or collectively lead to a strategy/policy or aspiration) rather than a clear indication of quantity, quality and location. Each option is not mutually exclusive and elements of each may be further developed into a preferred option. Some options have more potential to come forward than others, but as long as they are a possibility, they have been assessed. At the later stages of development planning for site allocations, the assessments become more specific and refined, and therefore often focus on site criteria as well as defined thresholds (i.e. distance to services/facilities, education, public transport, active travel opportunities, etc.).
- 7.3 The early stages of the plan-making process included the development of issues and options, as well as a draft local plan which identified strategic options for initial testing. There have been the following Issues and Options and Draft Plan consultation stages over several years:
1. Local Plan Issues and Options consultation of Autumn 2019
  2. First Preferred Option Strategy consultation of Autumn 2020
  3. Second Preferred Option Strategy consultation of Summer 2022
  4. Draft Local Plan consultation of Summer 2024
  5. Local Plan Options to Deliver the Additional Housing Requirement consultation of summer 2025

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<sup>10</sup> [Strategic environmental assessment and sustainability appraisal - GOV.UK](#)

7.4 It should be noted that a significant uplift in housing need requirement (a consequence of the revised NPPF in December 2024) resulted in going back a step to revisit options to deliver the additional housing requirement.

7.5 The following strategic options have been identified and been tested through SA at various stages (between 2019 to 2025):

- Selective planned expansion of existing settlement(s)
- General distribution of housing around all existing settlements
- Maximum incremental change to the extent of absolute constraints
- Planned new settlement(s)
- Negotiated agreement that some development will be passed to adjoining authority(ies)
- Combination of Options - selected planned expansion of existing settlement(s) and planned new settlement(s)
- Combination of Options – selected planned expansion of existing settlement(s), general distribution of housing around all existing settlements (assessed October 2025 after receiving comments through the 2025 Requirement for Additional Housing public consultation)
- Combination of Options – selected planned expansion of existing settlement(s), general distribution of housing around all existing settlements and maximum incremental change to the extent of absolute constraints (assessed October 2025 after receiving comments through the 2025 Requirement for Additional Housing public consultation)
- Housing Density (higher than 30 per ha) (assessed in Summer 2024 and updated in October 2025)
- Options for Climate Change (UK Net Zero Carbon Buildings Standard/National Future Homes & Building Standards/Over and Above Proposed Building Standards) (assessed in October 2025)
- Biodiversity and Nature Standards (National BNG at 10% / Over and above national BNG (15-20%) and GI standards (assessed in 2022 and updated in October 2025)

- 7.6 The SA discussed the likely positive and negative effects of the options and made suggestions for mitigation where appropriate. It should be noted that the significance of likely effects can be uncertain at such a strategic level.
- 7.7 All strategic options were tested in a consistent and comparable manner, using the SA framework of objectives. The findings of the SA, along with any comments made during the Regulation 18 public consultations and the information gathered from further evidence reports have informed the Council in its selection or rejection of the options. The Revised Draft Local Plan 2026 includes the strategic options that have been tested and identified as the preferred approaches to plan-making.
- 7.8 The Revised Draft Local Plan 2026 includes site allocations that have all been at some point subject to the SA. Some of the sites are ones which are extant allocations in the existing Allocations Plan (with permissions but not commenced), whilst others are newly allocated sites which are available and deliverable and offer the most sustainable options for development (again, some may already have permission). The Council has used the data collected through the annual Strategic Housing Land and Economic Availability Assessment (SHELAA) process on which to assess various development sites that were being promoted and made available.
- 7.9 Table 5 below gives details of how many of the allocated housing/mixed use sites have originated from different sources (i.e. carried forward from the existing Allocations Plan/from the SHELAA/other sources).

**Table 5: Where the housing/mixed use sites have originated from**

Site Name in Revised Draft Local Plan	SA Reference	Retained from previous Local Plan?	Shlaa site?	Other?	Date last SA was carried out for site
Alvington, Garland Road	ALVINGTON 2 – Garlands Road		Yes - 2024		July 2024
Aylburton Chapel Hill	AYLBURTON 2 – Chapel Lane (smaller)		Yes - 2021		July 2024
Aylburton, Land off Stockwell lane	AYLBURTON 8 – Land adj to Stockwell Farm (larger site)		Yes - 2011		October 2025
Beachley Barracks	TIDENHAM 1 – Beachley Barracks		Yes - 2020,2022,2023,2024 & 2025		July 2024
Blakeney, Land off Colsty Meadow	BLAKENEY 4 – South of Colsty Meadow		Yes - 2007 & 2013		July 2024
Bream, Lydney Rd	WEST DEAN 11 – Lydney Rd (Ryelands), Bream		Yes – 2023		July 2024
Bream, High Street	WEST DEAN 10 – Rugby Club, Bream	Yes (revised allocation)		Planning permission	July 2024
Bream, Ryelands Rd	WEST DEAN 12 – Land off Ryelands Rd, Bream	Yes		Planning permission	July 2024
Bream, Land to the rear of the Winding Wheel, Coleford Road	WEST DEAN 3 – Rear of Winding Wheel, Bream		Yes – 2020		July 2024
Bromsberrow Heath (East), Land to North of Beach Lane	BROMSBERROW 8 – Land to the north of Beach Lane (smaller site)			Submitted through Public Consultation	October 2025
Bromsberrow Heath (West), Land to North of Beach Lane (West of Croft Farm)	BROMSBERROW 1 – Croft Farm		Yes – 2008 & 2014		July 2024
Bromsberrow Heath, Land to North of Business Park	BROMSBERROW 4 – North of Business Park (Area 1)		Yes – 2020 & 2025		July 2024
Cinderford Causeway Road	CINDERFORD 7- Rear of Colliers Court/Football ground, off Causeway Rd CINDERFORD 21- Forest High School and Leisure Centre	Yes (modified)			July 2024
Cinderford St Whites including Sneyd Wood Rd	CINDERFORD 1 - St Whites Farm #1 CINDERFORD 2 - St Whites Farm #2 CINDERFORD 3 - St Whites Farm #3 CINDERFORD 4 – Land adj to St Whites Farm CINDERFORD 6 – Sneyd Wood Road	Yes (modified)	Yes - 2020 & 2023		July 2024
Cinderford, Station Street	CINDERFORD 5 – Station St	Yes (modified)	Yes – 2025		July 2024
Cinderford, Valley Rd increased site area	CINDERFORD 13 -Valley Rd	Yes (modified)	Yes – 2008,2022,2023 & 2024		July 2024
Cinderford, Newtown Road Steam Mills	CINDERFORD 10 – Newtown Rd		Yes – 2008		July 2024
Cinderford, Foxes Bridge Road (former Mobility Aid/Adult Training Centre)	CINDERFORD 18 – Foxes Bridge Road		Yes – 2008		March 2025
Coleford Broadwell FC	COLEFORD 14 – South of Poolway Rd		Yes – 2020,2022,2023,2024 & 2025		July 2024
Coleford Kings Meade	COLEFORD 7 – Kings Meade	Yes	Yes – 2009		July 2024
Coleford North Road Broadwell	COLEFORD 8 – North Rd, Broadwell	Yes			July 2024
Coleford, Owen Farm West	COLEFORD 36- Owen Farm (West), (smaller site)		Yes - 2025		December 2025
Coleford, Poolway Farm and north of Hospice and extension (revised area)	COLEFORD 4 – Poolway Farm COLEFORD 13 – Great Oaks COLEFORD 37 – Poolway Farm extension (smaller)	Yes (modified/extended)		Planning permission	July 2024
Coleford, Broadwell Farm	COLEFORD 16 – Broadwell Farm		Yes – 2007		July 2024
Coleford, Land at Parkend Road, Coalway	COLEFORD 31 – Land at Parkend Rd, Coalway		Yes – 2025		October 2025
Coleford, Land to the South of Lords Hill and Broadwell Road, Coleford,	COLFORD 23 – Land adj FoD Golf Club (Site 1), Lords Hill COLEFORD 24 – Land adj FOD Golf Club (Site 2), Coalway Rd			Submitted through Public Consultation	April 2025

Site Name in Revised Draft Local Plan	SA Reference	Retained from previous Local Plan?	Shlaa site?	Other?	Date last SA was carried out for site
Coleford, South of Railway Drive	COLEFORD 18 – South of Railway Dr			Town centre site with permissions for surgeries to relocate.	July 2024
Drybrook rear of Drybrook Farm	DRYBROOK 1 – Mannings Farm DRYBROOK 2 – Drybrook Farm DRYBROOK 3 – Rear of Drybrook Farm	Yes (modified/extended)	Yes – 2022 & 2023		July 2024
Glynch Brook	REDMARLEY 1 - Glynchbrook		Yes – 2020		July 2024
Hartpury, Broad Street South	HARTPURY 6 – Russell's Nursery (south of Broad St)		Yes – 2017 & 2025		July 2024
Hartpury, Over Old Road	HARTPURY 1 – Land adj Cackleberries/Over Old Rd		Yes – 2009 & 2025		July 2024
Hartpury, Land North of Broad Street	HARTPURY 3 – Land at Broad St		Yes – 2014		July 2024
Huntley, former Golf Course	HUNTLEY 1 – Huntley Golf Course		Yes – 2020		July 2024
Littledean Beech Way	LITTLEDEAN 1 – Beech Way	Yes	Yes – 2024		July 2024
Littledean, Sutton Rd (east)	LITTLEDEAN 4 – Land adj Sutton Road LITTLEDEAN 5- Land adj Sutton Rd (smaller)		Yes - 2018 & 2024		July 2024
Longhope, Land at the Wend	LONGHOPE 1 – Land at the Wend		Yes – 2020		July 2024
Longhope, Land at Church Road	LONGHOPE 8 – Land at Church Road (smaller site)		Yes – 2007,2008,2023		March 2024
Lydbrook Main Road (Former Tinplate Works former Wye Garage)	LYDBROOK 2 – Former Wye Garage	Yes (and has permission)	Yes – 2023		July 2024
Lydney East remaining Housing of Lydney East	LYDNEY 26- Lydney East (as allocated in AP)	Yes	Yes – various years over several parcels		November 2025
West of Lydney	LYDNEY 24- Lydney West Expansion (smaller site)		Yes – 2024 & 2025		October 2025
Lydney Allaston intensification, Augustus Way, Allaston (Driffield Road and Highfield Lane)	LYDNEY 2 – Augustus Way LYDNEY 4 – Driffield Farm LYDNEY 8 –Augustus Way (larger) LYDNEY 7 – Land at Rock House	Yes (modified)	Yes – various years over several parcels		July 2024
West of Allaston Road	LYDNEY 10 – West of Allaston Rd		Yes - 2022	Has planning permission	July 2024
Lydney Driffield Rd	LYDNEY 25 – Land at Driffield Road (opposite Tree Tops), Lydney		Yes - 2025		November 2025
Lydney Holms Farm and Hospital site	LYDNEY 1 – Holms Farm	Yes (modified and has permission)	Yes – 2007,2014 & 2023		July 2024
Lydney, Land Junction of Highfield Road and North of A48	LYDNEY 23- Land south of Highfield Road		Yes – 2025		October 2025
Lydney Harbour (part of mixed use allocation)	LYDNEY 17 – Pine End Works	Yes		Planning application pending	July 2024
Mitcheldean former coach depot St Michaels Way	MITCHELDEAN 7 – Old Coach depot (St Michaels Close)	Yes (and has permission)	Yes – 2020		July 2024
Mitcheldean Former George Hotel High Street	MITCHELDEAN 11 – High St (George hotel)	Yes			July 2024
Mitcheldean Carisbrooke	MITCHELDEAN 3 – North of Carisbrook Rd		Yes – 2018 & 2023		July 2024
Newent Cleeve Mill Lane	NEWENT 12 – Cleeve Mill Lane	Yes	Yes – 2007 & 2010		July 2024
Newent, North of Ross Road	NEWENT 3 – Factory, Horsefair Lane	Yes	Yes – 2020		July 2024
Newent, East of Newent	NEWENT 1 – South east of Newent NEWENT 14 – Land North of Southend Lane NEWENT 15- Land at Coxmore Farm, Malswick		Yes – 2021-2024	Has planning permission	July 2024 November 2025 December 2025
Newnham North	NEWNHAM 1 – Land north of Newnham		Yes – 2020	Has planning permission	July 2024
Newnham Former Victoria Hotel	NEWNHAM 2 – Victoria Hotel	Yes	Yes – 2022		July 2024
Ruardean Woodside, South of the Patches	DRYBROOK 4 – The Roebuck (land south of The Patches), Ruardean Woodside		Yes – 2025		November 2025
Sling adj Miners Arms	WEST DEAN 16 – Land adj to Miners Arms, Sling	Yes	Yes – 2007		July 2024

Site Name in Revised Draft Local Plan	SA Reference	Retained from previous Local Plan?	Shlaa site?	Other?	Date last SA was carried out for site
St Briavels, Hewelsfield Lane	ST BRIAVELS 4 – Hewelsfield Lane		Yes – 2021 & 2022		July 2024
Staunton (south), Whippington Corner, Forest Close	STAUNTON (C) 3 – Land at Whippingtons Corner		Yes - 2026	Suggested by Councillor	December 2025
Staunton/ Corse, Land at Swan Inn	STAUNTON & CORSE 6 – Land at Swan Inn		Yes – 2015	Has planning permission	July 2024
Staunton / Corse, Land West of Gloucester Rd, Snigs End. Corse Grange	STAUNTON & CORSE 2 – Land west of Gloucester Rd (smaller site)		Yes – 2020	Has planning permission	May 2025
Sedbury/Tutshill, Land South of A48	TIDENHAM 3 – Land south of A48, Tutshill		Yes – 2020		July 2024
Sedbury and Tutshill, Land Adjacent Wyedean Field	TIDENHAM 7 – Land adj to Wyedean School		Yes – 2007,20088,2012,2024 & 2025		July 2024
Sedbury, Land off Sedbury Lane	TIDENHAM 4 – Land off Sedbury Lane		Yes – 2020		July 2024
Whitecroft, former Scovill, West of New Road	WEST DEAN 26 – Scovill, Whitecroft	Yes (and resolution to permit planning application)	Yes – 2020		July 2024
Whitecroft, East of New Road	WEST DEAN 29 – East of New Road , Whitecroft (smaller site)		Yes – 2022,2024 & 2025		December 2025
Yorkley, Land adjacent Former Nags head Public House	WEST DEAN 20 – Adj to Pump House (Nags Head) Yorkley		Yes – 2007 & 2021		July 2024
Yorkley, Blakeney Walk, Stag hill	WEST DEAN 24 – Blakeney Walk, Yorkley		Yes - 2015 & 2020		July 2024
Westbury on Severn	WESTBURY ON SEVERN 4 – Land to the rear of the Firs		Yes – 2008 & 2014		July 2024
West of Severn (Churcham)	CHURCHAM 1 – Land south of A40		Yes – 2020		July 2024
Woolaston/ Netherend Ash Way (rear of Holm Lea)	WOOLASTON 6 – Rear of Homelea, Netherend	Yes (and has permission)	Yes – 2007 & 2008		July 2024
Woolaston, Netherend Farm	WOOLASTON 5 – Netherend Farm			Adjacent to allocated site with permission and submitted through local plan consultation.	July 2024
Woolaston, Netherend Farm adjacent Severn View Road	WOOLASTON 7 – Land south of Severn View Road		Yes – 2024		November 2025
Woolaston, Burnt House Farm	WOOLASTON 3 – Land at Burnt House Farm		Yes – 2018		July 2024
<b>TOTAL</b>		<b>24</b>	<b>62</b>	<b>14</b>	





# SUSTAINABILITY CONTEXT & SUMMARY

## BASELINE CHARACTERISTICS

### 8. Introduction

- 8.1 It is a requirement of SEA that the SA objectives are developed by having an in-depth understanding of the baseline characteristics and conditions of the plan area (in this case the Forest of Dean District) as well as the wider range of plans and objectives that are relevant to the emerging local plan. The Scoping Report (2020) for the Local Plan 2025-2045 used the baseline information to consider how the Forest of Dean District area may affect or be affected by the development proposed in the emerging draft of the local plan. The key issues and opportunities for sustainable development were identified and the SA objectives to address these key issues were thus formulated.
- 8.2 Full details can be found in the SA Scoping Report<sup>11</sup> (first published in 2020 and consulted upon in 2022) referenced as Appendix II of this SA Report and available as separate documents on the Council's website. The summary baseline characteristics of the Scoping Report are however, set out below:

### 9. Policy Context

- 9.1 The Scoping Report was created using a wide range of key plans and documents according to the following sustainability themes:

<b>Environment:</b>	<b>Society:</b>	<b>Economy:</b>
Landscape, soils & geology	Housing	Economy
Biodiversity	Education	Transport & Infrastructure
Water	Community well-being	Retail Centres
Climate & carbon	Local Identity & Culture	
Air		
Waste		
Heritage		

<sup>11</sup> <https://www.fdean.gov.uk/media/rxkb4zmg/sustainability-appraisal-scoping-report.pdf> and <https://www.fdean.gov.uk/media/y42ipqzx/sa-scoping-consulation-report-final.pdf>

## 9.2 The following key documents were used:

### National:

- Department for Business, Energy & Industrial Strategy, national statistics on electricity consumption (based on Lower and Middle Super Output Areas)
- Department for Business, Energy & Industrial Strategy (2018) Sub-regional fuel poverty data Department for Business, Energy & Industrial Strategy's national statistics on regional renewable statistics (based on devolved administrations and regions of England) Department for Environment, Food & Rural Affairs (last updated 18 December 2018) Statistical data set - ENVI8 - Local authority collected waste: annual results tables
- Department for Environment, Food & Rural Affairs (2018) Statistical data set - ENVI8 - Local authority collected waste: annual results tables,
- Department for Environment, Food & Rural Affairs (2015) River basin management plans (RBMPs) for the Severn river
- Department of Education in (January 2018). Educational attainment data for 2017/18 Environment Agency catchment water quality data
- Environment Agency flood area data
- Environment Agency rainfall and river flow summaries
- Historic England scheduled ancient monuments list
- HM Land Registry Price Paid Data – Standard Reports
- Office of National statistics, annual population survey 2018 Office of National statistics, job density 2017.
- Office of National Statistics- Business Register and Employment Survey 2017
- Office of National statistics, annual population survey December 2017
- Office of National statistics, Annual population survey date from Jan 2017-Dec 2017 Office of National Statistics, 2011 census.
- Office of National Statistics (2018) Business Register and Employment Survey via NOMIS Office of National Statistics (2018) job density, ratio of total jobs to population aged 16-64. Total jobs includes employees, self-employed, government-supported trainees and HM forces. Opinion Research Services (2013) Gypsy and Traveller Area assessment (GTAA) report Public Health England (2019) Gloucestershire and Districts Health Profiles
- Ministry of Housing, Communities & Local Government (2020) Live tables on Energy Performance of Buildings Certificates
- Ministry of Housing, Communities & Local Government (2018) Rough sleepers count Monmouthshire Local Development Plan (2018-2033)
- Natural England (2011) Agricultural land classification map South West region: ALC006 Natural England (various) Designated sites condition and assessment
- National Planning Policy Framework (NPPF)
- UK Air- Air Information Resource, Department for Environment Food & Rural Affairs . Interactive monitoring networks map

## Regional & Local:

- Climate Emergency Rapid Action Plan (January 2020) for Forest of Dean district Coleford landscape study policy
- Coleford Town Council (2017-2026) Coleford Neighbourhood Development Plan
- Department for Business, Energy & Industrial Strategy (2017) Household energy efficient national statistics
- Forest of Dean District Council (2018) Air Quality annual status report (ASR)
- Forest of Dean District Council (1997) A Strategy for the Conservation of Horseshoe Bats in the Wye Valley and Forest of Dean
- Forest of Dean district council business rates database;
- Forest of Dean District Council (2019) Cinderford Town Centre Assessment Forest of Dean District Council (2019) Coleford Town Centre Assessment
- Forest of Dean district council annual housing completions data- internal data set collated by Forward Plan team for 2017/18 period;
- Forest of Dean District Council (2018-2019) Greenhouse gas emissions report
- Forest of Dean district council internal data, collated from Uniform database by Forward Plan team for 2017/18 period;
- Forest of Dean District Council Core Strategy Adopted Version, 23 February 2012.
- Forest of Dean District Council Allocations Plan (2018)
- Forest of Dean district council (2017-2018) Buildings at Risk register Forest of Dean district Conservation area appraisals (various) Forest of Dean district (1998) Residential Design guidelines
- Forest of Dean district council Development control records, (Uniform). Forest of Dean District Council housing register (2018)
- Forest of Dean district housing trajectory 2019/20 Forest of Dean District employment site study (2019).
- Forest of Dean District Council- 2018/19 Local Authority Housing Statistics Forest of Dean District Council (2019) Lydney Town Centre Assessment Forest of Dean District Council (2019) Newent Town Centre Assessment
- Forest of Dean District Council-Internal data set collated by Strategic Housing for 2017/18 period
- Forest of Dean District Council- Landscape Supplementary Planning Document (2007) Forest Research- National Inventory of Woodland and Trees
- GFirst LEP (2019) Gloucestershire Local Industrial Strategy (DRAFT) GFirst LEP (2019) Gloucestershire Sustainable Energy Strategy,
- Gloucester city council Adopted Development Plan (2016-2031) Gloucestershire Centre for Environmental Records (GCER)
- Gloucestershire County, Gypsy, Traveller and Travelling Show people Accommodation assessment, October 2013

- Gloucestershire County Council (October 2019) Availability of school places  
Gloucestershire County Council (2019) Health Impact Assessment Toolkit (draft)  
Gloucestershire County Council (2017) Forest of Dean Archaeological Survey Stage 4  
Gloucestershire County Council (2018) Energy use and carbon emissions per dwelling data  
Gloucestershire County Council (2019) Gloucestershire Climate Change Strategy and Action Plan
- Gloucestershire County Council TRACC- transport accessibility- Distance to primary schools by bus,
- Gloucestershire County Council TRACC- Transport accessibility- Distance to secondary school by bus
- Gloucestershire County Council TRACC- Transport accessibility- distance to further education by bus,
- Gloucestershire County Council Gloucestershire Local Transport Plan  
Gloucestershire County Council (2015) Understanding Forest of Dean district
- Gloucestershire Local Nature Partnership (2018) Gloucestershire Nature Map (Strategic Nature Areas)
- Gloucestershire Local Nature Partnership- Draft Nature Recovery Network
- Gloucestershire Local Nature Partnership, 2015.A strategic framework for Green Infrastructure in Gloucestershire-
- Gloucestershire's Local Transport Plan (2015-2031) Green alliance (2017) Renewable Energy Locator
- Herefordshire Local Plan (2011-2031) Herefordshire County Council Historic England database of listed buildings
- Inform Gloucestershire (2018) Educational attainment in Gloucestershire (2015) Inform Gloucestershire
- Inform Gloucestershire (2017) Environment Overview of Gloucestershire Joint Core Strategy (2017)
- Landscapes Review- Final report (2019) Department of Environment, Food and Rural Affairs Locally Distinctive Areas Keynote AP03 (January 2015) Forest of Dean District Council Longhope Parish Council (2016-2026) Longhope Parish Neighbourhood Development Plan Lydney Town Council (2014-2024) Lydney neighbourhood Development Plan
- Malvern Hills Area of Outstanding Natural Beauty Management Plan 2019-2024 McDonald, Neil (July 2015) The Objectively Assessed Housing Needs of Forest of Dean Met office UK climate datasets
- Minerals Local Plan for Gloucestershire (2018-2032)- Draft
- National Character Area Profile 104: South Herefordshire and Over Severn National Character Area Profile 105: Forest of Dean and Wye Valley
- National Character Area Profile 106: Severn and Avon Vales
- HDH Planning and Development Ltd (2014) Strategic Housing Market Assessment (SHMA). This report is the copyright of & the Councils within Gloucestershire.
- South Worcestershire Development Plan (2017)

- Strategic Housing Land Availability Assessment 2019, Forest of Dean district council. Stroud District Local Plan (2015)
- Staunton landscape study
- Tewkesbury Borough Local Development scheme (2017)
- West Dean Parish Council (2016-2026) Berry Hill, Christchurch and Edge End Neighbourhood Development Plan
- Wye Valley National Landscape (former AONB) Management Plan 2015-2020. February 2016, Wye Valley National Landscape Team

## 10. Summary Baseline Conditions

10.1 The following baseline information is an abridged version of the text in the Scoping Report:

### Landscape, soil & geology:

- 10.2 Of the total area of the district, 85% is green space and 8% is surface water. The remaining 7% is built up areas. The Forest of Dean district falls into three National Character Areas, which reflect the variations in the underlying geology. Three sites within the district have been identified for limestone extraction. Most agricultural land is grade 3- good to moderate quality, with an area of "excellent" agricultural land directly around Newent.
- 10.3 In 2002, the Forest of Dean District Council commissioned a Landscape Character Assessment<sup>12</sup> for the district which is still considered to be an accurate summary of the landscape values of the Forest of Dean district, and the Landscape Character Assessment forms a robust and comprehensive baseline for landscape character considerations.
- 10.4 The current planning framework also contains 10 Locally Distinctive Areas (LDAs). This designation protects landscape values within settlements, as opposed to the wider landscape.
- 10.5 The district contains two National Landscapes - the Wye Valley National Landscape and the southern extent of the Malvern Hills National Landscape.
- 10.6 Negotiations have occurred and work is being carried out regarding the potential of the Forest of Dean to become designated as a Biosphere Reserve (BR). Biosphere reserves are an international landscape designation through UNESCO which recognises a defined areas special ecological values and promotes the area as a model region for sustainable development.

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<sup>12</sup> <https://www.fdean.gov.uk/planning-and-building/planning-policy/landscape-character-assessment/>

### **10.7 Likely future without the Plan:**

- Most aspects unlikely to change and existing policy framework will continue to discourage housing development outside allocated sites and the defined settlement boundary. Appeal outcomes may allow development in highly visible sites occasionally, particularly if the 5 year land supply becomes out of date.
- Some incursions of built up land around existing settlements will incrementally impact on some countryside areas.
- Forest of Dean district may in part be designated as a "National landscape" and a "Biosphere Reserve".

### **Biodiversity:**

- 10.8 The Forest of Dean district has a large number and variety of protected sites and landscapes. They include areas protected by European and national legislation and development within them is strictly controlled. Examples include the Special Areas for Conservation (SAC), Special Protection Areas (SPA) and Sites of Special Scientific Interest (SSSI). There are also locally protected Local Wildlife Sites and other areas of local interest. The following five sites are European nature conservation sites: The River Wye SAC; The Wye Valley Woodlands SAC; The Wye Valley Woodland and Forest of Dean Bat Sites SAC; The Severn Estuary European Marine Site (SAC, SPA, Ramsar); Walmore Common SPA and Ramsar.
- 10.9 There are 47 Sites of Special Scientific Interest (SSSI) in the Forest of Dean district. Of these, most have been assessed to be of "Favourable" condition by Natural England (2009-2019). The Gloucestershire Nature partnership has created the Strategic Nature map which may provide a foundation for any future policy development around the GI theme. the southern half of the district is defined by two major river corridors- the Wye and the Severn- and contains the Statutory Forest of Dean- a large publicly owned forest reserve which covers a land area of around 90 square kilometres.
- 10.10 The district contains 13,605 ha of woodland- 10,839 of this is designated ancient woodland. 9,990 of this woodland is publicly owned, and 3,874 ha is privately owned. In total, this means Forest of Dean district currently has 24.6% woodland cover; which well over twice the national average for comparable sized districts.

### **10.11 Likely future without the Plan:**

- The abundance of biodiversity is likely to decline, and the distribution of protected species is likely to shrink.
- Habitat continues to be protected on a site by site basis through the development

management process.

- The mosaic of ecosystems across the district will continue to be fragmented. A lack of policy framework for Green Infrastructure means landscape scale wildlife linkage opportunities are missed.
- The Gloucestershire Nature Partnership will continue to create and provide mapping and decision making tools to assist local authorities in the protection and enhancement of nature areas.
- The UK government's Environment Bill provides a framework for achieving 10% biodiversity net gain through development management.

### Water:

- 10.12 The Forest of Dean district contains some areas of flood risk, which are mainly grouped around the banks of the River Severn corridor in areas such as Awre, Bodbush and Rodley. However there is one area of high flood risk on the Wye river banks in Upper Lydbrook. Climate change is likely to exacerbate flooding through the district.
- 10.13 The Forest of Dean district entirely falls into the catchment area classed by the Environment Agency as Severn Vale and Wye - Carboniferous Limestone Forest of Dean operational catchment This catchment contains a ground water area of 8176.999 ha and a total surface area length of 81.77 km<sup>2</sup>. It also contains three protected areas: two designated under the Nitrates directive and one Drinking Water Protected Area.
- 10.14 There are some water quality problems associated with former mine workings in the Forest of Dean, which are often acidic and contain metals which can have significant ecological impacts.
- 10.15 Abstraction within the districts catchments is mainly for public water supply and agriculture. The Cinderford and Glynch Brooks are considered to be over abstracted.

#### 10.16 Likely future without the Plan:

- Development currently avoids streams and flood zones through the development management process.
- In dry years (which will potentially increase with climate change) water supply to the district may become critically low.
- Water quality in the district will not achieve the Water Framework Directive target of all inland and coastal waters achieving at least "good" condition.

## **Carbon Emissions & Energy Use:**

- 10.17 The Forest of Dean District Council has declared a Climate Emergency and seeks to achieve Council's target of net zero carbon emissions by 2030. CO<sub>2</sub> emissions and energy use per dwelling in the Forest of Dean district are significantly higher than both Gloucestershire and England's average. This may be because of a higher proportion of older style, detached building stock which is not well insulated or designed for warmth. In 2019, only 31% of homes are well insulated in Forest of Dean, meaning they have an Energy Performance Certificate (EPC) rating of A, B or C. 11% of households in the area are in fuel poverty, which means they can't afford to heat their homes properly.
- 10.18 The largest contributors to district wide carbon emissions are transport and industry/commercial sectors, which both contribute 35% each. Dwellings account for a smaller sector of only 23%. Whilst transport planning lies outside of the influence of the Local Plan, the Local Plan can influence travel patterns by consolidating development at established nodes, thus reducing the need for access travel. There have been improvements in new car fuel efficiency/electric cars.
- 10.19 In 2016, the total renewable energy capacity of the district was calculated at 54.7MW (up from 44.9MW in 2015), which ranked Forest of Dean district 104 of 348 local government areas in England and Wales.

### **10.20 Likely future without the Plan**

- Transport and industry will continue to account for around 70% of the district's carbon emissions. Net district carbon emissions continue to rise as more dwellings are built in the district.
- Renewable energy technology continues to be taken up slowly.
- Out commuting continues to increase and most trip will be made by private car, as more and more residents rely on jobs and services outside of the district.
- Steady increase in the uptake of renewable energy technology and 2-3 new major renewable energy installations per year.
- Climate change projections indicate that summers will be drier (13-18%) and winter will be wetter (11-15%). This will impact on the condition of infrastructure like storm water drains and the road network and will mean that more buildings will be impacted by flooding and be difficult to keep cool through hotter periods.



## **Air:**

- 10.21 Air quality across the Forest of Dean District remains very good, with measured levels of nitrogen dioxide (NO<sub>2</sub>) generally well within national limits. There is one Air Quality Management Area (AQMA) in the District which is in Lydney and was declared in July 2010. It was identified that traffic congestion (at the T junction between the High Street and the Bream Road) was the most likely cause of the nitrogen dioxide (NO<sub>2</sub>) levels which exceeded the national air quality objectives at the time the AQMA was declared.
- 10.22 Within Forest of Dean District Council's administrative area there are no point sources of pollution that give rise to concern in respect of air quality. No new or significantly changed sources have been identified within the district. All proposed residential and industrial developments are considered with regard to their potential to increase traffic pollution in the AQMA and other areas.
- 10.23 However, the area encompassing properties either side of the A48, between the roundabout with the A466 to the west and extending east just beyond the junction with the B4293 at Hardwick Terrace, is included in the Chepstow Air Quality Management Area (AQMA). While this area lies outside the district in neighbouring Monmouthshire, any development within the Tutshill/ Sedbury area should be aware of its potential traffic impacts on this problem area which may compound declining air quality in this AQMA.

### **10.24 Likely future without the Plan**

- National trends are improving for air quality, in part because of the closure of polluting power stations, in part because of the switch to electric vehicles and increasingly stringent emission requirements for new petrol/ diesel vehicles.
- Air quality in Lydney and Chepstow AQMAs continue to decline due to traffic congestion issues in both locations.

## **Waste:**

- 10.25 In 2017/18 approximately 300,000 tonnes of waste was produced in Gloucestershire. This comprises municipal, industrial, commercial (non-inert), construction and demolition (inert) and hazardous waste.
- 10.26 **Likely future without the Plan**
- Volumes of waste generated in the district continue to increase incrementally. Rates of recycling remain at current levels.

## Heritage:

- 10.27 The Forest of Dean District contains 1480 listed buildings/structures (which represent approximately 11% of listed buildings in the whole of Gloucestershire). 26 of these are Grade I, which means that they are of exceptional interest. In this District, these include Severn Bridge, Chepstow Bridge, St. Briavels Castle, Flaxley Abbey and the remainder are churches.
- 10.28 There are currently 92 nationally important archaeological sites (known as SAM-scheduled ancient monument) in the Forest of Dean (approximately 19% of the SMs in Gloucestershire). These include portions of Offa's Dyke (47 sections), Lydney Harbour, a Motte, Scowles, Whitecliff Furnace, Castle Ruins, Ironworks, Steelworks, Village Cross, amongst many others.
- 10.29 Conservation Areas (CAs) are places of special architectural or historic interest, which have a particular character or appearance worthy of preservation or enhancement. The Forest of Dean District contains 27 Conservation Areas.
- 10.30 The Forest of Dean District benefits from 3 Registered Parks and Gardens. These are Westbury Court (Grade II\*), Clearwell Castle (Grade II) and Flaxley Abbey (Grade II).
- 10.31 Archaeological evidence within the District is varied and ranges across all different periods. HER (Historic Environment Record) shows that 22% of the whole of the Gloucestershire HER areas are within the Forest of Dean.
- 10.32 The geological formation of the region, being a carboniferous strata with fields of coal and iron ore, has led to miners extracting these deposits for over two thousand years. Indeed, the industrial employment within the 'Forest Core' revolved around the mining of iron ore and later coal and the rise and fall of these industries was a huge factor determining the wealth, poverty and human geography of the District. This including the iron and coal industries as well as quarrying of stone and clay for building materials.
- 10.33 A large portion of the central area of the Forest of Dean district is Statutory Forest. This area of wooded Crown Land was originally in the ownership of the King during Norman times and was used as the King's hunting grounds. Due to this history of the Forest protected as a royal game preserve, approximately 110 square kilometres of the woodland is Ancient Woodland.
- 10.34 The Statutory Forest provided timber which was used in abundance for ship building (Navy), building trade and fuel. Mines (iron ore and later coal) were established in and around the edges of the forest and therefore the deep mines and tram roads within it placed new pressure on the woodlands as they required more space to operate and expand. Furthermore, iron smelting at the times of the Roman settlements meant that there needed to be a charcoal supply.

### **10.35 Likely future without the Plan**

- Some historic buildings and their settings could fall into disrepair.
- Insensitive development is refused in protected areas and sites through the development management process.

## **Housing:**

10.36 The Local Plan contains targets and numbers for how many new dwellings should be located in each settlement, which is underpinned by a total target of 330 new dwellings per year over the plan period, set by central government to meet UK's housing needs. Owing to the changes to the standard method calculation in the updated December 2024 NPPF, this target is now 660 new dwellings per annum.

10.37 The Authorities Annual Monitoring Report provides data on housing, such as gross/net completions, affordable housing, housing mix, housing need, house prices, etc.

### **10.38 Likely future without the Plan**

- The number of people on the Council's housing register (home seeker plus) continues to grow, and demand continues to out-strip supply.

## **Education:**

10.39 Levels of GCSE attainment in the Forest of Dean district are worse than the average for England. Within the context of Gloucestershire, the local districts of Forest of Dean consistently perform the lowest in terms of educational attainment at the GCSE level.

10.40 The number of people with skills based qualifications and degrees in the Forest of Dean district also falls below the South west and Great Britain.

10.41 The capacity of local schools is another concern, with many local primary schools and one secondary school are consistently oversubscribed in terms of student numbers.

### **10.42 Likely future without the Plan**

- Forest of Dean district continues to under perform in educational attainment compared to other districts in the county.
- Local schools continue to struggle to meet the demand for school places as the districts population steadily grows.

## Community Well-being:

- I0.43 While the population continues to grow, within the community there is a marked population change towards an ageing population, in line with trends across the western world.
- I0.44 The Forest of Dean has a higher percentage of low-birth-weight babies than England and a higher percentage of adults who are overweight or obese.
- I0.45 The Forest of Dean had a higher proportion of disability benefit claimants than the county or national averages and has a higher rate of people in residential care.
- I0.46 Forest of Dean district has a distinct population pattern with the majority of residents being in the third quintile of deprivation (mid-range), with very few being in either the highest or lowest socio-economic quintile.
- I0.47 Life expectancy is 6.4 years lower for men and 2.8 years lower for women in the most deprived areas of Forest of Dean than in the least deprived areas.
- I0.48 Overall, the district has experienced crime rates much lower than the overall rates for England and Wales and the rest of the county since 2003/2004.

### I0.49 Likely future without the Plan

- Provision of new open space and integration of existing open space continues to be negotiated on a development site basis, with some wins and some losses, but no overarching district wide strategy.
- Elderly, disabled people and children continue to be a low priority in the design of new settlements.
- Securing sites for new gypsy and traveller accommodation continues to be fraught with controversy.
- The three leading causes of death in the Forest of Dean are cancer, cardiovascular disease (CVD), and respiratory disease, respectively, which is consistent with the national health trends.

## Local Identity & Culture:

- I0.50 Situated between two rivers, the Forest of Dean has historically often been considered as an isolated area, hidden away by its geology, topography and the densely wooded landscape of the Statutory Forest, with limited connectivity to the UK & Wales beyond. The hardships of the former local employment industries, such as timber, quarrying and mining added to the sense of cultural uniqueness of the local people and the identity of being a 'Forester' became strong. Many of the older generations still feel this strong sense of local identity today and fortunately, with a recent surge of interest in this subject, younger generations are still being inspired to understand the heritage of the District and how important it is to retain a cultural identity.
- I0.51 Forest people wish to retain their rights to roam through the Crown Land and threats from government to privatise forestry land have met with strong opposition over the recent decades.
- I0.52 Unusual rights such as the ability to graze sheep on crown land (known as Commoning) have existed since the 17<sup>th</sup> Century and still continue to this day. It is not unusual to see small flocks of sheep roaming the roadsides and the forestry, being hefted to the land.
- I0.53 Freemining rights are still retained and fought for, however, the number of locally born people who are able to obtain this privilege are sadly rapidly dwindling.
- I0.54 The 'Forest' accent and its local dialect also play an important role in local social history and culture. Whilst the smooth broad accent of the area (broadly around the Statutory Forest boundaries), has generally been retained through the generations, the ability to speak 'Forest' has dwindled over recent decades. Nevertheless, a smattering of 'Forest' vocabulary still verbally survives in general conversation and many older 'Foresters' see it as a way of preserving this uniqueness of belonging to the Forest of Dean.
- I0.55 **Likely future without the Plan**
- Impacts from development on local character will be mediated through the existing development management process or not at all.
  - Some valued community spaces such as local pubs will be lost to conversions.

### **Economy:**

- 10.56 In June 2019, there were 46,400 economically active people in the Forest of Dean district, which represent 88% of the total district population of 16-64-year olds.
- 10.57 There is significant employment land and infrastructure existing in the Forest of Dean district, with large industrial areas and trade parks in Cinderford, Lydney, Coleford and Mitcheldean in particular. While some of these have high occupancy rates, many are under used and contain many vacant units. If the demand is not there, then allocated new employment areas will not necessarily deliver more employment.
- 10.58 There is a great deal of spill of retail trade to bigger centres outside of the district.
- 10.59 While Cinderford and Lydney are the largest concentrations of business rated premises, Coleford lags behind, despite being the largest conurbation in the district in terms of population size. Predictably, Mitcheldean ranks a couple of places higher in the hierarchy comparative to its population size, which is undoubtedly due to the very large employment facility which is Vantage Point business park.
- 10.60 **Likely future without the Plan**
- Employment within the district is unlikely to change significantly.
  - Level and distribution of business rated properties throughout the district is comparable to current level, with growth in home based business.
  - Vacancy and occupancy rates of Employment sites remain the same, with many unutilised sites.

## **Transport and Infrastructure:**

- I0.61 The arterial road network exerts a strong influence over how residents interact with their districts and their settlements. Local services have decreased as private car ownership has increased, to the point where even large villages lack many basic services. Sub catchments within districts are mostly defined by the shortest arterial route to the closest major centre, often outside of the district in the wider south-west region. Centres along major road corridors in particular often have high car-borne out-commuting. This pattern will change their form and function incrementally over time. In the case of the Forest of Dean District, this particularly relates to Newent and its proximity to the M50 corridor, as well as the Tutshill/ Sedbury hub which is a functional part of Chepstow, and very influenced by its proximity to the Severn Bridge with its direct access to Bristol.
- I0.62 There are several problem spots within the district which are currently experiencing significant congestion in peak times. This mainly concerns the A40 going into Gloucester and the A48 around Sedbury/ Tutshill. The width of the A48 through villages is also an issue with HGV's getting wider, forcing many trucks and lorries having to move into the centre of the road or mount pavements to avoid oncoming traffic at certain points.
- I0.63 Data on commuting patterns thus provides a measure of the self-containment of a community, informing potential sustainable growth directions, and helping to avoid the development of commuter towns. This data indicates that the Forest of Dean District has low levels of self-containment, especially when compared with other regional centres of south west England. This is consistent with a trend of smaller settlements tending to be less self-contained in terms of providing a balance of jobs to resident workforce. The Forest of Dean District settlements are at risk of functioning as dormitory towns for out-commuters, who account for over half of the district's economically active residents- a trend which is already established to a certain degree but has the potential to become greatly exacerbated.
- I0.64 Likely future without the Plan**
- New development is provided with connections to existing networks;
  - Existing networks continue to age and degrade in response to increased demand;
  - Further congestion on identified freight routes continue to slow delivery and transit times;
  - Cycling infrastructure is very minimal throughout the district.

## Retail Centres:

- 10.65 Retail centres are important not only in terms of providing goods and services, but also in providing a basis for social activity and supporting the cultural life of each community.
- 10.66 The trend towards out of town retailers seems to have abated, but the trend of online shopping is displacing retailers in the town centres. While vacancy rates within the town centres of Lydney, Newent, Coleford and Cinderford have shop vacancy rates which are either equivalent or below national averages, the trend towards town centre decline is concerning, and is likely to have significant implications for the town centres of the district going into the future.
- 10.67 Each year, the Forest of Dean district council conducts a town centre assessment of their four main market towns; Cinderford, Coleford, Lydney and Newent.
- 10.68 **Likely future without the Plan**
- Steady increase in traffic congestion and out commuting for jobs and services continues. Residents continue to rely on retail centres and services outside of the district. Erosion of town centre core activities without planning control.

## 11. Key Issues & Opportunities for Sustainable Development

- 11.1 Using the policy context and the analysis from the baseline information, the following key sustainability issues and opportunities for the Forest of Dean District were identified:

**Table 6: Key Issues & Opportunities for Sustainability in the Forest of Dean District**

Topic	Key issues for Sustainable Development	• Sustainability Goals/Opportunities
<b>Environment</b>		
<b>Landscape, Soils &amp; Geology</b>	<ul style="list-style-type: none"> <li>• Lack of landscape designation over Forest edge settlements;</li> <li>• Agricultural buildings in visually prominent locations under permitted development;</li> <li>• Decline in traditional primary industries;</li> <li>• Review of National Landscape roles (2019), including the Wye Valley and Malvern Hills National Landscapes;</li> <li>• Potential new Forest edge landscape designation or Forest of Dean district Biosphere reserve;</li> </ul>	<ul style="list-style-type: none"> <li>• The distinctive character of valued landscapes is safeguarded, and designated areas are maintained at or improved to favourable condition;</li> <li>• Good quality agricultural land is kept in primary production.</li> </ul>



	<ul style="list-style-type: none"> <li>• Agricultural commodities under valued, leading to declining viability of domestic primary production. This leads to increased pressure to convert good quality agricultural land to urban uses.</li> </ul>	
<b>Biodiversity</b>	<ul style="list-style-type: none"> <li>• Loss of biodiversity and habitat;</li> <li>• Condition of several of the districts protected areas are in decline;</li> <li>• Climate change impacts on biodiversity and the natural range of native species;</li> <li>• Landscape fragmentation over different tenures and management regimes.</li> </ul>	<ul style="list-style-type: none"> <li>• Intact habitat is identified and restored, and development delivers a net gain for biodiversity;</li> <li>• Increase linkages between habitat fragments.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>• Increased flooding and wider variations in seasonal rainfall due to climate change;</li> <li>• Existing storm water infrastructure is ageing and inadequate for current flood events, which may become more extreme in future;</li> <li>• Climate change creating hotter, drier conditions which will impact on water supply and ecology;</li> <li>• Additional demands of new settlements and expansions on water resources;</li> <li>• Poor water quality in several problem areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Development is set back from significant water;</li> <li>• bodies, streams and flood prone land;</li> <li>• Water supply to new homes is sustainable and secure;</li> <li>• Water quality across the district improves.</li> </ul>
<b>Carbon Management</b>	<ul style="list-style-type: none"> <li>• Forest of Dean district council (FoDDC) has set an ambitious corporate target for a carbon neutral district by 2030- how can the Local Plan support this?;</li> <li>• Current poor quality of existing housing stock in terms of energy efficiency and insulation;</li> <li>• Some activity for renewable installations, but fairly minimal;</li> <li>• Housing stock and built environment may be under equipped and poorly designed to respond to more extreme weather events;</li> <li>• Financial resources to "climate proof" existing settlements is limited.</li> </ul>	<p><b>MITIGATION</b></p> <ul style="list-style-type: none"> <li>• The districts carbon emissions are reduced to achieve Council's corporate goal of carbon neutrality by 2030;</li> <li>• The district transitions to a low carbon economy;</li> <li>• New homes are designed to optimise passive heating and cooling;</li> <li>• Opportunities to develop renewable energy sources are maximised.</li> </ul> <p><b>ADAPTATION</b></p> <ul style="list-style-type: none"> <li>• To increase climate resilience of natural and built environments;</li> </ul>

		<ul style="list-style-type: none"> <li>To adapt and be prepared for changing climatic conditions.</li> </ul>
<b>Air</b>	<ul style="list-style-type: none"> <li>Air Quality Management areas (AQMAs) in Chepstow (linked to Tutshill and Sedbury) and Lydney;</li> <li>Increased traffic and congestion in key commuting pinch points like the A40 and A48.</li> </ul>	<ul style="list-style-type: none"> <li>To maintain clean air.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>Cost of waste collection and recycling on the Council;</li> <li>Limited recycling capacity within the district.</li> </ul>	<ul style="list-style-type: none"> <li>To reduce waste and pollution;</li> <li>To reprocess waste efficiently.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Some historical buildings at risk.</li> </ul>	<ul style="list-style-type: none"> <li>To protect historical features and cultural assets of the district;</li> <li>To maintain the built character of the district, including any distinct local vernacular design.</li> </ul>
<b>Society</b>		
<b>Housing</b>	<ul style="list-style-type: none"> <li>Some larger schemes may come forward in the next few years which temporarily meet demand, but this is a trend unlikely to continue in the longer term;</li> <li>There are limited policy interventions to improve the situation; however Council officers are working proactively with Registered Providers to bring forward 100% affordable housing sites.</li> </ul>	<ul style="list-style-type: none"> <li>To ensure every resident of the district has a decent and affordable home;</li> <li>To deliver a mix of housing types, including affordable housing, in sustainable locations;</li> <li>To deliver housing stock which is energy efficient and well designed.</li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>Policy at a district level has limited influence over poor levels of educational attainment;</li> <li>Many local schools are at capacity and local children have to travel outside of their Parish to access a school place.</li> </ul>	<ul style="list-style-type: none"> <li>To increase the levels of education and skills attainment;</li> <li>To facilitate the development of academic and vocational opportunities within the district;</li> <li>To provide ease of access to education and training opportunities.</li> </ul>
<b>Community Well-being</b>	<ul style="list-style-type: none"> <li>Societal factors leading towards sedentary lifestyles and poor diets are outside the influence of the Local Plan;</li> <li>The provision of active transport routes and quality open space is sometimes compromised through the development management process, and at appeal;</li> </ul>	<ul style="list-style-type: none"> <li>To promote healthy, active lifestyles;</li> <li>To address health inequalities and address disadvantage and entrenched deprivation;</li> <li>To deliver quality design of community and open space;</li> <li>To maintain highly</li> </ul>

	<ul style="list-style-type: none"> <li>• Cinderford West continues to be assessed as the worst area for deprivation within the district. Regeneration efforts may not impact this enclave;</li> <li>• An ageing population means that more people have declining mobility and independence, and may be effectively marginalised by poor urban design.</li> </ul>	<p>accessible urban environments for all types and levels of ability;</p> <ul style="list-style-type: none"> <li>• To encourage a strong, respectful and inclusive community.</li> </ul>
<b>Local Identity</b>	<ul style="list-style-type: none"> <li>• Forest of Dean district is becoming more attractive to out commuters, which may over time result in local identity and local culture becoming diminished;</li> <li>• New housing development is relatively generic, and does not respond to local vernaculars.</li> </ul>	<ul style="list-style-type: none"> <li>• To honour and celebrate the traditions and local culture of the Forest of Dean district;</li> <li>• To promote a sense of neighbourhood and civic pride;</li> <li>• To reinforce the character of individual settlements.</li> </ul>
<b>Economy</b>		
<b>Employment</b>	<ul style="list-style-type: none"> <li>• Leak of jobs out of the district and high levels of out commuting;</li> <li>• Some employment sites are falling into disrepair or are partially abandoned, with low occupancy rates in some employment sites, with many vacant units.</li> <li>• <i>Staycations increasingly using commercial applications.</i></li> </ul>	<ul style="list-style-type: none"> <li>• To maintain and create stable levels of quality employment;</li> <li>• To ensure a high and stable level of economic diversity and competitiveness.</li> </ul>
<b>Transport &amp; Infrastructure</b>	<ul style="list-style-type: none"> <li>• Lack of investment into new infrastructure and maintaining existing networks;</li> <li>• Unstable policy environment for investment into renewables;</li> <li>• Strong national trend toward car born out commuting;</li> <li>• Declining quality and provision of public transport;</li> <li>• Very poor existing bicycle and pedestrian infrastructure;</li> <li>• Traffic congestion on larger arterial routes continues to increase, meaning freight is slowed in traffic congestion leading to lag times and increased costs to industry.</li> </ul>	<ul style="list-style-type: none"> <li>• To consolidate and efficiently utilise networks of high quality infrastructure, including roads, drainage, utilities and telecommunications;</li> <li>• To ensure that everyone can efficiently move around and through the district to access work and services;</li> <li>• To enhance transport connectivity and improve links between centres in and outside the district;</li> <li>• To provide for efficient and accessible public &amp; active transport.</li> </ul>
<b>Retail Centres</b>	<ul style="list-style-type: none"> <li>• Online shopping and large out of town retail precincts continue to draw trade from local services and retail centres;</li> </ul>	<ul style="list-style-type: none"> <li>• To ensure the vitality and viability of the districts town and village centres.</li> </ul>

## 12. Summary of Key Changes since Scoping Report was written

- 12.1 Since the Scoping Report (2020) was written, the housing delivery number has been amended several times. At 2020, it was required that the Local Plan provided for more than 350 dwellings per annum, by May 2024, that number had changed to 330 dwellings per annum. However, the most major change has been the introduction of the amended NPPF in December 2024, which amended the way in which Local Housing Need (LHN) is calculated by Local Planning Authorities (LPAs) and making it mandatory. As a result of the revisions to the Standard Method (SM) calculation, Forest of Dean District (FODD) has seen an uplift of 82% in its LHN. Further to the December 2024 amendments to the Standard Method, the Council now needs to meet a new LHN need of 600 per annum, or 12,631 over the 20-year plan period.
- 12.2 Since the scoping report in 2020, the Forest of Dean District Council has been working towards becoming a designated Biosphere Reserve (BR). Biosphere reserves are an international landscape designation through UNESCO which recognises a defined area's special ecological values and promotes the area as a model region for sustainable development. In March 2024, the FoDDC was accepted by the UK Man and Biosphere (MAB) Community as a UK MAB candidate and the Council is currently progressing towards submitting their formal application.
- 12.3 Since the Scoping Report was published in 2020, there have been several notable changes in various policies at both a national and local scale. Some of these are planning policies, whilst others are related to corporate matters, however, all are relevant to the Sustainability Appraisal.
- The National Planning Policy Framework was revised on 20<sup>th</sup> July 2021, December 2023, December 2024 and February 2025;
  - The [National Model Design Code](#) was published in June 2021
  - Gloucestershire County Council adopted the [Minerals Local Plan for Gloucestershire](#) on 20<sup>th</sup> March 2020.
  - [Gloucestershire Local Transport Plan](#) sets the strategic transport vision to 2041. (adopted 2020)
  - Wye Valley Area of Outstanding Natural Beauty – [State of the AONB Report 2021](#)
  - [Wye Valley AONB Management Plan 2021-2026](#)

- The [Alvington NDP](#) was made on 1<sup>st</sup> June 2021.
- The [Huntley NDP](#) was made on 1<sup>st</sup> October 2023.
- The [Dymock NDP](#) was made on 11<sup>th</sup> October 2024.
- The [Forest Edge South NDP](#) was made on 11<sup>th</sup> October 2024.
- The FoDDC adopted the '[Our Climate Emergency Strategy and Action Plan 2022-2025](#)' at the November 2021 Cabinet Meeting. Thus placing climate action at the forefront of the Corporate priorities and the emerging Local Plan.
- Other key changes include: LURA (Levelling Up and Regeneration Act) 2023; EIP (Environmental Improvement Plan) 2025; LNRs (Local Nature Recovery Strategies) 2023; BNG (Biodiversity Net Gain) Regulations 2024; AQ (Air Quality) Strategy 2023; RBMPs (River Basin Management Plans) were updated in 2022 and EA draft regional plan (2023).

### **Sustainability context - Consequences of Covid and other Local/National/International Events**

- 12.4 The Covid-19 pandemic resulted in a quick onslaught of short-term impacts such as immediate home working, an initial drop in planning applications, a reduction in house building and people were generally staying at home. However, over time, some of the results of the Covid-19 crisis have embedded themselves into society and are now long-term.
- 12.5 Since the Covid-19 crisis, home working (and by default less commuting) has become more normal for certain sections of business. Employers are now having to be more flexible with allowing their employees to work from home and to a more flexible working pattern. In terms of the Forest of Dean District Council, Publica's agile working strategy means that staff commuting emissions will continue to be lower than before, but whilst common sense suggests home working saves carbon, there are many factors and assumptions at play.
- 12.6 Housing prices rocketed during and after the Covid crisis, with people prepared to pay more for rural housing. However, by 2023, house prices and sales began to stall. Housing numbers (number of houses gaining permission and those being constructed) have now bounced back to levels which are similar to those pre-covid.
- 12.7 Another noticeable trend is that tourism uses now form the majority of the commercial enterprise planning applications in the Forest of Dean, and 'staycations' are more popular since the Covid crisis generally across the UK.

- 12.8 Town centre footfall in the Forest of Dean District also saw a significant drop during Covid, but has been steadily tracking upwards again since 2022.
- 12.9 2023/2024 saw the UK experience a serious cost of living crisis.
- 12.10 January 2026 saw the publishing of a government consultation on many fundamental changes to the NPPF. Consultation finishes March 2026.

### 13. Likely Evolution of Area without the Local Plan

- 13.1 Under each summary baseline (Chapter 10), details of the likely future of the area without the plan have been detailed. However, there are other general issues which should be taken into account because these will also have impacts on the District, which the Local Plan will need to address.
- 13.2 The UK as a whole is seeing the increased use of electric cars, revised Building Regulations and at least 10% biodiversity net gain along which will hopefully result in better standards for infrastructure, improvements in air quality, more energy efficient homes and some recovery for loss of biodiversity.
- 13.3 The Covid-19 pandemic resulted in a quick onslaught of short-term impacts such as immediate home working, an initial drop in planning applications, a reduction in house building and people were generally staying at home. However, over time, some of the results of the Covid-19 crisis have embedded themselves into society and are now long-term. Home working (and by default less commuting) has become more normal for certain sections of business. Employers are now having to be more flexible with allowing their employees to work from home and to a more flexible working pattern. Whilst common sense suggests home working saves carbon, there are many factors and assumptions at play.
- 13.4 Housing prices rocketed during and after the Covid crisis, however, by 2023, house prices and sales began to stall. Housing numbers (number of houses gaining permission and those being constructed) have now bounced back to levels which are similar to those pre-covid, however, in 2023/2024 the UK experienced a serious cost of living crisis.
- 13.5 Another noticeable trend is that tourism uses now form the majority of the commercial enterprise planning applications in the Forest of Dean, and 'staycations' are more popular since the Covid crisis generally across the UK. However, on the other hand, town centre footfall in the Forest of Dean District saw a significant drop during Covid, and although it has been steadily tracking upwards again since 2022, nevertheless online shopping has had a serious impact on the town centres.
- 13.6 Furthermore, the NPPF (National Planning Policy Framework) was updated in December 2024. The resulting changes to the Standard Method has resulted in an 82% uplift in local housing need (LHN) for the Forest of Dean. This has a significant impact on how this amount of housing (600 pa/12,631 over a 20 year plan period) is sustainably accommodated.
- 13.7 Without the Local Plan, there would be no local guidance on housing, and therefore housing needs, tenure and mix are unlikely to be met. This could place extra pressure on affordability and quality, having negative effects for health and wellbeing. The lack of a Local Plan also poses the risk that services, facilities, employment and education may not become available causing socio-economic deprivation and social inclusion.

- 13.8 Active living would be less encouraged and car dependency would naturally increase. It is highly unlikely that carbon emissions would be addressed sufficiently locally, leading to negative impacts on the climate change. Even with national policies for issues such as flood risk management and building regulations, without the Local Plan there would be little cohesion or coordination so that sufficient mitigation is brought into play.
- 13.9 Generally, without a Local Plan there would be a less effective use of land, particularly including land for biodiversity and food security, as more pressure would be put on the most versatile and with the best habitat for development. Opportunities for accessing accessibility to green space and also to preserve and enhance the local character of the area are more likely to be missed or eradicated, thus having long-term negative impacts on health, the economy, the landscape, air quality and water quality.



## SA OF FODDC LOCAL PLAN VISION & OBJECTIVES

### 14. The Vision & Objectives for the Local Plan

- 14.1 The FoDDC's Council Plan 2024-2028 and its broad priorities and objectives provide an important part of the context for the Local Plan, and the Local Plan in turn must set out to deliver or help deliver parts of the Council Plan and be compatible with it.

#### Figure.4: Forest of Dean District Council Plan 2024-2028 priorities:

The FoDDC Council Plan (2024-28) has the following priorities

**Overarching Principle:** We strive to meet the needs of the Forest of Dean while taking into account the needs of the Forest's future generations.

**Priority 1: Thriving Communities**

Objective: To foster resilient and inclusive communities that are motivated and competent to adapt to the challenges and opportunities posed by the climate and nature emergencies.

**Priority 2: Decarbonisation and nature recovery**

Objective: For the Forest of Dean to have a protected and enhanced natural environment, and be on target to be carbon neutral by 2030.

**Priority 3: Sustainable Economy**

Objective: To foster economic prosperity while ensuring environmental sustainability and social well-being.

- 14.2 The overall vision for the new Local Plan is set out below. Many of the components of the vision are also addressed by other documents such as the FoDDC's Council Plan, but need the Local Plan to bring them about.

**Figure 5: Local Plan's Vision**

**Forest Of Dean Local Plan Vision**

- The district is actively engaged in pursuing a low carbon future and new development is designed to enable this while being able to adapt to climate change.
- In 2045 younger people are more likely to want to stay in the district with good access to education, employment and housing.
- The needs of an ageing population have also been incorporated into the design of new development.
- It is a place where healthy lifestyles are an everyday part of living and working in the district.
- The implementation of sustainable development enhances the quality of life for residents and visitors alike.
- The diverse landscapes and heritage of the area is so distinctive that it is nationally and internationally recognised.
- A thriving tourism market is underpinned by a high quality natural and built environment.
- The lack of affordable housing has been addressed through imaginative and sustainable ways providing an appropriate range of tenures which support local communities, services and facilities.
- The area has resilient and diverse employment opportunities with strong links to good local schools embracing, in particular, industries of the future.
- The district is better connected through improved transport, digital and mobile data connections which reduce the need to travel and provide a distinctive local offer.
- The Forest of Dean is known as a special place to start and grow business.

14.3 Having taken into consideration local views on key issues, national policy, the Council priorities and evidence, the following seven objectives have been identified for the Local Plan to provide for the following objectives:

**Figure 6: Local Plan Strategic Objectives**

Objectives

**Thriving Communities**

**SO1: Accessible Communities** - Maintaining and improving accessibility to services and amenities, with:

- Affordable and quality housing for local needs
- Healthcare for all residents
- Active social, leisure and recreation opportunities
- Youth and adult learning opportunities

**SO2: Healthy, inclusive and Safe Communities**- Developing communities that enable healthy lifestyles; promote social interaction; support the elderly, the young and the vulnerable; ensure public safety and reduce the fear of crime.

**Sustainable economy and infrastructure**

**SO3: Local economy and jobs**- Providing for a strong, diverse, vibrant local economy that supports existing businesses and encourages new enterprise – enabling balanced economic growth, coupled with enhancing skills and job opportunities across the District.

**SO4: Town centres and rural hinterlands** - Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands.

**SO5: Transport and travel**- Promoting healthier alternatives to the use of the private car and seeking to reduce CO2 emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.

**Our Environment**

**SO6: Climate Change and environmental limits** -Promoting a development strategy that reduces our District's carbon footprint for 2030,, adapts to climate change and respects our environmental limits by:

- Securing zero carbon development through building design
- Maximising the re-use of buildings and recycling of building materials
- Minimising the amount of waste produced and seeking to recover energy
- Promoting the use of appropriately located brownfield land
- Supporting a pattern of development that can prioritise the use of sustainable modes of transport
- Maintaining and enhancing the green and blue infrastructure network
- Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of our District's surface and groundwater resources

**SO7: Our District's sense of place and special qualities**– Conserving and enhancing the District's distinctive qualities based on its special landscape, heritage, townscape and biodiversity. Nature recovery and connectivity will be encouraged where opportunities arise.

- 14.4 Direct actions by the FoDDC, especially through promoting the move to net zero carbon emissions and its regeneration initiatives will be essential, as will public and private investment. It is also noted that plan policies can be cross-cutting and for example, Green Infrastructure can contribute to several priority objectives (such as healthy lifestyles, landscape, tourism, etc.) In general, the Vision and the Strategic Objectives are likely to have positive effects for SA objectives, as they seek to address the future sustainable development of the Forest of Dean District.
- 14.5 It is important to identify where the Local Plan Vision/Objectives and SA objectives are compatible with each other and where there are possible conflicts in order to try to resolve them. These priorities then help with predicting the effects of the draft Local Plan. It must be remembered that there will be conflict areas and these should not be seen as negative; they are inevitable in the balance which is sustainable development. It is the combined effects of the objectives that should aim to achieve sustainable development.
- 14.6 Table 7 below compares the SA Objectives against the Local Plan Strategic Objectives. This has been done by using professional judgement and the headline SA objectives seeking +, - and 0 ratings. On the whole, Local Plan Strategic Objectives and SA Objectives are generally compatible, with each objective being positively impacted upon. This was not surprising as both set of objectives start from the principles of sustainable development.

**Table 7: Local Plan Strategic Objectives (SO) compared to SA Objectives**

	SA1. To improve the health and well-being of the populations and reduce inequalities in health	SA2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home	SA3. To provide accessible community services, recreation and leisure facilities	SA4. To facilitate the development of academic and vocational skills	SA5. To create a more vibrant and sustainable local economy	SA6. To protect and enhance the landscape	SA7. To conserve and enhance biodiversity, flora and fauna	SA8. To maintain and improve air quality	SA9. To maintain and improve water quality and to achieve sustainable water resources management	SA10. To reduce carbon emissions that cause climate change and to achieve net zero	SA11. To reduce waste generation and achieve sustainable management of waste	SA12. To safeguard historical and cultural assets
SO1: Accessible Communities – Maintaining and improving accessibility to services and amenities, with: - Affordable and quality housing for local needs - Healthcare for all residents - Active social, leisure and recreation opportunities - Youth and adult learning opportunities	+	+	+	+	0	0	0	0	0	0	0	0
SO2: Healthy, inclusive and safe Communities – Developing communities that enable healthy lifestyles; promote social interaction; support the elderly, the young and the vulnerable; ensure public safety and reduce fear of crime.	+	+	+	0	0	0	0	0	0	0	0	0
SO3: Local economy and jobs – Providing for a strong, diverse, vibrant local economy that supports existing businesses and encourages new enterprise – enabling balanced economic growth, couple with enhancing skills and job opportunities across the District	0	0	0	+	+	0	0	0	0	0	0	0
SO4: Town centres and rural hinterlands – Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands.	+	0	0	0	+	0	0	0	0	0	0	0
SO5: Transport and travel – Promoting healthier alternatives to the use of the private car and seeking to reduce CO2 emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.	+	0	+	0	+	0	0	+	0	+	0	0
SO6: Climate change and environmental limits – Promoting a development strategy that reduces our District's carbon footprint for 2030, adapts to climate change and respects our environmental limits by: - Securing zero carbon development through building design - Maximising the re-use of buildings and recycling of building materials - Minimising the amount of waste produces and seeking to recover energy - Promoting the use of appropriately located brownfield land - Supporting a pattern of development that can prioritise the use of sustainable modes of transport - Maintaining and enhancing the green and blue infrastructure network - Minimising and mitigating against future flood risks, recycling water resources and protecting and enhancing the quality of our District's surface and groundwater resources	+	0	0	0	0	+	+	+	+	+	+	0
SO7: Our District's sense of place and special qualities – Conserving and enhancing the District's distinctive qualities based on its special landscape, heritage, townscape and biodiversity. Nature recovery and connectivity will be encourages where opportunities arise.	0	0	0	0	0	+	+	0	0	0	0	+

## SA OF STRATEGIC OPTIONS FOR THE FOREST OF DEAN LOCAL PLAN TO 2045

### 15. Strategic Options – in chronological order

15.1 The following sections of this chapter explain in chronological order the process of identifying and refining the strategic options and alternatives and thereby presents the findings of the SA. By assessing each option against the SA objectives (sustainability topics), the reasoning for why the Council has chosen to reject certain strategic options and progress other strategic options is then outlined (in accordance with the requirements of the SEA Regulations). Any representation received regarding the SA of each stage of appraising the options has also been discussed along with any resulting actions taken.

### 16. Identifying & Appraising the Issues & Options (2019)

16.1 The Issues and Options stage identified the key planning issues and opportunities for the Forest of Dean District and provided a range of Options which the public were consulted on in the Autumn of 2019<sup>13</sup>. The consultation provided **no preferred options** at that stage.

16.2 The Options highlighted within the Issues and Options consultation document were as follows.

- 1) **Selective planned expansion of existing settlement(s).** This is limited to those where there may be sufficient scope to provide part of a strategic option by selecting particular settlements and choosing to promote them possibly alongside infrastructure improvements for a greater scale of development than would otherwise have been the case. The description of the settlements and the various main constraints that apply suggests that there are restrictions in terms of the capacity available at many of the existing settlements. An option solely relying on this strategy may therefore only be able to deliver a certain quantum of development. It may also be an option that could pre-empt any longer term strategies because the existing capacity would be exhausted.
- 2) **Maximum incremental change to the extent of absolute constraints.** This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development. This is an option which could also be termed dispersal although the bulk of any change is expected to be directed to existing settlements in a manner that respects the main constraints it relies on the

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<sup>13</sup> <https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/emerging-local-plan-issues-and-options/>

allocation of new sites across the widest possible range of settlements. It is the option most akin to the "do nothing" option.

- 3) **Planned new settlement(s).** The identification of one or more new settlements and the promotion of a scale of development that would create a community supported by appropriate infrastructure. The option is to provide a new or substantially new settlement or settlements which will establish a sustainable long term option. It is assumed that new infrastructure appropriate to the needs of the settlement(s) will be needed but can be provided in step with its development.
- 4) **Negotiated agreement that some development will be passed to adjoining authority(ies).** An agreed major element of the FoDD required development would be met in an adjoining area. This particular option has been **rejected** from this point onwards as there is no appetite from adjoining authorities to take some of the housing quota and furthermore, there is sufficient space within the district to provide housing.

### Consultation Representations on the Issues and Options consultation and actions taken

- 16.3 The Issues and Options consultation was not subject to an SA. Nevertheless, some comments, although limited, were regarding the SA at this stage. The comments received, officer responses and actions taken can be read in detail in Appendix IV of this SA report.

## 17. Identifying & Appraising the First Preferred Strategic Options (2020)

17.1 Following the Issues and Options stage, the Local Plan process moved onto the Preferred Options stage, which was publicly consulted upon in Autumn/Winter 2020/2021<sup>14</sup>. The different options were considered in more detail, and taking into account the public consultation comments from the Issues and Options stage, the First Preferred Strategic Options stage also included an SA appraisal of combining Options 1 and 3 as a **preferred option** (Option 4 – combining selective expansion and a new settlement). Furthermore, the original Option 4 (Negotiated agreement that some development will be passed to adjoining authority(ies)) has already been **rejected** owing to lack of provision from neighbouring authorities.

### Significance Key:

Symbol	Meaning	Sustainability Effect
++	Very positive	Development encouraged; would require no or very little mitigation and could offer betterments to existing sustainability issues
+	Positive	No sustainability constraints and development acceptable; mitigation possible
0	Neutral	Negligible effects or not applicable; little or no change to existing situation
-	Negative	Potential sustainability issues; mitigation and/or negotiation might be possible
--	Very negative	Problematical & improbable due to unknown sustainability issues; mitigation difficult/expensive/impossible.

<sup>14</sup> <https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/local-plan-preferred-option/>



**Table 8: SA of First Preferred Strategic Options (a full and annotated version of this matrix can be found in Appendix III)**

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: Maximum incremental change to the extent of absolute constraints (do nothing approach).	Option 3: Planned New Settlement(s).	New Option 4: Mixture of Option 1 and Option 3 (Selective planned expansion of existing settlement(s) and Planned New Settlement(s))  <b>PREFERRED OPTION</b>
1. To improve the health and well-being of the populations and reduce inequalities in health.	+	-	+	++
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	+	++	++
3. To provide accessible community services, recreation and leisure facilities.	+	-	+	+
4. To facilitate the development of academic and vocational skills.	+	-	+	+
5. To create a more vibrant and sustainable local economy.	+	0	+	+

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: Maximum incremental change to the extent of absolute constraints (do nothing approach).	Option 3: Planned New Settlement(s).	New Option 4: Mixture of Option 1 and Option 3 (Selective planned expansion of existing settlement(s) and Planned New Settlement(s))  <b>PREFERRED OPTION</b>	
6. To protect and enhance the landscape.	0	--	-	-	
7. To conserve and enhance biodiversity, flora and fauna.	+	0	++	+	
8. To maintain and improve air quality.	-	-	-	-	
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	0	0	0	
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	--	-	++	+
11. To reduce waste generation and achieve sustainable management of waste.	-	--	-	-	
12. To safeguard historical and cultural assets.	0	-	0	0	

## Reasons for Selection/Rejection of Strategic Options

**Table 9: Outline Reasons for Selection/Rejection of Strategic Options**

Strategic Option	Option Definition	Outline Reasons for Selection/Rejection
Option 1 - Selective planned expansion of existing settlement(s).	This is limited to those where there may be sufficient scope to provide part of a strategic option by selecting particular settlements and choosing to promote them possibly alongside infrastructure improvements for a greater scale of development than would otherwise have been the case.	<ul style="list-style-type: none"> <li>• Supports development in most sustainable locations with scope for sharing infrastructure, having positive effects for health and wellbeing;</li> <li>• Allows range of sites in terms of locations and sizes and provides for continuity (allowing for phased approach);</li> <li>• However, may not enable a long term strategy (scope limited around existing settlements) and could force allocations that have adverse impacts;</li> </ul> <p>Therefore considered that the <b>Preferred Option would be a combination of Option 1 (this option) and Option 3 (new settlement(s))</b></p>
Option 2 - Maximum incremental change to the extent of absolute constraints.	This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development. This is an option which could also be termed dispersal although the bulk of any change is expected to be directed to existing settlements in a manner that respects the main constraints it relies on the allocation of new sites across the widest possible range of settlements. It is the option most akin to the "do nothing" option.	<ul style="list-style-type: none"> <li>• Does not allow overall LP approach – more akin to NPPF presumption in favour of ‘sustainable development’;</li> <li>• Would not address climate change and sustainable transport improvements (cumulative negative impact on infrastructure), having negative effects on health &amp; wellbeing, economy, air quality and carbon emissions;</li> <li>• Delivery would be difficult to plan over lifetime of Local Plan and does not provide a positively prepared long term strategy.</li> </ul> <p>Option was <b>rejected</b> on the above basis.</p>

<p>Option 3 - Planned new settlement(s).</p>	<p>The identification of one or more new settlements and the promotion of a scale of development that would create a community supported by appropriate infrastructure. The option is to provide a new or substantially new settlement or settlements which will establish a sustainable long term option. It is assumed that new infrastructure appropriate to the needs of the settlement(s) will be needed but can be provided in step with its development.</p>	<ul style="list-style-type: none"> <li>• Has scope for infrastructure delivery, including GI, transport, community facilities, etc. having positive benefits on health &amp; wellbeing, economy, community facilities, education, and meeting housing needs.</li> <li>• Can provide for a long term strategy;</li> <li>• However, requires extensive supporting evidence and a new settlement will require major infrastructure. May have long lead time and may be locally unpopular.</li> </ul> <p>Therefore considered that the <b>Preferred Option would be a combination of Option 3 (this option) and Option 1 (Selective planned expansion of existing settlement(s)).</b></p>
<p>Option 4: Mixture of Option 1 (Selective planned expansion of existing settlement(s)) and Option 3 (Planned new settlement(s)).</p>	<p>Where Option 1 has been exhausted in terms of finding the most sustainable locations for development in the existing settlements, Option 3 (planned new settlement) would be able to accommodate any left-housing housing need and other employment/ infrastructure.</p>	<ul style="list-style-type: none"> <li>• Supports development in most sustainable locations with scope for sharing infrastructure, having positive effects for health and wellbeing;</li> <li>• Allows range of sites in terms of locations and sizes and provides for continuity (allowing for phased approach);</li> <li>• Provides a long term strategy;</li> <li>• Has scope for infrastructure delivery, including GI, transport, community facilities, etc. having positive benefits on health &amp; wellbeing, economy, community facilities, education, and meeting housing needs.</li> <li>• May have long lead time and may be locally unpopular for new settlement, however, planned selection (under Option 1 can accommodate</li> </ul>

		<p>short to medium term development).</p> <ul style="list-style-type: none"> <li>• Allows for a higher housing need requirement.</li> </ul> <p>For the reasons above, this combination of options was considered to be the <b>Preferred Option</b>.</p>
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17.2 Based on this Preferred Option, the suggested areas for development growth were as follows:

- Lydney, largely based around the existing allocated sites to the east of the town;
- Newent, predominantly to the south east of the town;
- Beachley in connection with the current but likely to be vacated MoD base;
- New settlement in the vicinity of where the A40 and A48 meet;

### Consultation Representations on the First Preferred Options consultation and actions taken

17.3 There were limited comments made regarding the SA at this stage, however, the comments received, officer responses and actions taken can be read in detail in Appendix IV of this SA report.

## 18. Appraising the Second Preferred Strategic Options (2022)

- 18.1 Taking into account feedback received from the previous consultations where a planned new settlement (where the A40 meets the A48) met with a very large number of negative public responses and political unease, the Council developed a Second Preferred Option, which superseded the first. The Second Preferred Option paper<sup>15</sup> and accompanying Sustainability Appraisal<sup>16</sup> was publicly consulted upon in Summer/Autumn 2022. The main difference between the Second Preferred Option and the previous First Preferred Option is that the Planned New Settlement(s) (Option 3) was excluded from the proposed strategy at this stage.
- 18.2 The Second Preferred Option Strategy therefore proposed the following development, all of which was based upon the original Option 1 (Selective planned expansion of existing settlement(s)) as assessed in the previous section of this report:
- Major development at Lydney to support an enhanced role as a focal point for the Forest of Dean District;
  - Development of land at Newent to support a mixed use site, improvements to circulation and transport and complimentary facilities to the centre;
  - Redevelopment for mixed uses and regeneration of land at Beachley Camp;
  - Supporting mixed use developments at major villages and towns and sustainable development at some villages.
- 18.3 The Second Preferred Options SA (called SA for Potential Large Strategic Sites) included site appraisals for all sites assessed up to that point.

### Reasons for Selection/Rejection of Strategic Options

**Table 10: Outline Reasons for Selection/Rejection of Strategic Options**

Strategic Option	Option Definition	Outline Reasons for Selection/Rejection
Option 1 - Selective planned expansion of existing settlement(s).	This is limited to those where there may be sufficient scope to provide part of a strategic option by selecting particular settlements and choosing to promote them possibly alongside infrastructure improvements for a greater scale of development than would otherwise have been the case.	<ul style="list-style-type: none"> <li>• Supports development in most sustainable locations with scope for sharing infrastructure, having positive effects for health and wellbeing;</li> <li>• Allows range of sites in terms of locations and sizes and provides for continuity (allowing for phased approach);</li> </ul>

<sup>15</sup> <https://www.fdean.gov.uk/planning-and-building/planning-policy/developing-our-new-local-plan/local-plan-second-preferred-option/>

<sup>16</sup> <https://www.fdean.gov.uk/media/uh4lgtlx/sustainability-appraisal-for-potential-large-strategic-sites.pdf>

		<ul style="list-style-type: none"> <li>• However, may not enable a long term strategy (scope around existing settlements) and could force allocations that have adverse impacts;</li> <li>• Less likely to cause local and political tensions;</li> <li>• Less likely to have wide-scale impacts on the landscape which could come about with a new settlement.</li> </ul> <p>Therefore considered the <b>Preferred Option</b>.</p>
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### Consultation Representations on the Second Preferred Options consultation and actions taken

18.4 There were limited comments made regarding the SA at this stage, however, the comments received, officer responses and actions taken can be read in detail in Appendix IV of this SA report.

### After the Second Preferred Option consultation:

18.5 Subsequent to the Second Preferred Option (Option I – Selective planned expansion of existing settlement(s)) being agreed to by Full Council and adopted as the strategy, housing numbers required altered back to previous levels to those around the Issues and Options stage (around 3000 new dwellings over and above current commitments and allocations as opposed to 4000 as was the case in 2021/22). The result of this gave greater flexibility in the allocations proposed and allowed a more sustainable approach in the selection of locations for change based on this preferred option. It also gave a more understandable and robust sustainability reason for not taking forward a planned new settlement as a strategic option.

## 19. Refining the Strategic Options & Identifying Sites and Planning Policies: Developing the Draft Local Plan (2024)

- 19.1 The Draft Local Plan Consultation of Summer 2024 included an SA Report - Interim Report for Draft Local Plan public consultation Summer 2024. This included a full SA report, technical summary and appendices of the assessments of the draft plan policies and potential allocation sites:

<https://www.fdean.gov.uk/media/or1lbuwp/sustainability-appraisal-july-2024-for-draft-local-plan-2021-to-2041.pdf>

<https://www.fdean.gov.uk/media/5quc0tp/non-technical-summary-of-sa-for-draft-local-plan-2021-to-2041.pdf>

<https://www.fdean.gov.uk/media/e1ij5qur/appendix-1-sa-of-development-sites-for-draft-local-plan-2021-to-2041-v2.pdf>

<https://www.fdean.gov.uk/media/0fmiy0fp/appendix-2-sa-of-draft-plan-policies-for-draft-local-plan-2021-to-2041.pdf>

- 19.2 The agreed strategy for the Draft Local Plan 2024 was Selective Planned Expansion of Existing Settlements which included strategic sites in Lydney, Newent and Beachley Camp as well as providing allocations in the most sustainable village locations.
- 19.3 Consultation responses were collated at each stage, particularly including those which related to the Sustainability Appraisal documents and the emerging Local Plan has been revised at each stage to take into account these representations.

### Consultation Representations on the Draft Local Plan consultation (2024) and actions taken

- 19.4 The Regulation 18 consultation on the Draft Local Plan 2021-2041 was undertaken in the Summer/Autumn 2022. Most comments were specific to proposed sites; NE welcomed the focus on climate change, EA reminded the Council that the sequential approach should be taken, and no comments from HE at this stage. The comments received, officer responses and actions taken can be read in detail in Appendix IV of this SA report.



## 20. Identifying & Appraising Strategic Options for Housing Density

20.1 With such a large housing need and taking into account the rural nature of the district, it is important that the Council considers how best to accommodate the identified housing need in the most sustainable way. One of the options to consider is density of housing. The summary findings of the initial and updated high level SA of strategic options for the density of residential development are presented in Table 11 as shown below:

**Table 11: Housing Density Sustainability Appraisal**

SA Objective:	Option 1 Housing Density – 30 dph as average across the district	Option 2 Housing Density – higher density than 30dph across the district	Option 3 As Option 1 but with >30 dph in towns and/or new settlements
<b>1. To improve the health and well being of the populations and reduce inequalities in health.</b>	<b>0</b>  Overall neutral impact. Gardens sizes should concur with Design Guidance which creates health benefits.	<b>0</b>  Overall neutral impact. Could improve affordability of decent housing, and create health benefits through community/recreation facilities. However, higher density could mean lower garden sizes (which is worse for health and wellbeing).	<b>+</b>  Could improve affordability of decent housing, and create health benefits through community/recreation facilities. Higher density could be provided only where there are opportunities to access community open spaces in towns/new settlements (which is a positive effect on health and wellbeing).
<b>2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.</b>	<b>0</b>  Neutral impact. 30dph would not have negative impacts on construction of homes. That would be subject to planning policy and building regulations.	<b>+</b>  Higher density would result in more houses being built and a higher number of affordable homes. Would improve viability of sites.	<b>+</b>  Higher density in some more built-up areas would result in more houses being built and a higher number of affordable homes. Would improve viability of some sites.
<b>3. To provide accessible community services, recreation and leisure facilities.</b>	<b>0</b>  Neutral impact, average density would have neither positive nor negative effects on community services. That would be dependent on planning policies for provision.	<b>+</b>  Higher density could provide increase housing numbers and therefore contributions towards community services.	<b>0/+ (ranges locationally)</b>  Neutral impacts although higher density could provide increase housing numbers and therefore contributions towards community services, particularly in more densely populated areas.

<b>SA Objective:</b>	<b>Option 1</b> <b>Housing Density – 30 dph</b> <b>as average across the</b> <b>district</b>	<b>Option 2</b> <b>Housing Density –</b> <b>higher density than</b> <b>30dph across the</b> <b>district</b>	<b>Option 3</b> <b>As Option 1 but with</b> <b>&gt;30 dph in towns</b> <b>and/or new</b> <b>settlements</b>
<b>4. To facilitate the development of academic and vocational skills.</b>	<b>0</b>  Neutral impact, average density would have neither positive nor negative effects on education. That would be dependent on planning policies for provision.	<b>+</b>  Higher density could provide increase housing numbers and therefore contributions towards education.	<b>0/+ (ranges locationally)</b>  Neutral impacts although higher density could provide increase housing numbers and therefore contributions towards education, particularly in more densely populated areas.
<b>5. To create a more vibrant and sustainable local economy.</b>	<b>0</b>  Neutral impact. Dependent on development.	<b>0/+</b>  Dependent on development, however, if in sustainable area higher numbers of housing could support local services.	<b>0/+</b>  Dependent on development, however, if in sustainable area higher numbers of housing could support local services.
<b>6. To protect and enhance the landscape.</b>	<b>0</b>  Neutral impact. This density is generally low and in keeping with the landscape and character of the area depending on design and layout of scheme. Has more positive benefits on protecting landscape.	<b>–</b>  Could impact landscape setting. Out of keeping.	<b>+</b>  Allows for more rural/less dense settlements to accommodate a lower density whilst more built up areas (or new settlements) could benefit from a range of densities taking into account the landscape and character of the area.
<b>7. To conserve and enhance biodiversity, flora and fauna.</b>	<b>0</b>  Dependent on development, as mitigation measures/BNG could reduce impacts.	<b>0</b>  Dependent on development, as mitigation measures/BNG could reduce impacts.	<b>0</b>  Dependent on development, as mitigation measures/BNG could reduce impacts.
<b>8. To maintain and improve air quality.</b>	<b>0</b>  Neutral impact. Dependent on development.	<b>-/0</b>  Dependent on development. However, higher densities could increase air pollution.	<b>0</b>  Neutral impact. Dependent on development. However, the locations of higher density could increase air pollution through increased traffic (but should be more capable of

<b>SA Objective:</b>	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>
	<b>Housing Density – 30 dph as average across the district</b>	<b>Housing Density – higher density than 30dph across the district</b>	<b>As Option 1 but with &gt;30 dph in towns and/or new settlements</b>
			encouraging active travel to mitigate negative impacts)
<b>9. To maintain and improve water quality and to achieve sustainable water resources management.</b>	<b>0</b> Neutral impact. Dependent on development.	<b>-</b> Dependent on development. However, higher densities could have more negative impacts on water resource management.	<b>-/0</b> Dependent on development. However, higher densities in some locations could have more negative impacts on water resource management.
<b>10. To reduce carbon emissions that cause climate change and to achieve net zero.</b>	<b>0</b> Neutral impact. Dependent on development/construction methods and location.	<b>-/0</b> Neutral impact. Dependent on development/construction methods & location. Although higher numbers of housing could increase traffic generation.	<b>0</b> Neutral impact. Dependent on development/construction methods & location. Although higher numbers of housing could increase traffic generation, there should be more possibility of encouraging active travel to mitigate negative impacts.
<b>11. To reduce waste generation and achieve sustainable management of waste.</b>	<b>0</b> Neutral impact. Dependent on development.	<b>0</b> Neutral impact. Dependent on development.	<b>0</b> Neutral impact. Dependent on development.
<b>12. To safeguard historical and cultural assets.</b>	<b>0</b> Neutral impact. Dependent on development & location.	<b>-</b> Higher density could be out of keeping and have negative impacts on local heritage.	<b>-/0</b> Higher density could be out of keeping with the local heritage in the locations where high density is considered.

## Reasons for Selection/Rejection of Options for Residential Density

**Table 12: Outline reasons for Selection/Rejection of Options for Residential Density**

Strategic Option		Outline Reasons for Selection/Rejection
1	Housing Density – 30 dph as average across the district	This option has neutral impacts on all SA objectives and is a good way of accommodating residential dwellings and retaining the general character of the area. However, it also means that opportunities for increasing density in appropriate locations (which would help accommodate the higher housing need requirement, improve viability and result in less site area being developed) are less likely to be taken forward.
2	Housing Density – higher density than current 30dph across the district	Would improve viability of sites, and also have potential to reduce the site area required to meet the housing need. However, this option is highly likely to have more significant long-term and cumulative negative impacts on landscape/character/heritage and also potentially cause more negative effects on water management, carbon emissions and air quality.
3	As Option 1 but with >30 dph in town centres and/or new settlements	Identified housing need could be accommodated with fewer negative impacts on rural character/landscape/heritage of the settlements and district as a whole. Would provide better opportunities for viable development in some appropriate locations for higher density and result in the need for less site area for development. It is a measured approach that can be adapted to suit the individual site/location. <b>Preferred Option</b>

## 21. Identifying & Appraising Strategic Options for Biodiversity and Nature Standards

21.1 The summary findings of the initial high level SA of strategic options for Nature & Biodiversity standards are set out in Table 13 below:

**Table 13: Options for Nature and Biodiversity Standards (BNG and GI)**

<b>SA Objective:</b>	<b>Option 1: National BNG (at 10%) and GI standards</b>	<b>Option 2: Over and above national BNG (15-20%) and GI standards</b>
1. To improve the health and well being of the populations and reduce inequalities in health.	<p><b>+</b></p> <p>BNG/GI at national standard would have positive effects on environment and improve quality of living.</p>	<p><b>++</b></p> <p>Increased BNG/GI would have even more positive effects on the environment and improve quality of living.</p>
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	<p><b>-</b></p> <p>10% BNG could have impact on density, amount of land required for housing and viability.</p>	<p><b>--</b></p> <p>20% BNG is likely to have a much higher impact on density, amount of land required for housing and viability. Could therefore result in fewer houses being built, fewer or no affordable housing, or even the scheme not coming forward.</p>
3. To provide accessible community services, recreation and leisure facilities.	<p><b>+</b></p> <p>10% BNG could be used for recreational open space (walking/cycling, etc.).</p>	<p><b>++</b></p> <p>20% BNG could be used for even more recreational open space (walking/cycling, etc.).</p>
4. To facilitate the development of academic and vocational skills.	<p><b>0</b></p> <p>Neutral impact.</p>	<p><b>0</b></p> <p>Neutral impact.</p>
5. To create a more vibrant and sustainable local economy.	<p><b>0</b></p> <p>Neutral impact.</p>	<p><b>0</b></p> <p>Neutral impact.</p>

<b>SA Objective:</b>	<b>Option 1: National BNG (at 10%) and GI standards</b>	<b>Option 2: Over and above national BNG (15-20%) and GI standards</b>
6. To protect and enhance the landscape.	<p>+</p> <p>Increased BNG protects and works towards enhancing landscape.</p>	<p>+</p> <p>Increased BNG protects and works towards enhancing landscape.</p>
7. To conserve and enhance biodiversity, flora and fauna.	<p>+</p> <p>Increased BNG protects and works towards enhancing biodiversity.</p>	<p>++</p> <p>Increased BNG at 20% protects and works towards enhancing biodiversity to a greater extent than 10%.</p>
8. To maintain and improve air quality.	<p>+</p> <p>Increased BNG could improve air quality.</p>	<p>+</p> <p>Increased BNG could improve air quality.</p>
9. To maintain and improve water quality and to achieve sustainable water resources management.	<p>+</p> <p>Increased BNG protects and works towards enhancing natural environment and therefore improving water quality and sustainable resource management.</p>	<p>+</p> <p>Increased BNG protects and works towards enhancing natural environment and therefore improving water quality and sustainable resource management.</p>
10. To reduce carbon emissions that cause climate change and to achieve net zero.	<p>+</p> <p>Increased BNG protects and works towards enhancing natural environment and is likely to work towards achieving net zero.</p>	<p>+</p> <p>Increased GI protects and works towards enhancing natural environment and is likely to work towards achieving net zero.</p>
11. To reduce waste generation and achieve sustainable management of waste.	<p>+</p> <p>Increased BNG would help reduce waste through careful management of the land.</p>	<p>+</p> <p>Increased BNG would help reduce waste through careful management of the land.</p>
12. To safeguard historical and cultural assets.	<p>+</p> <p>Increased BNG could improve setting of local heritage.</p>	<p>+</p> <p>Increased BNG could improve setting of local heritage.</p>

## Reasons for Selection/Rejection of Options for adopting either 10% or 20% BNG

**Table 14: Outline reasons for Selection/Rejection of Options for Biodiversity and Nature**

Strategic Option		Outline Reasons for Selection/Rejection
1	<b>Option 1: National BNG (at 10%) and GI standards</b>	The mandatory BNG requirement of 10% was introduced for most major developments from 12 <sup>th</sup> February 2024, and for small sites/minor development from 2 <sup>nd</sup> April 2024 the Forest of Dean. The principle is already well established and is felt to work well, however, more could be achieved across the board through local policy to enhance the standard.
2	<b>Option 2: Over and above national BNG (20%) and GI standards</b>	<p>There is much other work ongoing across the Forest of Dean District and beyond eg. Local Nature Recovery Strategy etc.</p> <p>Viability study - The cost of providing 20% BNG is taken to be 150% of the cost of 10% BNG. It is understood from the Council that the requirement for 20% BNG would not adversely impact on most of the proposed allocations' capacity and has been taken into account when estimating site capacity. The majority of the sites under consideration are in arable production or are improved grassland and have a relatively low BNG baseline. The above suggests that, on the whole, the cost of on-site provision of additional BNG, over and above the national requirement of 10%, is modest</p>

		<p>It is considered that a flexible approach to this is needed to achieve the most effective impact rather than simply mandating an enhanced quantified approach, for example the policy could request 20% unless demonstrated that viability cannot be achieved for the scheme.</p> <p><b>Preferred Option</b> (where viable)</p>
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## 22. Identifying & Appraising Strategic Options for Climate Change – Building Regulation Standards

22.1 The Local Plan Economic Viability Assessment 2025 Update provides some insight into the viability impact of construction by testing different building standards. The summary findings of the initial high level SA of strategic options for Climate Change - Building Regulation Standards are set out in Table 15 below:

**Table 15: Sustainability Appraisal of Building Regulation Standards:**

<b>SA Objective:</b>	<b>Option 1: National Future Homes &amp; Building Standards</b>	<b>Option 2: Over and above proposed Building Regulations (including UK Net Zero Carbon Buildings Standard)</b>
1. To improve the health and well being of the populations and reduce inequalities in health.	<b>0</b> Improvements to mitigate climate change impacts will happen, but at a slower pace.	<b>+</b> Aspirations to build reliance to climate change effects, including health will be achieved sooner.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	<b>0</b> Neutral impact. However, these building standards may reduce running costs (such as heating/cooling) for housing.	<b>0/?</b> Cost & viability for house building may be compromise design and construction, particularly in the short term. However, this may change over time with more innovations.
3. To provide accessible community services, recreation and leisure facilities.	<b>0</b> Neutral impacts. Other factors are more likely to have potential effects than the requirements in line with Building Regs.	<b>0</b> Neutral impacts. Other factors are more likely to have potential effects than the requirements above Building Regs.
4. To facilitate the development of academic and vocational skills.	<b>0</b> Neutral impacts. Other factors are more likely to have potential effects than the requirements in line with Building Regs.	<b>0</b> Neutral impacts. Other factors are more likely to have potential effects than the requirements above Building Regs.

<b>SA Objective:</b>	<b>Option 1: National Future Homes &amp; Building Standards</b>	<b>Option 2: Over and above proposed Building Regulations (including UK Net Zero Carbon Buildings Standard)</b>
5. To create a more vibrant and sustainable local economy.	<b>0</b>  Neutral impact. Other factors are more likely to have potential effects than the requirements in line with Building Regs.	<b>+?</b>  Could possibly create more jobs in the 'green sector'
6. To protect and enhance the landscape.	<b>0</b>  Neutral impact. Other factors, such as good design policies, are more likely to have potential effects than the requirements in line with Building Regs.	<b>0</b>  Neutral impact. Other factors, such as good design policies, are more likely to have potential effects than the requirements in line with Building Regs.
7. To conserve and enhance biodiversity, flora and fauna.	<b>+</b>  Climate change can result in loss of biodiversity. Therefore measures to address climate change will reduce likely negative effects.	<b>++</b>  Climate change can result in loss of biodiversity. Therefore higher standard measures to address climate change will have a greater impact on reducing likely negative effects.
8. To maintain and improve air quality.	<b>0</b>  Neutral impact. Other factors are more likely to have potential effects than the requirements in line with Building Regs.	<b>0</b>  Neutral impact. Other factors are more likely to have potential effects than the requirements in line with Building Regs.
9. To maintain and improve water quality and to achieve sustainable water resources management.	<b>0?</b>  Unclear and neutral impacts.	<b>+?</b>  Requirements that are over and above national building regs are more likely to reduce carbon emissions earlier, thus mitigating negative effects on water sooner.
10. To reduce carbon emissions that cause	<b>0</b>	<b>+?</b>

<b>SA Objective:</b>	<b>Option 1: National Future Homes &amp; Building Standards</b>	<b>Option 2: Over and above proposed Building Regulations (including UK Net Zero Carbon Buildings Standard)</b>
climate change and to achieve net zero.	Neutral impacts	Higher standards, including reducing GHG emissions sooner than national requirements, will help build resilience to climate change sooner with likely positive effects, however, there is some uncertainty of significance.
11. To reduce waste generation and achieve sustainable management of waste.	0? Unclear and neutral impacts.	+ Requirements that are over and above national building regs are more likely to reduce carbon emissions earlier, thus mitigating negative effects on waste management sooner.
12. To safeguard historical and cultural assets.	0 Other policies within the plan may provide better measures for avoiding significant negative effects on heritage. However, it is noted that Historic England is committed to achieving net zero carbon.	+? Other policies within the plan may provide better measures for avoiding significant negative effects on heritage. However, it is noted that Historic England is committed to achieving net zero carbon and Standards Above Building Regulations may achieve that sooner.

## Reasons for Selection/Rejection of Options for Locations for Net Zero Carbon

**Table 16: Outline reasons for Selection/Rejection of Options for Net Zero Carbon**

Strategic Option		Outline Reasons for Selection/Rejection
1	National Future Homes & Buildings Standards - Planning policy requirements in line with national Future Homes Standard & Future Buildings Standards covering energy efficiency, ventilation and overheating through Building Regulations	Mandatory requirements to meet national net zero ambitions. Viability and land values can support national standards.
2	Over and above proposed Building Regulations - Planning policy requirements that are over and above proposed Building Regulations to better progress FoDDC's aspirational ambitions for addressing climate change effects	Can help Forest of Dean meets its local and national net zero ambitions. However, the The cost of Zero Carbon would add 8% to the costs of construction.  <b>Preferred Option</b> if there are no adverse effects on viability and land values that might deter developers investing/building in the city

## 23. Identifying & Refining Options; Appraising the Local Plan Options to Deliver the Additional Housing Requirement (2025)

23.1 In the summer of 2024, a draft local plan was published and consulted upon on the basis of the agreed strategy of Selective Expansion of Existing Settlements. However, during and since the public consultation of the draft local plan, several national and local changes took place, which had a significant impact on whether the agreed strategy could sustainably meet the housing needs of the District:

### Changes to the National Planning Policy Framework (December 2024) and consequences

- 23.2 Within four weeks of the General Election held on 4th July 2024, the Ministry for Housing, Communities and Local Government (MHCLG) undertook a consultation on proposed revisions to the National Planning Policy Framework (NPPF). This consultation ran from 30th July to 24th September 2024 and set out proposed measures for planning reform.
- 23.3 The revised Framework was published on 12th December 2024, aimed at tackling the countries entrenched housing crisis and to stimulate economic growth. The most notable change to the NPPF being the way in which Local Housing Need (LHN) is calculated by Local Planning Authorities (LPAs) and making it mandatory. As a result of the revisions to the Standard Method (SM) calculation, Forest of Dean District (FODD) has seen an uplift of 82% in its LHN. Prior to the December 2024 revision of the NPPF, the Council had (using the previous Standard Method) a LHN of 330 new dwellings per annum, equating to 6,600 over the 20-year plan period. Further to the December 2024 amendments to the Standard Method, the Council now needs to meet a new LHN need of 600 per annum, or 12,631 over the 20-year plan period.
- 23.4 In consideration of this uplift, the agreed Local Plan strategy was considered unlikely to be capable of delivering a housing requirement to meet this need. As such it was considered necessary to review the draft plan development strategy and explore what other potential strategic options may exist so that the district may meet its housing need.
- 23.5 In addition, revised wording at paragraph 78 of the Framework adds further pressure on the Council to deliver the required need. It states that deliverable sites should include a buffer of either 5 or 20% of additional housing (depending on circumstances). This again reflects the government's push towards a higher housing requirement. Once more, it highlights the importance of the Council progressing with the preparation of a local plan that seeks to deliver the revised local housing need as soon as possible. The combination of an older local plan with outdated housing policies, along with a current housing land supply of 1.95 years (as calculated up to 31st December 2024), leaves the Council very exposed to speculative development, often in the least sustainable or even unsustainable locations, and lacking quality of design.

- 23.6 It was also judged to be the appropriate time to consider extending the plan period from 2041 to 2043 in order to ensure that the plan covers at least 15 years post adoption (as per the NPPF stipulations). However, this obviously results in having to find housing allocations for the additional 2 years, resulting in a having to plan for an additional 1,200 houses (13,200 overall up to 2043). After the consultation it was decided to extend the plan time period to 2045.
- 23.7 In conclusion, the reason the plan options are being revisited at this stage is because the last adopted Preferred Option Strategy (selective expansion of existing settlements) no longer meets the new local housing need requirements (borne out of the revisions to the updated NPPF December 2024). Therefore, the housing objectives of the Local Plan have been significantly modified in this regard and the SA must therefore acknowledge this and revisit and refine all options to find the most sustainable option to accommodate the increased housing need.

### Significance Key:

Symbol	Meaning	Sustainability Effect
++	Very positive	Development encouraged; would require no or very little mitigation and could offer betterments to existing sustainability issues
+	Positive	No sustainability constraints and development acceptable; mitigation possible
0	Neutral	Negligible effects or not applicable; little or no change to existing situation
-	Negative	Potential sustainability issues; mitigation and/or negotiation might be possible
--	Very negative	Problematical & improbable due to unknown sustainability issues; mitigation difficult/expensive/impossible.
?	Unknown	Effects are unknown without further investigation.

**Table 17: SA of Strategic Options to Deliver the Additional Housing Requirement (2025)**

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements).	Option 3: Maximum incremental change to the extent of absolute constraints.	Option 4: Planned New Settlement(s).	Option 5: Negotiated agreement that some development will be passed to adjoining Authority(ies)	Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))
<b>1. To improve the health and well-being of the populations and reduce inequalities in health.</b>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Sites would be in closer proximity to existing health services and encourage active travel (healthy living). Can also promote/support healthy living and reduce inequalities more readily because of better selection of more sustainable sites. More potential to better design out crime and risks of accidents.</li> </ul>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Mixed outcome. Some sites would be near existing health services, however, others (particularly at the numerous smaller more rural settlements) would not be in close proximity. Less potential to select most sustainable sites, to design/connect up active travel routes (for healthy living) or to masterplan and therefore less opportunity to design out crime and risk of accidents.</li> </ul>	<p><b>-</b></p> <ul style="list-style-type: none"> <li>Unlikely sites would be near existing health services. Little potential to improve health and wellbeing and reduce inequalities owing to inability to masterplan for development or to select the most sustainable sites. Equally, little potential to design out crime and risks of accidents.</li> </ul>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Master plan can ensure sites would be in closer proximity to existing health services and create services within the new settlement. Can also promote/support health living and reduce inequalities more readily because of masterplanning. Active travel can be designed into new settlement (improving healthy living) and there is more potential to better design out crime and risks of accidents.</li> </ul>	<p><b>Ranges (spatially) between - and 0</b></p> <ul style="list-style-type: none"> <li>Development outside the district may provide some sites which would be near existing health services in the neighbouring authorities, particularly if the development was sited in/near a larger settlement with a wider range of facilities.</li> <li>However, development outside the district would not improve the health and well-being of the population living within the FoD.</li> <li>Less potential to select most sustainable sites, to design/connect up active travel routes (for healthy living) or to masterplan and therefore less opportunity to design out crime, risk of accidents.</li> </ul>	<p><b>++</b></p> <ul style="list-style-type: none"> <li>There would be existing health facilities nearby as well as newly planned ones.</li> <li>Can also promote/support healthy living and reduce inequalities more readily because of better selection of more sustainable sites as well as masterplanning for the new settlement element.</li> <li>More potential to better design out crime and risks of accidents.</li> <li>Better potential to design a scheme which includes active travel routes (for healthy living).</li> </ul>
<b>2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.</b>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Can plan to deliver the necessary housing numbers, incl. affordable with a mix of housing types and sizes to better meet the needs of different sectors of the community and thus reduce inequalities.</li> </ul>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Housing numbers could be accommodated across the district, however, owing to the fact that many of the housing locations would be small sites, this may not provide as many affordable housing units as larger sites or provide a sufficient mix of housing types and sizes to reduce inequalities.</li> </ul>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Can deliver the necessary housing numbers, incl. affordable with potential to provide a mix of housing types and sizes to better meet the needs of different sectors of the community and thus reduce inequalities.</li> </ul>	<p><b>++</b></p> <ul style="list-style-type: none"> <li>Can plan to deliver the necessary housing numbers on a larger scale, incl. affordable homes with a mix of housing types and sizes to better meet the needs of different sectors and thus reduce inequalities.</li> </ul>	<p><b>--</b></p> <ul style="list-style-type: none"> <li>Development outside the district would not provide local housing within the FoDD, including affordable housing. Would not provide for a mix of housing types and sizes to meet the needs of different sections of the community.</li> </ul>	<p><b>++</b></p> <ul style="list-style-type: none"> <li>Can plan to deliver the necessary housing numbers on a larger scale, incl. affordable and provide a mix of housing types and sizes to better meet the needs of different sectors of the community and thus reduce inequalities.</li> </ul>
<b>3. To provide accessible community services, recreation and leisure facilities.</b>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Can plan to deliver the services in sustainable locations, to take advantage of existing facilities nearby, such as education, health, retail and recreation. Thus reducing dependence on</li> </ul>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Mixed outcome. Some sites would be near existing facilities to take advantage of them and reduce dependence on the car (or increase use of public transport). However, others (particularly at the numerous smaller more rural settlements)</li> </ul>	<p><b>-</b></p> <ul style="list-style-type: none"> <li>Unlikely that there will be existing services nearby or that they will be provided for by developers. As such, this option would not help reduce dependence on the car or support the use of public</li> </ul>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Can plan to deliver the key services (such as education, health, retail and recreation) and support ease of access to access them through masterplanning. Also allows for better design of services to be more easily accessible</li> </ul>	<p><b>--</b></p> <ul style="list-style-type: none"> <li>Development outside the district offers no benefits or scope to support existing recreation/leisure services or create new ones within the FoDD. Public transport is unlikely to be improved, thereby resulting in no</li> </ul>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Can plan to deliver the services in sustainable locations, and/or to take advantage of existing facilities nearby and reduce dependence on the car. Better potential for schemes to be designed so the key services are</li> </ul>



SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements).	Option 3: Maximum incremental change to the extent of absolute constraints.	Option 4: Planned New Settlement(s).	Option 5: Negotiated agreement that some development will be passed to adjoining Authority(ies)	Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))
	the car and encouraging use of public transport.	would not be in close proximity. Less scope for planning delivery of such facilities.	transport to access key services.	through the use of public transport, thus reducing reliance on the private car.	reduction in reliance on the private car.	more easily accessible through the use of public transport.
4. To facilitate the development of academic and vocational skills.	+	0	-	+	Ranges (spatially) between - and 0	+
	<ul style="list-style-type: none"> <li>Can plan to deliver the educational services required and/or improve access to existing educational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Mixed outcome. Some sites would be near existing educational facilities, however, others (particularly at the numerous smaller more rural settlements) would not be in close proximity. Less scope for planning delivery of such facilities and for improving access to them.</li> </ul>	<ul style="list-style-type: none"> <li>Less likely that there will be existing services nearby or that they will be provided for by developers, thereby limiting the potential to improve access to educational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Can plan to deliver the educational services required and/or improve access to existing educational facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Development outside the district may provide some sites which would be near existing educational facilities or even provide better access to new ones in the neighbouring authorities, particularly if the development was sited in/near a larger settlement with a wider range of facilities.</li> <li>However, development outside the district would not improve the educational facilities for the FoDD or improve access to them.</li> </ul>	<ul style="list-style-type: none"> <li>Can plan to deliver the educational services required and/or improve access to existing educational facilities.</li> </ul>
5. To create a more vibrant and sustainable local economy.	+	0	0	+	- -	+
	<ul style="list-style-type: none"> <li>Near existing facilities and services, providing more footfall for existing local economy and encouraging new businesses. Increased potential for providing an increased range of employment opportunities, including higher paid and professional.</li> </ul>	<ul style="list-style-type: none"> <li>Development may support existing services or potentially create new businesses, but this is highly dependent on the location and the developer. Some limited potential for providing an increased range of employment opportunities, including higher paid and professional.</li> </ul>	<ul style="list-style-type: none"> <li>Development may support existing services or potentially create new businesses, but this is highly dependent on developer. Some limited potential for providing an increased range of employment opportunities, including higher paid and professional.</li> </ul>	<ul style="list-style-type: none"> <li>Can plan to deliver the services. Can include home-working. Increased potential for providing an increased range of employment opportunities, including higher paid and professional.</li> </ul>	<ul style="list-style-type: none"> <li>Development outside the District offers no benefits or scope to support existing services or create new ones within the FoDD. Very little potential to provide an increased range of employment opportunities, including higher paid and professional within the district.</li> </ul>	<ul style="list-style-type: none"> <li>Can plan to deliver the services. Can include home-working. Increased potential for providing and increased range of employment opportunities, including higher paid and professional.</li> </ul>
6. To protect and enhance the landscape.	0	-	- -	-	+	-
	<ul style="list-style-type: none"> <li>The sites with less impact on the landscape may be chosen, however, there may not be much choice if settlements are already up against statutory forest or other designated areas. But there would be a</li> </ul>	<ul style="list-style-type: none"> <li>Given the rural nature of the district, many of the smaller settlement sites are likely to be in countryside locations. Development in small to very small settlements may appear out of scale and character and</li> </ul>	<ul style="list-style-type: none"> <li>Sites are likely to be in the most sensitive landscape areas with little or no mitigation measures. This option is less likely to promote high quality design in keeping with the character of the area and less likely to protect/enhance the</li> </ul>	<ul style="list-style-type: none"> <li>Sites are likely to be in countryside locations, however, effect can be mitigated through design and landscaping with the aim of protecting landscape value.</li> </ul>	<ul style="list-style-type: none"> <li>Development outside the District is less likely to cause harm to the local FoDD landscape, with the exception of potential sites on/near the neighbouring authority's border with the FoDD. Therefore this option has</li> </ul>	<ul style="list-style-type: none"> <li>Sites may be in countryside locations, however, effect can be mitigated through high-quality design and landscaping with the aim of protecting landscape value</li> </ul>



SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements).	Option 3: Maximum incremental change to the extent of absolute constraints.	Option 4: Planned New Settlement(s).	Option 5: Negotiated agreement that some development will be passed to adjoining Authority(ies)	Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))
	backdrop of existing development. • This option would provide more potential for access to areas of landscape value, promotion of high-quality design in keeping with the character of the area, and protection/enhancement of the landscape. • Also potential to avoid sites which have the most agricultural land value (thus protecting Best Most Versatile Land).	therefore won't protect/enhance the landscape. • Less potential to protect good quality agricultural land (BMVL)	landscape and areas of landscape value. • Little potential to protect good quality agricultural land (BMVL)	• Good quality agricultural land (BMVL) may be negatively impacted.	good potential to protect good quality agricultural land and to protect/enhance the landscape and areas of landscape value.	• Good quality agricultural land (BMVL) may be negatively impacted.
<b>7. To conserve and enhance biodiversity, flora and fauna.</b>	+	0	0	++	+	+
	• Can plan to reduce and mitigate any impacts, supporting no net loss to biodiversity and promoting biodiversity net gain. Sites can be selected and designed to strengthen connectivity between wildlife habitats and GI where possible.	• Little opportunity to reduce wide-scale impacts, which makes it difficult to conserve biodiversity, but may be able to mitigate on a piece-meal basis (Biodiversity Net Gain on a small scale). Less ability to plan/design for connectivity between wildlife habitats and promote GI.	• Little opportunity to reduce wide-scale impacts, which makes it difficult to conserve biodiversity, but may be able to mitigate on a piece-meal basis (Biodiversity Net Gain on a small scale). Less ability to plan/design for connectivity between wildlife habitats and promote GI.	• Can plan to reduce and mitigate any impacts supporting no net loss to biodiversity and promoting biodiversity net gain. Opportunities to create greater net gain and green infrastructure, strengthening connectivity between wildlife habitats.	• Development outside the District is less likely to cause harm to the local FoDD ecology, with the exception of potential sites on/near the neighbouring authority's border with the FoDD. However, it does not provide opportunity to promote biodiversity net gain or to strengthen connectivity between wildlife habitats and promote GI within the district.	• Can plan to reduce and mitigate any impacts supporting no net loss to biodiversity and promoting biodiversity net gain. Opportunities to create greater net gain and green infrastructure, strengthening connectivity between wildlife habitats.
<b>8. To maintain and improve air quality.</b>	0	-	-	0	+	0
	• Development and traffic generation causes air quality issues through increased traffic and congestion. However, potential to select sites with improved opportunities to travel by public transport.	• Development and traffic generation causes air quality issues through increased traffic congestion. • Less potential to select sites with improved opportunities to travel by public transport.	• Development and traffic generation causes air quality issues through increased traffic congestion • Less potential to select sites with improved opportunities to travel by public transport.	• Development and traffic generation causes air quality issues through increased traffic congestion • However, opportunities through masterplanning to create opportunities to travel by public transport.	• Development outside the District is less likely to increase traffic generation, congestion, and cause subsequent air quality issues within the FoDD, with the exception of potential sites on/near the neighbouring authority's border with the FoDD.	• Development and traffic generation causes air quality issues through increased traffic congestion • However, opportunities through masterplanning to create opportunities to travel by public transport.
<b>9. To maintain and improve water quality and to achieve sustainable water resources management.</b>	0	0	0	0	+	0
	• This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to	• This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to	• This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to conserve water	• This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to conserve water	• Development outside the District is more likely to conserve water resources within the FoDD, and impact less on water quality in the	• This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to conserve water

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements).	Option 3: Maximum incremental change to the extent of absolute constraints.	Option 4: Planned New Settlement(s).	Option 5: Negotiated agreement that some development will be passed to adjoining Authority(ies)	Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))
	conserve water resources, increase water efficiency and improve water quality as much as possible.	conserve water resources, increase water efficiency and improve water quality as much as possible.	resources, increase water efficiency and improve water quality as much as possible.	resources, increase water efficiency and improve water quality as much as possible.	District with the exception of potential sites on/near the neighbouring authority's border with the FoDD.	resources, increase water efficiency and improve water quality as much as possible.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	<p>0</p> <ul style="list-style-type: none"> <li>Limited opportunity for large scale strategic carbon offset measures, but some scope for planned local small-scale measures to support energy conservation and energy efficient design to reduce effects of climate change (can ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high-quality design and planning policy/design guidance).</li> </ul>	<p>0</p> <ul style="list-style-type: none"> <li>Limited opportunity for large scale strategic carbon offset measures, but some scope for planned local small-scale measures to support energy conservation and energy efficient design to reduce effects of climate change (can ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high quality design and planning policy/design guidance).</li> </ul>	<p>--</p> <ul style="list-style-type: none"> <li>Carbon emissions would be significant as there has been no planned approach to how development will include strategic and local carbon offset to support energy conservation and reduce vulnerability to climate change.</li> <li>Individual properties could however be sustainably constructed with low/zero carbon emissions through the implementation of high quality design and planning policy/design guidance.</li> </ul>	<p>Ranges (temporally) between - and ++</p> <ul style="list-style-type: none"> <li>Initially, carbon emissions would be greater given the remote countryside location and lack of services.</li> </ul> <p>But carbon emissions can rapidly decline once the infrastructure is fully embedded. Masterplanning allows for large-scale design for energy conservation and efficiency through high quality design and can introduce measures such as large-scale net zero heating/cooling systems (not having to plug into existing services).</p> <ul style="list-style-type: none"> <li>Can also ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high-quality design and planning policy/guidance</li> </ul> <p>Masterplanning has the benefit of designing for the future in mind to reduce vulnerability of the settlement to the effects of climate change, including flooding (through large-scale flood mitigation such as SUDS) and Net Zero Carbon measures imbedded into the scheme.</p>	<p>Ranges (spatially) between - and 0</p> <ul style="list-style-type: none"> <li>Development outside the District is less likely to increase carbon emissions within the FoDD, with the exception of potential sites on/near the neighbouring authority's border with the FoDD.</li> </ul> <p>However, building outside of the District does not support energy conservation or reduce the vulnerability to effects of climate change within the District.</p>	<p>+</p> <ul style="list-style-type: none"> <li>Some opportunity for small and large scale strategic carbon offset measures.</li> <li>Can ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high-quality design and planning policy/design guidance</li> <li>Masterplanning for new settlement element allows for large-scale design for energy conservation and efficiency through high quality design and can introduce measures such as large-scale net zero heating/cooling systems (not having to plug into existing services).</li> <li>Can also ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high-quality design and planning policy/guidance.</li> <li>The Selected Planned Expansion element provides some scope for planned local small-scale measures to support energy conservation and energy efficient design to reduce effects of climate change.</li> </ul>
11. To reduce waste generation and achieve sustainable management of waste.	<p>-</p> <ul style="list-style-type: none"> <li>Development will always result in waste generation.</li> </ul>	<p>-</p> <ul style="list-style-type: none"> <li>Development will always result in waste generation. Small scale</li> </ul>	<p>--</p> <ul style="list-style-type: none"> <li>Development will always result in waste generation. Small scale</li> </ul>	<p>-</p> <ul style="list-style-type: none"> <li>Development will always result in waste generation.</li> </ul>	<p>+</p> <ul style="list-style-type: none"> <li>Development outside the District is less likely to increase</li> </ul>	<p>-</p> <ul style="list-style-type: none"> <li>Development will always result in waste generation However,</li> </ul>

SA Objective:	Option 1: Selective planned expansion of existing settlement(s).	Option 2: General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements).	Option 3: Maximum incremental change to the extent of absolute constraints.	Option 4: Planned New Settlement(s).	Option 5: Negotiated agreement that some development will be passed to adjoining Authority(ies)	Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))
	Small-scale measures could be implemented through planning policy and design guidance to reduce waste generation and achieve better sustainable management of it, but this is mainly developer-led.	measures could be implemented through planning policy and design guidance to reduce waste generation and achieve better sustainable management of it, but this is mainly developer-led.	measures could be implemented through planning policy and design guidance to reduce waste generation and achieve better sustainable management of it, but this is mainly developer-led and given the total lack of strategic management of development with this option, it means less chance of implementing sustainable measures for reducing waste generation and achieving sustainable management.	However, large-scale measures could be implemented through masterplanning, planning policy and design guidance to reduce waste generation and achieve better sustainable management of it,	waste generation within the FoDD, with the exception of potential sites on/near the neighbouring authority's border with the FoDD.	both small-scale and large-scale measures could be implemented through masterplanning (new settlement element), planning policy and design guidance to reduce waste generation and achieve better sustainable management of it.
<b>12. To safeguard historical and cultural assets.</b>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Potential to avoid development close to heritage, thus maintaining cultural and historical assets.</li> </ul>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Mixed outcome. Some sites may be closer to heritage assets than others, depending on the settlement, but generally less opportunity to avoid harmful development in some cases, thus maintaining cultural and historical assets.</li> </ul>	<p><b>-</b></p> <ul style="list-style-type: none"> <li>Development may be in close proximity to heritage assets, thereby not always maintaining cultural and historical assets.</li> </ul>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Potential to avoid development close to heritage assets, thus maintaining cultural and historical assets.</li> </ul>	<p><b>+</b></p> <ul style="list-style-type: none"> <li>Development outside the FODD is more likely to maintain cultural and historical heritage assets within the District, with the exception of potential sites on/near the neighbouring authority's border with the FoDD.</li> </ul>	<p><b>0</b></p> <ul style="list-style-type: none"> <li>Potential to avoid development close to heritage assets, thus maintaining cultural and historical assets.</li> </ul>

### **Option 1: Selective planned expansion of existing settlement(s).**

23.8 This option would be based on growth at the most sustainable settlements. These would be the areas with the best access to services and facilities, etc. and there would be a need for commensurate infrastructure improvements to support the increased scale of development. The findings of the strategic SA may be summarised as follows:

**23.9 The positive effects (in sustainability terms) of this option include:**

23.10 The ability to select development of appropriate scale in the most sustainable locations. Taking advantage of the facilities nearby such as education, health, retail and recreation as well as the infrastructure which is already in place in the larger towns/villages, without overburdening those settlements, but instead encouraging business and an increased range of employment opportunities, all with a long-term cumulative positive effect on SA Nos. 3,4 & 5. Also reducing dependence on the private car, encouraging use of public transport and active travel, and introducing low/zero carbon off-set measures, all of which have long-term positive effects on SA No. 1 for healthy living along with SA Nos. 3 and 10. Selective expansion can also provide a mix of housing types and sizes to better meet the needs of different sectors and reduce inequalities as well as designing out crime, which are positive effects for SA No. 2. Such an option can also promote biodiversity net gain and be designed to strengthen connectivity for wildlife habitat and create GI, which is a positive effect on SA No. 7.

**23.11 The negative effects (in sustainability terms) of this option include:**

23.12 The scale of the existing settlement and the various constraints (such as Statutory Forest, Flooding, protected Ecology, etc.) that apply suggests that there will be restrictions in terms of the capacity available at many of the existing settlements. Additional pressure would be put on infrastructure, and where that is already weak, this could become unsustainable. Traffic generation and congestion would cause additional air quality issues and development would of course lead to waste generation with only limited opportunities for sustainable waste management, which are negative effects on SA Nos. 8 and 11.

23.13 Furthermore, an option solely relying on this strategy may therefore only be able to deliver a certain quantum of development. It may also be an option that would not ensure a longer-term sustainable strategy because the existing capacity would be exhausted.

- 23.14 Overall, some of the negative effects of this Option could however be mitigated, such as the provision of improved infrastructure (and funding for it), designing schemes to create active travel routes for healthy living (positive effect on SA No. 1) and improved public transport to reduce traffic generation and to improve carbon offset (positive effects for SA Nos. 3 and 10). However, the best method of mitigation, to avoid putting too much pressure on the infrastructure of existing settlements and to provide a more long-term sustainable strategy would be to combine this Option with another one.

**Option 2: General distribution of housing around all existing settlements  
(planned sharing of the housing numbers across all settlements).**

- 23.15 This option would result in each settlement (regardless of its scale or location) across the district needing to accommodate a share of the required housing numbers, which would also result in a distribution of mixed use and/or employment sites. It is not limited to where there may be sufficient scope or infrastructure to underpin the development, but instead it would result in a mixture of outcomes. The findings of the strategic SA may be summarised as follows:
- 23.16 **Positive effects (in sustainability terms) of this option include:**
- 23.17 Mainly, this option results in neutral SA impacts, rather than positive ones. However, it could provide the housing requirement, including affordable housing and a mix of housing types and sizes for the District and new housing would be spread across the district, thus reducing inequalities (having a positive effect on SA No.2). Some (probably a limited number of) sites would be in close proximity to existing services and facilities, including health and education and may provide small scale scope for active travel connections (for healthy living), use of public transport (reduction in dependence on the car) which have positive (albeit very limited) effects for SA Nos. 1,3,4 and 5.
- 23.18 **The negative effects (in sustainability terms) of this option include:**
- 23.19 Some of the many smaller and rural settlements in the district would be significantly changed by an increase in development which would be out of scale and character and not supported by any infrastructure, services (health, education, employment, retail), public transport or active travel choices. This option is likely to lead to widespread speculative development in highly unsustainable locations. It would not ensure that housing is in close proximity to services, or facilities to either improve health, academic skills or to support the local economy. There is likely to be lack of employment or social facilities and would be a higher dependency on private transport, all having a long-term cumulative negative effects on SA Nos. 1, 3, 4 and 5. These sites would also result in fewer opportunities to support energy efficiency to reduce effects of climate change (carbon dependency) whilst simultaneously making it difficult to conserve biodiversity or provide biodiversity net gain (BNG) or promote green infrastructure (GI), both causing negative effects on SA Nos. 7 and 10. The only sites which could be more sustainable would be those in the towns and larger settlements where infrastructure and services already exist. As such, this option demonstrates little scope of being sustainable and reliance on this strategy would only deliver a certain quantum of development over this plan period and would not ensure a longer-term sustainable strategy as some of the existing capacity of many of the settlements may be exhausted.
- 23.20 Potential mitigation to overcome the negative impacts is extremely limited, as this option does not provide the potential to select only the most sustainable locations for development. Therefore, this option is not considered sustainable.

### **Option 3: Maximum incremental change to the extent of absolute constraints**

- 23.21 This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development where plans are not up to date, i.e. provided all national constraints are respected and there is a reasonable connection to services it is accepted that no 'better' options can be relied on. The findings of the strategic SA may be summarised as follows:
- 23.22 **The positive effects (in sustainability terms) of this option include:**
- 23.23 Outcomes are likely to be similar to Option 2, the main positive effect of this option is that it could provide the housing requirement, including affordable housing with potential to provide a mix of housing types and sizes to meet the needs of different sectors of the community and to reduce inequalities, which are all positive effects for SA No.2. A limited number of sites would be in close proximity to existing services and facilities, including health and education and may provide small scale scope for active travel connections (for healthy living) and use of public transport (reduction in dependence on the car) which have positive (albeit very limited) effects for SA Nos. 1,3,4 and 5.
- 23.24 **The negative effects (in sustainability terms) of this option include:**
- 23.25 Benefits of existing services, such as health, education, leisure or retail as well as economic benefits (employment) would be very limited and highly dependent on the developer providing them given the nature of what could be piecemeal development. Given that development could take place to the absolute constraints of the settlement, sites are thus more likely to be located in the more sensitive landscape areas with limited or no scope for mitigation measures, not protecting the landscape or areas of landscape value, having negative effects on SA No.6. Furthermore, there would be little opportunity to mitigate ecological and environmental impacts, making it difficult to conserve biodiversity or provide connectivity between wildlife habitat (negatively effecting SA No. 7). Development in this manner would increase traffic generation and congestion, having negative effects on SA No.8 and also put additional unplanned pressure on infrastructure, resulting in higher carbon emissions with no planned approach for carbon offset (negative impacts on SA No.10). The generation of waste is less likely to be managed in a sustainable way and development is more likely to be in close proximity to heritage, thereby not always maintaining cultural and historical assets with little chance of mitigation, having long-term negative effects on SA Nos. 11 and 12.
- 23.26 Overall, potential mitigation to overcome the negative impacts are severely limited and as such this is not a sustainable option, particularly with the uplift in Local Housing Need as this is likely to lead to largescale and widespread speculative development largely in highly unsustainable locations.



#### **Option 4: Planned New Settlement(s).**

- 23.27 The purpose of this option is to provide one or more new (or substantially new) settlements which would establish a long-term option strategy. The findings of the strategic SA may be summarised as follows:
- 23.28 **The positive effects (in sustainability terms) of this option include:**
- 23.29 The identification of one or more new settlements and the promotion of a scale of development that would create a communities supported by appropriate infrastructure. It is assumed that new infrastructure appropriate to the needs of the settlement(s) will be needed but can be provided in step with its development. At this scale masterplan approach could ensure that sites would be in closer proximity to health and educational services (or new ones created within the new settlement(s)), larger housing numbers can be provided (including affordable housing, wider mixes of housing better able to meet needs of different sectors, and helping to reduce health inequalities with positive effects for SA Nos. 1, 2 and 3. Positive effects would also include greater opportunities for carbon reduction measures (through high quality construction methods and possibly a district heating system) with positive effects for net zero objectives and SA No. 10 that could be cumulative in the longer term. The option can plan to deliver all necessary services, including leisure, retail, etc. as well as offer employment choices. There is a greater opportunity to reduce or mitigate negative impacts to biodiversity and to create large swathes of green infrastructure, strengthening connectivity for habitats and species through a masterplan approach with potential major positive effects in the longer term for SA objective No. 7.
- 23.30 **The negative effects (in sustainability terms) of this option include:**
- 23.31 It is recognised that initially the introduction of development on greenfield land (often open countryside) has an immediate damaging impact on the local landscape, however, new settlements have the potential to be designed so that masterplans and design coding ensure that the new settlement is of high quality. Similarly, impacts in terms of traffic generation can be planned more effectively to connect to more public transport networks and to provide a high level of active travel options with longer term positive effects on SA objectives Nos. 3 and 1 through supporting healthy living.
- 23.32 Nevertheless, new settlements take a long period of time to become embedded and as such, short term housing needs would not be met across the plan period if this strategy were relied on alone. As such, this option can only offer long-term sustainability if combined with another option.



**Option 5: Negotiated agreement that some development will be passed to adjoining authority(ies).**

- 23.33 This option would be where an agreed major element of the FoDD required development would be met in an adjoining authority area, but only with the approval of the LPAs where the development would occur. In this option any element delivered in an adjoining authority would be subject to SA through that authority(ies) plan/allocations. The findings of the strategic SA may be summarised as follows:
- 23.34 **The positive effects of such an option (in sustainability terms) include:**
- 23.35 Overall, development outside the district has good potential to protect the landscape and areas of landscape value within the district, also providing protection of designated ecological areas, having positive effects on SA Nos. 6 and 7. Equally, development outside of the district is less likely to increase traffic generation, congestion and therefore be less harmful to local air quality as well as maintaining water quality and having little impact on waste generation within the district, which are positive effects on SA objectives Nos. 8 and 9. Carbon emissions are likely to be lower or unaffected when development is outside the district, however, it does not support energy conservation or work towards reducing effects of climate change within the District (SA No. 10).
- 23.36 **The negative effects of such an option (in sustainability terms) include:**
- 23.37 The most significant negative effect resulting from this option would be that the local housing need (which should include a mix of housing types and sizes, including affordable) within the FoDD would not be met by housing in a different authority and there would be no more housing available to existing and future residents of the FoDD and would not improve a healthy living. This has long-term negative effects on SA Nos. 1 and 2 and does not reduce social inequalities. Furthermore, development outside the FoDD offers no benefits for increasing or improving community services, such as recreation/leisure, educational, health or provide additional well-paid employment, which are all negative effects on SA Nos. 3, 4 and 5. Essentially, this option is sustainable only in terms of fewer impacts on the environment, but conversely has a much more negative impact on both the economic and social strands of sustainability within the FoDD. Mitigation mechanisms could possibly include cross-border developments, which could offer more social and economic benefits to the District. This option alone would not provide the economic and social benefits of development.

- 23.38 This option is likely to be discounted as there is currently no evidence from duty to co-operate discussion with adjoining authorities that this is required, given that the surrounding authority areas themselves are constrained or are under greater pressure for development sites and furthermore, there is sufficient space within the district to provide housing. However, this does not preclude any potential cross-border applications where the housing is simply geographically located straddling the district's borders. In these circumstances each affected district benefits from the resultant proportional housing numbers. However, with the initiation of the Local Government Reforms and the Forest of Dean District Council becoming part of a Unitary Authority, this situation is likely to change in the future. However, given that the aim to submit the Local Plan during the Winter 2026, it is likely that the plan will be adopted prior to the Council becoming part of a unitary authority. As a provision in a neighbouring authority cannot be relied upon this option is not considered sustainable.

### **Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))**

- 23.39 The option of a combination of Selective Planned Expansion of existing settlements and Planned New Settlement(s), provides the benefits of both of the options and gives greater scope to avoid, reduce and mitigate potential environmental, social and economic harm. The findings of the strategic SA may be summarised as follows:
- 23.40 **The positive effects of this combination of options includes:**
- 23.41 The ability to select development of appropriate scale in the most sustainable locations, taking advantage of the facilities nearby such as education, health, retail and recreation as well as the infrastructure which is already in place in the larger towns/villages, without exceeding the capacity or cohesion of those settlements, but instead encouraging business and an increased range of employment opportunities, all with synergistic long-term positive effects on SA Nos. 3,4 &5. High quality design will ensure better active travel options (for healthy living) whilst also designing out crime and risks of accidents (positive effects on SA objective No.1).
- 23.42 Whilst at the same time, designing a new settlement(s) can provide a longer-term sustainable strategy to provide the necessary housing/mixed development along with infrastructure and services in a larger-scale manner. Masterplanning could ensure that sites would be in closer proximity to health and educational services (or new ones created within the new settlement(s)), larger housing numbers can be provided (including affordable housing, wider mixes of housing better able to meet needs of different sectors, and helping to reduce health inequalities with positive effects for SA Nos 1, 2 and 3.
- 23.43 There is a larger scope to reduce or mitigate negative impacts to biodiversity and to create large swathes of green infrastructure, strengthening connectivity for habitats and species with potential major positive effects in the longer term for SA objective No 7.
- 23.44 Positive effects would also include wider scale carbon reduction measures (through high quality construction methods and possibly a district heating system) with positive effects for net zero objectives and SA No 10 that could be cumulative in the longer term. The combination of both options also allows the Local Plan to continue to support the role and functions of exiting settlements without overly pressuring them from even further large housing allocations, than if Option 1 were chosen alone.
- 23.45 **The negative effects of this combination of options include:**

- 23.46 It is recognised that initially the introduction of development on greenfield land (often open countryside) has an immediate negative impact on the local landscape, however, new settlements have the potential to be designed so that masterplans and design coding ensure that the new settlement is of high quality. Impacts on traffic generation, congestion and air quality, can be mitigated in part by considering connectivity, improving public transport (less dependency on the private car) and increase active travel potential (more positively effecting SA Nos. 1, and 3), and home-working options when selecting sustainable locations for development. Waste generation and impacts on water quality are negative effects of all types of development in all locations, however mitigation could include the provision of a wider-scale sustainable management plan right from the design stage (thus having a more positive effect on SA Nos 9 and 11).
- 23.47 Given that the sustainability effects of this combined option are generally positive, and mitigation measures can go a significant way to improve any potential negative effects this is considered to be the **Most Sustainable Option**. This option has the best opportunity to provide the local housing need (and associated development) across the whole plan period and beyond.

## Reasons for Selection/Rejection of Strategic Options

**Table 18: Outline Reasons for Selection/Rejection of Strategic Options**

Strategic Option	Option Definition	Outline Reasons for Selection/Rejection
Option 1 - Selective planned expansion of existing settlement(s).	This is limited to those where there may be sufficient scope to provide part of a strategic option by selecting particular settlements and choosing to promote them possibly alongside infrastructure improvements for a greater scale of development than would otherwise have been the case. The description of the settlements and the various main constraints that apply suggests that there are restrictions in terms of the capacity available at many of the existing settlements. An option solely relying on this strategy may therefore only be able to deliver a certain quantum of development. It may also be an option that could pre-empt any longer	<ul style="list-style-type: none"> <li>• Supports development in most sustainable locations with scope for sharing infrastructure, having positive effects for health and wellbeing;</li> <li>• Allows range of sites in terms of locations and sizes and provides for continuity (allowing for phased approach);</li> <li>• However, may not enable a long term strategy (scope limited around existing settlements) and could force allocations that have adverse impacts;</li> </ul> <p>Therefore considered that the <b>Preferred Option would be a combination of Option 1</b></p>

	term strategies because the existing capacity would be exhausted.	<b>(this option) and Option 3 (new settlement(s))</b>
Option 2: General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements)	This option would result in each settlement (regardless of its scale or location) across the district needing to accommodate a share of the required housing numbers, which would also result in a distribution of mixed use and/or employment sites. It is not limited to where there may be sufficient scope or infrastructure to underpin the development, but instead it would result in a mixture of outcomes.	<ul style="list-style-type: none"> <li>• Offers a wide range of sites and can accommodate the housing requirement, which has positive effects for housing provision (SA2);</li> <li>• Benefits of housing and employment are dispersed equally across the district.</li> </ul> <p>However:</p> <ul style="list-style-type: none"> <li>• Negative effects on carbon management and sustainable transport;</li> <li>• Unlikely to support major infrastructure improvements or provision;</li> <li>• May force development in locations where long-term and cumulative adverse impacts occur, especially on character and landscape;</li> <li>• Not a long term strategy;</li> <li>• Would not serve wider corporate aims well.</li> </ul> <p>Therefore considered that this option should be <b>Rejected</b>.</p>
Option 3 - Maximum incremental change to the extent of absolute constraints.	This option would simply consider the ultimate capacity of settlements and allow development where possible, it could be similar to the application of the NPPF presumption in favour of sustainable development. This is an option which could also be termed dispersal although the bulk of any change is expected to be directed to existing settlements in a manner that respects the main constraints it relies on the allocation of new sites across the widest possible range of settlements. It is the option	<ul style="list-style-type: none"> <li>• Does not allow overall LP approach;</li> <li>• Would not address climate change and sustainable transport improvements (cumulative negative impact on infrastructure), having negative effects on health &amp; wellbeing, economy, air quality and carbon emissions;</li> <li>• Delivery would be difficult to plan over lifetime of Local Plan and does not provide a positively prepared long term strategy.</li> </ul>

	most akin to the "do nothing" option.	Therefore considered that this Option should be <b>Rejected</b> .
Option 4 - Planned new settlement(s).	The identification of one or more new settlements and the promotion of a scale of development that would create a community supported by appropriate infrastructure. The option is to provide a new or substantially new settlement or settlements which will establish a sustainable long term option. It is assumed that new infrastructure appropriate to the needs of the settlement(s) will be needed but can be provided in step with its development.	<ul style="list-style-type: none"> <li>• Has scope for infrastructure delivery, including GI, transport, community facilities, etc. having positive benefits on health &amp; wellbeing, economy, community facilities, education, and meeting housing needs.</li> <li>• Can provide for a long term strategy;</li> <li>• However, requires extensive supporting evidence and a new settlement will require major infrastructure. May have long lead time and may be locally unpopular.</li> </ul> <p>Therefore considered that the <b>Preferred Option would be a combination of Option 3 (this option) and Option 1 (Selective planned expansion of existing settlement(s)).</b></p>
Option 5 - Negotiated agreement that some development will be passed to adjoining authority(ies).	An agreed major element of the FoDD required development would be met in an adjoining area.	This option has been <b>rejected</b> from this point onwards as there was no appetite from adjoining authorities to take some of the housing quota and furthermore, it was considered that there was sufficient space within the district to provide the housing requirement at that time.

<p><b>Option 6: Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 4 (Planned New Settlement(s))</b></p>	<p>The option of a combination of Selective Planned Expansion of existing settlements and Planned New Settlement(s), provides the benefits of both of the options and gives greater scope to avoid, reduce and mitigate potential environmental, social and economic harm.</p>	<ul style="list-style-type: none"> <li>• New settlement/s aspect may be locally unpopular;</li> <li>• New settlement/s in particular requires very extensive and detailed supporting evidence;</li> <li>• New settlement/s will require major infrastructure - must be viable;</li> <li>• Could have wider impact on rural landscape.</li> </ul> <p>However, this option also:</p> <ul style="list-style-type: none"> <li>• Allows an overall strategy to promote more sustainable development;</li> <li>• Provides for continuity;</li> <li>• Better prospect of deliverability throughout the plan period;</li> <li>• Infrastructure, employment and services can be designed in, whilst also taking advantage of existing infrastructure in larger more sustainable existing settlements;</li> <li>• May offer scope for cooperation with other authorities, especially cross border;</li> <li>• Allows settlements best suited to change to be identified;</li> <li>• Allows for phased approach over the plan period.</li> </ul> <p>This is considered to be the <b>Most Sustainable Option – and is selected as such.</b></p>
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### **Consultation Representations on the Appraising the Local Plan Options to Deliver the Additional Housing Requirement (2025)**

23.48 The Regulation 18 consultation on the Local Plan Options to Deliver the Additional Housing Requirement was undertaken in the Summer 2025. There were a large number of comments made (221 in total) regarding the SA at this stage, however, the comments received, officer responses and actions taken can be read in detail in Appendix IV of this SA report. The majority of respondents expressed concerns about the SA methodology, particularly regarding its transparency, weighting of criteria, and perceived bias toward certain options (especially Option 4 - New Settlements). Many questioned how trade-offs between conflicting objectives were resolved and felt the SA gave too much weight to housing numbers while not adequately considering environmental impacts, biodiversity, and heritage. There were also substantial concerns about infrastructure delivery feasibility and the impact of new settlements on rural character and car dependency. The Council has sought to provide more detail on the strategic assessment and further explain how SA is an iterative process and that there is a hierarchy of assessment ranging from high level strategic assessment using more qualitative/professional judgment through to detailed site level assessments that may use more quantitative and specific technical studies. There were no comments received specifically on the SA from the statutory environmental bodies NE, HE and EA.

### **Options considered after the Local Plan Options to Deliver Additional Housing Requirement July 2025 public consultation (in response to comments received)**

23.49 As a result of comments submitted in the public consultation for the Local Plan Options to Deliver Additional Housing Requirement 2025, it became clear that other options were being suggested by consultees. In the interests of transparency and fairness, these options have therefore been assessed in the SA (Table 19) as shown below:



**Table 19: SA of Combination of Options**

<b>SA Objective:</b>	<b>Combination of Option 1 &amp; Option 2 (in part) (Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<b>Combination of Options 1, 2 and 3 (in part) (Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b>
<b>1. To improve the health and well-being of the populations and reduce inequalities in health.</b>	0 Mixed outcome. Some sites would be near existing health services (under Option 1 selection), however, others (particularly at the numerous smaller more rural settlements) would not be in close proximity. For the Option 2 element (distribution) there would be less potential to select most sustainable sites, to design/connect up active travel routes (for healthy living) or to masterplan and therefore less opportunity to design out crime and risk of accidents.	0 Mixed outcome. Some sites would be near existing health services (under Option 1 selection), however, others (particularly at the numerous smaller more rural settlements) would not be in close proximity. For the Option 2 element (distribution) there would be less potential to select most sustainable sites, to design/connect up active travel routes (for healthy living) or to masterplan and therefore less opportunity to design out crime and risk of accidents.
<b>2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.</b>	0 Mixed Outcome. Housing numbers could be accommodated across the district, however, owing to the fact that many of the housing locations would be small sites (distributed under Option 2 element), this may not provide as many affordable housing units as larger sites or provide a sufficient mix of housing types and sizes to	+/0 Mixed Outcome. Housing numbers could be accommodated across the district, particularly if some of the settlements were developed to the extent of absolute constraints. It would allow some smaller scale of development across the smaller villages which may create vibrancy and provide housing for local people.

<b>SA Objective:</b>	<b>Combination of Option 1 &amp; Option 2 (in part) (Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<b>Combination of Options 1, 2 and 3 (in part) (Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b>
	reduce inequalities. Nevertheless, it would allow some smaller scale of development across the smaller villages which may create vibrancy and provide housing for local people.	However, many of the housing locations would be small sites (distributed under Option 2 element), and this may not provide as many affordable housing units as larger sites or provide a sufficient mix of housing types and sizes to reduce inequalities in those areas.
<b>3. To provide accessible community services, recreation and leisure facilities.</b>	0 Mixed outcome. Some sites (Option 1) would be near existing facilities to take advantage of them and reduce dependence on the car (or increase use of public transport). However, others (particularly at the numerous smaller more rural settlements under Option 2 distribution) would not be in close proximity. Less scope for planning delivery of such facilities.	0 Mixed outcome. Some sites (Option 1 and to a degree a limited number of sites under Option 3) would be near existing facilities to take advantage of them and reduce dependence on the car (or increase use of public transport). However, others (particularly at the numerous smaller more rural settlements under Option 2 distribution) would not be in close proximity. Less scope for planning delivery of such facilities.
<b>4. To facilitate the development of academic and vocational skills.</b>	0 Mixed outcome. Some sites would be near existing educational facilities (Option 1 element), however, others (particularly at the numerous smaller more rural settlements for Option 2 distribution) would not be in close proximity. Less scope for planning delivery of such facilities and for improving access to them.	0 Mixed outcome. Some sites would be near existing educational facilities (Option 1 element and to some degree a limited number of sites under Option 3), however, others (particularly at the numerous smaller more rural settlements for Option 2 distribution) would not be in close proximity. Less scope for planning delivery of such facilities and for improving access to them.

<b>SA Objective:</b>	<b>Combination of Option 1 &amp; Option 2 (in part) (Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<b>Combination of Options 1, 2 and 3 (in part) (Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b>
<b>5. To create a more vibrant and sustainable local economy.</b>	<p style="text-align: center;">0</p> <p>Mixed outcome. Development may support existing services or potentially create new businesses, but this is highly dependent on the location and the developer. Some potential for providing an increased range of employment opportunities, including higher paid and professional (under Option 1 element).</p>	<p style="text-align: center;">0</p> <p>Mixed outcome. Development may support existing services or potentially create new businesses, but this is highly dependent on the location and the developer. Some potential for providing an increased range of employment opportunities, including higher paid and professional (under Option 1 element and to a limited degree those sites selected under Option 3).</p>
<b>6. To protect and enhance the landscape.</b>	<p style="text-align: center;">0</p> <p>Mixed outcome. Under the Option 1 element there is the potential to avoid sites (particularly the larger strategic sites) which have the most impact on the landscape. Furthermore, this element of the option would allow for the promotion of high quality design to protect/enhance the landscape and also have potential to avoid the sites which have the highest agricultural land quality value. However, the sites selected under Option 2, are likely to the smaller more rural sites, therefore having a more potential to cause harm to landscape, dependent on the size and scale of development.</p>	<p style="text-align: center;">0/-</p> <p>Mixed outcome. Under the Option 1 element there is the potential to avoid sites (particularly the larger strategic sites) which have the most impact on the landscape. Furthermore, this element of the option would allow for the promotion of high quality design to protect/enhance the landscape and also have potential to avoid the sites which have the highest agricultural land quality value. However, the sites selected under Option 2, are likely to the smaller more rural sites, therefore having a more potential to cause harm to landscape, dependent on the size and scale of development.</p>

<b>SA Objective:</b>	<b>Combination of Option 1 &amp; Option 2 (in part) (Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<b>Combination of Options 1, 2 and 3 (in part) (Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b>
		Furthermore, sites selected under Option 3 (to extent of absolute constraints) are much more likely to have negative effects on the landscape, by way of cumulative development where landscape is sensitive.
<b>7. To conserve and enhance biodiversity, flora and fauna.</b>	+/- Mixed Outcome Some opportunity to reduce and mitigate impacts supporting no net loss to biodiversity and promoting biodiversity net gain and GI for sites selected under Option 1.	+/- Mixed Outcome Some opportunity to reduce and mitigate impacts supporting no net loss to biodiversity and promoting biodiversity net gain and GI for sites selected under Option 1.
	However, sites selected under Option 2 (distribution) will offer little opportunity to reduce wide-scale impacts on biodiversity and have less ability to plan/design for GI.	However, sites selected under Option 2 (distribution) will offer little opportunity to reduce wide-scale impacts on biodiversity and have less ability to plan/design for GI. Furthermore, development to the extent of absolute constraints (Option 3) can result in harm or further pressure on biodiversity and the potential to provide GI.
<b>8. To maintain and improve air quality.</b>	0/- Mixed outcome. Development and traffic generation causes air quality issues through increased traffic and congestion. However, potential to select sites (under Option 1) with improved opportunities to travel by public transport.	0/- Mixed outcome. Development and traffic generation causes air quality issues through increased traffic and congestion. However, potential to select sites (under Option 1) with improved opportunities to travel by public transport.

<b>SA Objective:</b>	<b>Combination of Option 1 &amp; Option 2 (in part) (Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<b>Combination of Options 1, 2 and 3 (in part) (Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b>
	However, those sites selected under Option 2 have less potential to improve opportunities to travel by public transport or reduce congestion.	However, those sites selected under Option 2 have less potential to improve opportunities to travel by public transport or reduce congestion.
<b>9. To maintain and improve water quality and to achieve sustainable water resources management.</b>	0 This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to conserve water resources, increase water efficiency and improve water quality as much as possible.	0 This is dependent on the measures taken for each individual site, but has potential to ensure development has the ability to conserve water resources, increase water efficiency and improve water quality as much as possible.
<b>10. To reduce carbon emissions that cause climate change and to achieve net zero.</b>	0 Limited opportunity for large scale strategic carbon offset measures, but some scope for planned local small-scale measures to support energy conservation and energy efficient design to reduce effects of climate change (can ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high quality design and planning policy/design guidance).	0/- Limited opportunity for large scale strategic carbon offset measures, but some scope for planned local small-scale measures to support energy conservation and energy efficient design to reduce effects of climate change (can ensure housing is sustainably constructed with low/zero carbon emissions through the implementation of high quality design and planning policy/design guidance). However, the sites selected under Option 3 have a little or no planned approach to how development will include strategic and local carbon offset to support energy conservation and reduce vulnerability to climate change.
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<b>SA Objective:</b>	<b>Combination of Option 1 &amp; Option 2 (in part) (Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<b>Combination of Options 1, 2 and 3 (in part) (Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b>
<b>11. To reduce waste generation and achieve sustainable management of waste.</b>	Development will always result in waste generation. Small-scale measures could be implemented through planning policy and design guidance to reduce waste generation and achieve better sustainable management of it, but this is mainly developer-led.	Development will always result in waste generation. Small-scale measures could be implemented through planning policy and design guidance to reduce waste generation and achieve better sustainable management of it, but this is mainly developer-led.
		For sites which are selected under Option 3, there is more of a lack of strategic management of development, and therefore less chance of implementing sustainable measures for reducing waste generation and achieving sustainable management.
<b>12. To safeguard historical and cultural assets.</b>	0 Mixed outcome. Some sites may be closer to heritage assets than others, depending on the settlement, but generally less opportunity to avoid harmful development in some cases, thus maintaining cultural and historical assets.	0/- Mixed outcome. Some sites may be closer to heritage assets than others, depending on the settlement, but generally less opportunity to avoid harmful development in some cases, thus maintaining cultural and historical assets.
		Sites selected under Option 3 could be closer to and cause further harm or put more pressure to heritage assets.

**Combination of Option 1 (Selective planned expansion of existing settlement(s)) and Option 2 (General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))**

- 23.50 It could be argued that Options 1 and 2 are mutually exclusive and therefore by enacting either of these options, it would result in the other being unable to come into play.
- 23.51 However, after further consideration, there may be some scope for only part of each of the individual options to be combined. For example, the Option 1 element could provide a large portion of development for the strategic sites selected from the most sustainable towns and larger settlements. Any left-over housing numbers which have not been provided for using Option 1 could then be subject to Option 2, i.e. a sharing/distribution of the remaining housing numbers across the other settlements in the District (namely the medium to smaller settlements).
- 23.52 **The positive effects (in sustainability terms) of this combination of options include:**
- 23.53 Mainly, this option results in neutral SA impacts. This option results in a mixture of positive results from the elements which are from Option 1, whilst balancing the more negative impacts of general distribution across the smaller settlements. This combination of options provides the ability to select development of appropriate scale in the most sustainable locations for the larger strategic sites, taking advantage of the facilities nearby such as education, health, retail and recreation as well as the infrastructure which is already in place in the larger towns/villages, without overburdening those settlements, but instead encouraging business and an increased range of employment opportunities, all with a long-term cumulative positive effect on SA Nos.1, 3,4 & 5.
- 23.54 Sites selected under Option 1 can also provide a mix of housing types and sizes to better meet the needs of different sectors and reduce inequalities as well as designing out crime, which are positive effects for SA No. 2. Whereas those sites selected under Option 2 conditions, which are dispersed around smaller more rural sites, have less potential to provide as many affordable housing units or a mix of housing types. Nevertheless, it would allow some smaller scale of development across the smaller villages which may create vibrancy and provide housing for local people and reduce inequalities. As such, this combination of options can have long-term positive effects for SA No.2.
- 23.55 Again, the sites selected under Option 1 and potentially some of those under Option 2 have potential to reduce dependency on the private car, encouraging use of public transport and active travel, and introducing low/zero carbon off-set measures, all of which have long-term positive effects on SA No. 1 for healthy living along with SA Nos. 3,4 and 10.

- 23.56 Such an option can also promote biodiversity net gain and be designed to strengthen connectivity for wildlife habitat and create GI in particular for the sites which are selected under Option 1 (namely the larger strategic sites) which is a positive effect on SA No. 7.
- 23.57 **The negative effects (in sustainability terms) of this combination of options include:**
- 23.58 The scale of the existing settlement and the various constraints (such as Statutory Forest, Flooding, protected Ecology, etc.) that apply suggests that there will be restrictions in terms of the capacity available at many of the existing settlements. Additional pressure would be put on infrastructure, and where that is already weak, this could become unsustainable. Traffic generation and congestion would cause additional air quality issues and development would of course leads to waste generation with only limited opportunities for sustainable waste management, which are negative effects on SA Nos. 8 and 11.
- 23.59 Some of the many smaller and rural settlements in the district would be significantly changed by an increase in development (under Option 2 element) which would be out of scale and character and not supported by any infrastructure, services (health, education, employment, retail), public transport or active travel choices. In the case of the sites dispersed over the smaller rural settlements this would not ensure that housing is in close proximity to services, or facilities to either improve health, academic skills or to support the local economy. There is also likely to be lack of employment or social facilities in those Option 2 locations and would result in a higher dependency on private transport, all having a long-term cumulative negative effects on SA Nos. 1, 3, 4 and 5. These smaller rural settlement sites would also result in fewer opportunities to support energy efficiency to reduce effects of climate change (carbon dependency) whilst simultaneously making it difficult to conserve biodiversity or provide biodiversity net gain (BNG) or promote green infrastructure (GI), both causing negative effects on SA Nos. 7 and 10.
- 23.60 Overall, some of the negative effects of this combination of options could however be mitigated, firstly by selecting the larger and most strategic sites under the Option 1 element. Furthermore, the provision of improved infrastructure (and funding for it), the design of schemes to create active travel routes for healthy living (positive effect on SA No. 1) and improved public transport to reduce traffic generation and to improve carbon offset (positive effects for SA Nos. 3 and 10) could be accommodated across sites selected under Option 1 and to a more limited extent, those under Option 2. This combination of options is able to deliver a larger quantum of development than Option 1 alone. And by being a combination, some of the negative effects of Option 2 can be off-set by the best selection of sustainable sites under Option 1. However, it may also be a combination of options that would not ensure a longer-term sustainable strategy because the existing capacity would be exhausted.



**Combination of Option 1 (Selective planned expansion of existing settlement(s)), Option 2 (General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Option 3 (maximum incremental change to the extent of absolute constraints)**

- 23.61 It could be argued that Options 1, 2 and 3 are mutually exclusive and therefore by enacting any one of those options, it would result in the others being unable to come into play.
- 23.62 However, after further consideration, there may be some scope for only part of each of the individual options to be combined. For example, the Option 1 element could provide a large portion of development for the strategic sites selected from the most sustainable towns and larger settlements. Any left-over housing numbers which have not been provided for using Option 1 could then be subject to Option 2, i.e. a sharing/distribution of the remaining housing numbers across the other settlements in the District (namely the medium to smaller settlements). Finally, Option 3 could come into play in this scenario by allowing some of the aforementioned settlements (whether large or small) to be developed to their ultimate capacity.
- 23.63 **The positive effects (in sustainability terms) of this combination of options include:**
- 23.64 Mainly, this option results in neutral SA impacts, rather than positive ones. This option results in a mixture of positive results from the elements which are from Option 1 and to a limited extent those under Option 3, whilst balancing the more negative impacts of general distribution across the smaller settlements. This combination of options provides the ability to select development of appropriate scale in the most sustainable locations for the larger strategic sites, taking advantage of the facilities nearby such as education, health, retail and recreation as well as the infrastructure which are already in place in the larger towns/villages, without overburdening those settlements, but instead encouraging business and an increased range of employment opportunities, all with a long-term cumulative positive effect on SA Nos.1, 3,4 & 5.
- 23.65 Sites selecting under Option 1 and to some degree those under Option 3 can also provide a mix of housing types and sizes to better meet the needs of different sectors and reduce inequalities as well as designing out crime, which are positive effects for SA No. 2. Whereas those under Option 2 which are dispersed around smaller more rural sites have less potential to provide as many affordable housing units or a mix of housing types. Nevertheless, it would allow for some smaller scale development across the smaller villages which may create vibrancy and provide housing for local people and reducing inequalities. As such, this combination of options can have long-term positive effects for SA No.2.

- 23.66 Again, the sites selected under Option 1 and potentially a more limited number of those under Option 2 and 3 have potential to reduce dependency on the private car, encouraging use of public transport and active travel, and introducing low/zero carbon off-set measures, all of which have long-term positive effects on SA No. 1 for healthy living along with SA Nos. 3,4 and 10.
- 23.67 Such an option can also promote biodiversity net gain and be designed to strengthen connectivity for wildlife habitat and create GI in particular for the sites which are selected under Option 1 (namely the larger strategic sites) which is a positive effect on SA No. 7.
- 23.68 **The negative effects (in sustainability terms) of this combination of options include:**
- 23.69 The scale of the existing settlement and the various constraints (such as Statutory Forest, Flooding, protected Ecology, etc.) that apply suggests that there will be restrictions in terms of the capacity available at many of the existing settlements. Additional pressure would be put on infrastructure, and where that is already weak, this could become unsustainable. Traffic generation and congestion would cause additional air quality issues and development would of course lead to waste generation with only limited opportunities for sustainable waste management, which are negative effects on SA Nos. 8 and 11.
- 23.70 Some of the many smaller and rural settlements in the district would be significantly changed by an increase in development (under Option 2 element) which would be out of scale and character and not supported by any infrastructure, services (health, education, employment, retail), public transport or active travel choices. In the case of the sites dispersed over the smaller rural settlements it would not ensure that housing is in close proximity to services, or facilities to either improve health, academic skills or to support the local economy. There is also likely to be lack of employment or social facilities in those Option 2 locations and would be a higher dependency on private transport, all having a long-term cumulative negative effects on SA Nos. 1, 3, 4 and 5. These smaller rural settlement sites and any settlements which are developed to the extent of absolute constraints (under Option 3 element) would also result in fewer opportunities to support energy efficiency to reduce effects of climate change (carbon dependency) whilst simultaneously making it difficult to conserve biodiversity or provide biodiversity net gain (BNG) or promote green infrastructure (GI), both causing negative effects on SA Nos. 7 and 10. Sites selected under Option 3, i.e. development that could take place to the absolute constraints of the settlement, are more likely to be located in the more sensitive landscape areas with limited or no scope for mitigation measures, not protecting the landscape or areas of landscape value, having negative effects on SA No.6. Similarly, those sites selected under Option 3 are more likely to be in close proximity to heritage, thereby not always maintaining cultural and historical assets with little chance of mitigation, having long-term negative effects on SA Nos. 11 and 12.

23.71 Overall, some of the negative effects of this combination of options could however be mitigated, firstly by selecting the larger and most strategic sites under the Option 1 element. Furthermore, the provision of improved infrastructure (and funding for it), the design of schemes to create active travel routes for healthy living (positive effect on SA No. 1) and improved public transport to reduce traffic generation and to improve carbon offset (positive effects for SA Nos. 3 and 10) could be accommodated across sites selected under Option 1 and to a more limited extent, those under Option 2 and Option 3. This combination of options is able to deliver a larger quantum of development than Option 1, 2 or 1 and 2 alone. And by being a combination, some of the negative effects of Options 2 and 3 can be off-set by the best selection of sustainable sites under Option 1. However, it may also be a combination of options that would not ensure a longer-term sustainable strategy because the existing capacity would be exhausted.

### Reasons for Selection/Rejection of Strategic Options

**Table 20: Outline Reasons for Selection/Rejection of Strategic Options**

Strategic Option	Option Definition	Outline Reasons for Selection/Rejection
<b>Combination of Option 1 &amp; Option 2 (in part)</b>  <b>(Selective planned expansion of existing settlement(s)) and General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements))</b>	<p>There may be some scope for only part of each of the individual options to be combined. For example, the Option 1 element could provide a large portion of development for the strategic sites selected from the most sustainable towns and larger settlements. Any left-over housing numbers which have not been provided for using Option 1 could then be subject to Option 2, i.e. a sharing/distribution of the remaining housing numbers across the other settlements in the District (namely the medium to smaller settlements).</p>	<ul style="list-style-type: none"> <li>Allows settlements best suited to change to be identified, particularly for the larger strategic sites;</li> <li>Should support development in most sustainable current location(s) with some scope for sharing infrastructure, particularly for the larger strategic sites;</li> <li>Could provide for continuity and allow or result in a phased approach over the plan period;</li> <li>Benefits of housing and employment are dispersed more equally across the district.</li> </ul> <p>However,</p> <ul style="list-style-type: none"> <li>Could force allocations that have adverse impacts, particularly for those sites selected under Option 2;</li> <li>Scope likely to be limited by lack of capacity in/around existing settlements;</li> <li>Choice of locations for development may be more driven by availability of land than being the most supportive of the LP strategy overall;</li> <li>May stretch infrastructure by relying on existing provision and unlikely to support major infrastructure improvements or provision for those sites selected under Option 2;</li> <li>Would not address climate change and sustainable transport improvements well for the sites selected under Option 2 (smaller, more rural locations);</li> </ul>

<p><b>Combination of Options 1, 2 and 3 (in part)</b></p> <p><b>(Selective planned expansion of existing settlement(s)), General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) and Maximum incremental change to the extent of absolute constraints)</b></p>	<p>There may be some scope for only part of each of the individual options to be combined. For example, the Option 1 element could provide a large portion of development for the strategic sites selected from the most sustainable towns and larger settlements. Any left-over housing numbers which have not been provided for using Option 1 could then be subject to Option 2, i.e. a sharing/distribution of the remaining housing numbers across the other settlements in the District (namely the medium to smaller settlements). Finally, Option 3 could come into play in this scenario by allowing some of the aforementioned settlements (whether large or small) to be developed to their ultimate capacity.</p>	<p>For these reasons, this option is <b>rejected</b>.</p> <ul style="list-style-type: none"> <li>• Allows settlements best suited to change to be identified, particularly for the larger strategic sites;</li> <li>• Has potential to support development in most sustainable current location(s) with some scope for sharing infrastructure, particularly for the larger strategic sites;</li> <li>• Will allow a wider range of sites in terms of locations and sizes – capacity will be greater using the Option 3 element, thus provides for more continuity and flexibility;</li> <li>• Can allow or result in a phased approach over the plan period;</li> <li>• Benefits of housing and employment are dispersed more equally across the district;</li> </ul> <p>However:</p> <ul style="list-style-type: none"> <li>• Could force allocations that have adverse impacts, particularly for those sites selected under Options 2 and 3;</li> <li>• Choice of locations for development may be more driven by availability of land than being the most supportive of the LP strategy overall;</li> <li>• May stretch infrastructure by relying on existing provision and unlikely to support major infrastructure improvements or provision for those sites selected under Option 2 and potentially Option 3;</li> <li>• Would not address climate change and sustainable transport improvements well for the sites selected under Options 2 (smaller rural settlements) &amp; potentially Option 3;</li> <li>• Dispersed development likely to be less energy efficient for those sites selected under Option 2 and Option 3;</li> <li>• May result in development in locations selected under Options 2 &amp; 3, where adverse impacts occur, especially on character and landscape;</li> </ul> <p>For these reasons, this option is <b>rejected</b>.</p>
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## 24. Revised Draft Local Plan (February 2026)

- 24.1 After public consultation in 2025, full council was presented with the comments received, officer responses and a strategy report. The strategy of the combination of Option 1 and 4 (Selective Expansion and New Settlement/s) was agreed on at full council on 13<sup>th</sup> November 2025. At the same time, the plan period was amended to cover 2025-2045 and this has been taken forward to the Revised Draft Local Plan 2025-2045, with a need to accommodate 12,631 dwellings over the 20-year plan period.

## SA FINDINGS FOR THE SITE OPTIONS (& PROPOSED ALLOCATIONS)

### 25. Context & Site Options

- 25.1 The sustainability impacts of potential strategic sites and smaller development allocation sites (for housing, employment and recreation) were appraised as part of a wider process of site assessment and selection. This section of the report discusses the wider process and how the SA findings fit within it.
- 25.2 It should be remembered that the Revised Draft Forest of Dean Local Plan 2025-2045 is a brand new local plan which has adopted a revised strategy and seeks to accommodate a much higher housing requirement than in previous plan periods.
- 25.3 The development site appraisals process has been iterative and has weaved its way through all of the different stages of the Local Plan process so far, picking up potential sites and assessing them along the way, taking into account planning application outcomes, SHLAA/SHELAA processes, sites suggested by Members as well as through public consultation. The outcome of the site appraisals has led to a list of the most sustainable locations for development (those which meet the SA criteria and have the potential to meet the SA criteria), and this has formed a sound basis to choose the most acceptable and appropriate sites to take forward into the Draft Local Plan.
- 25.4 The SA conclusions are before DM policies have been applied, however, there may be instances where suggestions to mitigate adverse or enhance beneficial effects have been recommended.
- 25.5 **Site Assessment Process**
- 25.6 Below follows the process for carrying out the appraisals for potential development sites:
- 25.7 **Stage I - Site Selection.** Sites of all sizes (although generally of the size to accommodate more than 5 dwellings) were selected for assessment. These included:
- SHLAA/SHELAA Sites
  - Existing allocated sites not implemented
  - Sites suggested through any of the public consultations on the emerging local plan
  - Sites suggested by elected Members
  - Sites arising from recent/current planning applications and pre-application enquiries

- 25.8 **Stage 2 - Site Appraisals.** The site options (already/previously filtered through a sites appraisal process) were appraised using the framework shown in Table 3 (SA Objectives & Indicators).
- 25.9 The selected sites were subject to a comprehensive and detailed site based assessment using a combination of the council's GIS system as well as internet searches (for public transport information and GCC Minerals plan map), which considered the following points:
- General information about the sites (land use, density that could be accommodated, relationship to the existing settlement boundary, safeguarded land for the Minerals Plan)
  - Filter 1: National/International site constraints – Is the site SAC, or SSSI?
  - Filter 2: Distance to services (assessing distance to health services, primary school, GP surgery, town centre, bus/train station accessibility, employment sites).
  - Filter 3: Gathers more information (using GIS and site visits/photographic evidence) and assesses each site against the pre-agreed SA Objectives/Indicators. The SA Objectives are as follows: Vehicular Access & Connectivity, Active Travel (is walking/cycling achievable), Climate Change (Flood Risk), Climate Audit (TBC), Landscape (physical features on site), Land quality (grade of land), Biodiversity (existing habitat), Green Infrastructure (potential to link habitat), Character (built and natural – could development harm this) and Heritage. By using the data available, potential impacts of any future development on each site has been subjectively considered and scored (e.g. double positive impacts (++), positive impacts (+), neutral impacts (0), negative impacts (-), double negative impacts (--). All attempts to create consistency across the board have been made.
  - Finally, an officer conclusion has been made regarding the overall sustainability of any potential development in each of the chosen sites. An outcome of whether development meets SA criteria (objectives) has been considered, as below:

**Table 21: Significance Key: Categories of Significance & Outcomes of Site Appraisals**

Symbol	Meaning	Sustainability Effect
++	Very positive	Development encouraged; would require no or very little mitigation and could offer betterments to existing sustainability issues
+	Positive	No sustainability constraints and development acceptable; mitigation possible
0	Neutral	Negligible effects or not applicable; little or no change to existing situation
-	Negative	Potential sustainability issues; mitigation and/or negotiation might be possible
--	Very negative	Problematical & improbable due to unknown sustainability issues; mitigation difficult/expensive/impossible.
?	Unknown	Effects are unknown without further investigation

<b>UNABLE TO MEET SA CRITERIA</b>	Unacceptable location for development, e.g. flood zone or adjacent to bat site, etc. Development cannot meet SA criteria.
<b>UNLIKELY TO MEET SA CRITERIA</b>	The site does not score well, and development is unlikely to outweigh the adverse impacts.
<b>NOT EXCLUDED BY SA CRITERIA</b>	These sites are neutral (may include small sites and some urban PDL)
<b>COULD MEET SA CRITERIA</b>	There may be some low-key issues to consider, but the site has no real contrary indications. Acceptability may depend on the design/nature of the scheme proposed.
<b>MEETS SA CRITERIA</b>	This category is reserved for sites where there is at least an allocation and sometimes a planning application/permission. It reflects the additional assessment which has taken place to conclude that the scheme or land concerned scores positive or double positive.

25.10 The assessment of the sites was undertaken by officers of the council with local knowledge and has been subject to a peer review throughout including the following people:

- 1) Forward Plans Manager
- 2) 4 x Planning Policy Officers
- 3) Housing Strategy & Enabling Officer
- 4) Sustainability Team Leader
- 5) Development Manager

25.11 All of the site appraisals can be read in detail in Appendix V.

25.12 It should be noted that larger sites (in particular those assessed with regards to a potential new settlement) are more likely to have negative impacts on the sustainability criteria purely because they cover a greater area and tend to be in the open countryside. When considering strategic sites (particularly for housing or employment/mixed use), this may need to be balanced against other measures, such as the ability to plumb in the necessary infrastructure and how this can be achieved.

25.13 It is additionally noted that sites have been assessed in no particular order as this has been an interactive process over the last few years. Sites have however been organised in parishes.



## **Collation of Site Appraisal results and Sites taken forward to Draft Local Plan**

- 25.14 This section of the report collates the appraisal outcomes of each individual site into a table, which allows you to compare the results. It also highlights in the final column, which of the assessed sites have been chosen to be taken forward to the Draft Local Plan. The sites taken forward are those which meet the agreed strategy as well as the SA criteria (those where the form of development has been established by existing policy or planning applications) or have the potential (could meet) the SA criteria through appropriate detail in any planning application (design, layout, mix of development, landscaping, water management, carbon performance, construction methods, transport provision (including Active Travel) etc.) It is important to note that prior to the Regulation 19 stage, each of these sites will be appraised again in detail to ensure matters such as housing capacity/density, biodiversity mitigation, carbon rating, BNG, GI etc can be adequately supported on site as well as further considering issues such as carbon emissions and flood risk.
- 25.15 It is also noted that many of the sites in this table, have been assessed as ‘not excluded’, ‘unable’ or ‘unlikely’ to meet the SA criteria. Some that are assessed as ‘not excluded by SA criteria’ or ‘unlikely to meet SA criteria’ may have some potential if the site is varied, possibly reduced in size/scale or a different type of proposal is applied for (such as use of land for recreation). Sites categorised as unable to meet SA criteria almost all have some absolute constraints that would prevent their further consideration.
- 25.16 There may be a need in the future to find further land for housing or employment (e.g. if the housing land supply is considered to be falling short at later stages of the plan making process) or if the public consultation for the Draft Local Plan 2025-2045 or during the later Examination of the Local Plan it is considered that some of the allocated sites are unsuitable. If that scenario occurs, the table below provides a list of sites which fare better in terms of sustainability credentials.
- 25.17 The summary findings from the SA of the proposed site allocations are presented in Table 22 below, and the details of each of the assessment (including sites which did not come forward) can be found in Appendix V of this SA Report.

**Table 22: Site Appraisal results**

Site Reference (see Appendix to view each site)	Existing Use	Potential capacity (at 30 per ha)	Relationship to DSB	Safeguarded/consultation area in Minerals Plan?	Filter 1: Potential conflicts with international/ national policy		Filter 2: Distance to services rating					Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability										Officer Conclusion	Site taken forward to Draft Local Plan?
					SAC? (Y – Red, N- Green)	SSSI? (Y – Red, N – Green)	Town centre by road	Primary school by road	GP by road	Public Transport	Employment Area (direct line)	Vehicular Access & Connectivity	Active Travel	Flood Risk	Climate Audit	Landscape – significant physical features	Land Quality	Biodiversity – existing	GI potential	Character - natural and built	Heritage		
<b>ALVINGTON 1 – Court Lane</b>		13			N	N						+	+	-	TBC	0	-	-	0	-	-		
<b>ALVINGTON 2 – Garlands Road</b>		60			N	N						-	+	-	TBC	0	-	-	0	+	-		Y
<b>AYLBURTON 1 – Chapel Lane</b>		66			N	N						+	-	+	TBC	-	-	-	0	-	0		
<b>AYLBURTON 2 – Chapel Lane (smaller)</b>		33			N	N						+	-	+	TBC	-	-	-	0	-	0		Y
<b>AYLBURTON 3 – Aylburton Business Park</b>		employment			N	N						++	+	+	TBC	0	0	-	0	++	++		Y (employment)
<b>AYLBURTON 4 – Taurus Crafts</b>		employment			N	N						++	+	+	TBC	0	0	-	0	++	+		Y (employment)
<b>AYLBURTON 5 – Land adj to No.2 High St</b>		5			N	N						++	+	--	TBC	-	-	-	0	+	-		
<b>AYLBURTON 6 – Land adj to Maplefield</b>		8										++	+	--	TBC	+	--	-	0	+	-		
<b>AYLBURTON 7 – Land adj to Stockwell Farm (smaller site)</b>		5										++	+	+	TBC	+	-	-	0	+	-		Y
<b>AYLBURTON 8 – Land adj to Stockwell Farm (larger site)</b>		14										++	+	+	TBC	+	-	-	0	+	-		Y
<b>AYLBURTON 9 – Former Allotments at Prospect Farm, Upper Common</b>		10										-	-	+	TBC	-	--	-	+	--	++		
<b>BLAKENEY 1 – Clarks Lane</b>		212			N	N						+	+	-	TBC	-	0	-	+	--	--		
<b>BLAKENEY 2 – Brownings Farm</b>		28			N	N						0	+	-	TBC	-	0	-	+	--	--		
<b>BLAKENEY 3 -South of Awre Road</b>		50			N	N						0	+	0	TBC	-	0	-	0	-	-		
<b>BLAKENEY 4 – South of Colsty Meadow</b>		27			N	N						-	+	+	TBC	-	0	-	+	-	--		Y
<b>BROMSBERROW 1 – Croft Farm</b>		51			N	N						++	0	+	TBC	+	-	-	0	--	-		Y (in part)
<b>BROMSBERROW 2 – Dyke House Lane</b>		161			N	N						++	0	+	TBC	+	-	-	0	-	-		
<b>BROMSBERROW 3 – West of Bromsberrow Heath</b>		1740			N	N						++	-	0	TBC	-	-	-	0	-	-		
<b>BROMSBERROW 4 – North of Business Park (Area 1)</b>		12			N	N						++	-	+	TBC	-	-	-	0	+	+		Y
<b>BROMSBERROW 5 - North of Business Park (Area 2)</b>		56			N	N						++	-	+	TBC	-	-	-	0	+	+		
<b>BROMSBERROW 6 - North of Business Park (Area 3)</b>		37			N	N						++	-	+	TBC	-	-	-	0	+	+		
<b>BROMSBERROW 7 – North of Beach Lane</b>		45			N	N						++	-	+	TBC	-	-	-	0	-	+		Y (in part)

Site Reference (see Appendix to view each site)	Existing Use	Potential capacity (at 30 per ha)	Relationship to DSB	Safeguarded/consultation area in Minerals Plan?	Filter 1: Potential conflicts with international/ national policy		Filter 2: Distance to services rating					Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability											Officer Conclusion	Site taken forward to Draft Local Plan?
					SAC? (Y – Red, N- Green)	SSSI? (Y – Red, N – Green)	Town centre by road	Primary school by road	GP by road	Public Transport	Employment Area (direct line)	Vehicular Access & Connectivity	Active Travel	Flood Risk	Climate Audit	Landscape – significant physical features	Land Quality	Biodiversity – existing	GI potential	Character - natural and built	Heritage			
BROMSBERROW 8 – Land to the north of Beach Lane (smaller site)		27			N	N						++	-	+	TBC	0	-	-	0	0	+		Y	
BROMSBERROW 9 – Land to the north of Beach Lane (north of Grove Cottage)		46			N	N						++	-	+	TBC	-	-	0	0	-	+			
CHURCHAM 1 – Land south of A40		New settlement			N	N						++	++	0	TBC	0	-	-	++	-	--		Y (mixed use)	
CHURCHAM 2 – Land south of A40 (larger)		New settlement			N	N						++	++	-	TBC	0	-	-	++	-	--			
CHURCHAM 3 – Birdwood Farm/Birdwood House Farm		New settlement			N	N						++	++	+	TBC	-	-	-	0	-	-			
CHURCHAM 4 – Leycourt Farm & Sainthill		New settlement			N	N						+	+	--	TBC	0	-	+	++	-	-			
CHURCHAM 5 – Stone End Business Park		employment			N	N						++	+	++	TBC	++	0	-	0	++	+		Y (employment)	
CINDERFORD 1 - St Whites Farm #1		217			N	N						+	+	+	TBC	-	+	-	0	--	+		Y (in part)	
CINDERFORD 2 - St Whites Farm #2		534			N	N						+	+	+	TBC	-	+	-	0	--	+		Y (in part)	
CINDERFORD 3 - St Whites Farm #3		36			N	N						+	+	+	TBC	-	+	-	0	0	+			
CINDERFORD 4 – Land adj to St Whites Farm		760			N	N						+	+	+	TBC	-	+	-	0	--	+		Y (in part)	
CINDERFORD 5 – Station St		160			N	N						++	++	+	TBC	++	++	0	0	++	+		Y	
CINDERFORD 6 – Sneyd Wood Road		17			N	N						+	+	+	TBC	-	+	0	0	0	+		Y	
CINDERFORD 7- Rear of Colliers Court/Football ground, off Causeway Rd		74			N	N						+	+	+	TBC	0	+	0	0	-	+		Y	
CINDERFORD 8 – NQ #1		employment			N	N						++	+	++	TBC	++	+	--	++	+	+		Y	
CINDERFORD 9 – NQ #2		230 - mixed			N	N						+	+	0	TBC	0	+	-	++	0	+		Y	
CINDERFORD 10 – Newtown Rd		30			N	N						+	+	0	TBC	+	+	0	0	++	+		Y	
CINDERFORD 11 – The Dilke		39			N	N						+	+	+	TBC	+	+	-	+	+	0			
CINDERFORD 12 – St Whites playing field		37			N	N						+	+	+	TBC	+	+	-	0	--	0			
CINDERFORD 13 -Valley Rd		50			N	N						+	+	+	TBC	+	+	-	+	++	+		Y	
CINDERFORD 14 – Land to east of Coomb Drive		162			N	N						-	0	+	TBC	-	0	--	+	--	+			
CINDERFORD 15 – Sneyd Wood/St Whites		59			N	N						+	0	+	TBC	+	+	--	0	++	+		Y	
CINDERFORD 16 – Forest Vale		employment			N	N						++	+	-	TBC	+	+	--	0	++	+		Y (employment)	
CINDERFORD 17 – Lightmoor Works		employment			N	N						+	+	++	TBC	+	+	-	+	+	-		Y (employment)	
CINDERFORD 18 – Foxes Bridge Road		21			N	N						++	++	++	TBC	++	++	0	0	++	++		Y	

Site Reference (see Appendix to view each site)	Existing Use	Potential capacity (at 30 per ha)	Relationship to DSB	Safeguarded/consultation area in Minerals Plan?	Filter 1: Potential conflicts with international/ national policy		Filter 2: Distance to services rating					Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability											Officer Conclusion	Site taken forward to Draft Local Plan?
					SAC? (Y – Red, N- Green)	SSSI? (Y – Red, N – Green)	Town centre by road	Primary school by road	GP by road	Public Transport	Employment Area (direct line)	Vehicular Access & Connectivity	Active Travel	Flood Risk	Climate Audit	Landscape – significant physical features	Land Quality	Biodiversity – existing	GI potential	Character - natural and built	Heritage			
CINDERFORD 19 – Cricket Club playing field		Recreation/employment			N	N						+	++	-	TBC	0	+	0	0	-	++			
CINDERFORD 20 – Valley Road (smaller site)		42			N	N						+	+	+	TBC	+	+	-	+	++	+		Y (employment)	
CINDERFORD 21- Forest High School and Leisure Centre		258			N	N						+	+	0	TBC	0	0	-	+	+	+		Y	
COLEFORD 1 – North of Coalway Rd		423			N	N						+	+	+	TBC	--	-	-	0	--	0			
COLEFORD 2 – Lower Berry Hill		1504			N	N						+	++	+	TBC	--	-	0	+	--	-			
COLEFORD 3 – Ellwood Rd, Milkwall		48			N	N						+	++	+	TBC	0	-	-	+	0	+			
COLEFORD 4 – Poolway Farm		140			N	N						++	++	-	TBC	0	-	-	+	0	0		Y	
COLEFORD 5 – Poolway Farm extension		100			N	N						++	++	-	TBC	-	-	-	+	-	0			
COLEFORD 6 – Poolway and land to north		537			N	N						++	++	-	TBC	-	-	-	+	--	0			
COLEFORD 7 – Kings Meade		48			N	N						+	++	+	TBC	+	-	-	0	+	0		Y	
COLEFORD 8 – North Rd, Broadwell		70			N	N						++	++	+	TBC	+	-	0	0	+	+		Y	
COLEFORD 9- Bixhead/Jugshole		90			N	N						+	+	+	TBC	+	-	-	0	--	0			
COLEFORD 10 – Victoria Rd		140			N	N						--	++	++	TBC	+	-	--	+	--	--			
COLEFORD 11 – Newland St		140			N	N						+	+	-	TBC	--	-	--	+	--	--			
COLEFORD 12 – Staunton Rd (larger)		510			N	N						++	+	+	TBC	-	-	-	0	-	0			
COLEFORD 13 – Great Oaks		132			N	N						++	+	+	TBC	-	-	-	0	0	0		Y (in part)	
COLEFORD 14 – South of Poolway Rd		153			N	N						++	++	+	TBC	-	-	-	0	-	+		Y (in part)	
COLEFORD 15 – Maze Walk		11			N	N						-	0	+	TBC	-	+	-	0	-	0			
COLEFORD 16 – Broadwell Farm		124			N	N						+	++	+	TBC	-	-	-	0	-/0	+		Y	
COLEFORD 17 – Staunton Rd		510			N	N						++	++	+	TBC	-	-	-	0	-	0			
COLEFORD 18 – South of Railway Dr		30			N	N						++	++	++	TBC	++	+	-	0	++	0		Y	
COLEFORD 19 – Five Acres		81			N	N						+	++	++	TBC	++	++	-	+	++	++		Y (in part - community use)	
COLEFORD 20 – Land off B4228		employment			N	N						++	++	++	TBC	++	-	-	0	+	++		Y (employment)	
COLEFORD 21 – Tufthorn Ind. Estate		employment			N	N						++	++	++	TBC	++	++	-	0	++	++		Y (employment)	
COLEFORD 22 – Cannop Depot		employment			N	N						++	++	++	TBC	+	++	--	0	++	++		Y (employment)	
COLFORD 23 – Land adj FoD Golf Club (Site I), Lords Hill		6			N	N						+	+	++	TBC	--	-	-	0	+	++		Y	

Site Reference (see Appendix to view each site)	Existing Use	Potential capacity (at 30 per ha)	Relationship to DSB	Safeguarded/consultation area in Minerals Plan?	Filter 1: Potential conflicts with international/ national policy		Filter 2: Distance to services rating					Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability											Officer Conclusion	Site taken forward to Draft Local Plan?
					SAC? (Y – Red, N- Green)	SSSI? (Y – Red, N – Green)	Town centre by road	Primary school by road	GP by road	Public Transport	Employment Area (direct line)	Vehicular Access & Connectivity	Active Travel	Flood Risk	Climate Audit	Landscape – significant physical features	Land Quality	Biodiversity – existing	GI potential	Character - natural and built	Heritage			
COLEFORD 24 – Land adj FOD Golf Club (Site 2), Coalway Rd		27			N	N						+	+	++	TBC	--	-	0	0	0	++		Y	
COLEFORD 25 – Land adj FOD Golf Club (Site 3), Coalway		74			N	N						-	0	++	TBC	--	-	-	0	--	++			
COLEFORD 26 – Land adj FOD Golf Club (Site 4), Edenwall, Coalway		9			N	N						-	0	--	TBC	--	-	-	-	--	++			
COLEFORD 27 – Land adj FOD Golf Club (Site 5), Station Rd, Palmers Flat		15			N	N						+	+	-	TBC	--	-	-	0	0	++			
COLEFORD 28 – Land to rear of Rosewarne (6 Cinderhill)		18			N	N						0	++	++	TBC	0	0	--	0	+	0			
COLEFORD 29 – Broadwell Farm (land to rear of Memorial Hall), Broadwell		30			N	N						-	++	0	TBC	--	-	-	0	+	+			
COLEFORD 30- Land to north of Pingry Business Park		employment			N	N						++	++	+	TBC	+	-	-	0	+	++		Y	
COLEFORD 31 – Land at Parkend Rd, Coalway		17			N	N						+	+	++	TBC	+	-	-	+	+	++		Y	
COLEFORD 32 – South field between Grove Rd and Marians Walk, Christchurch		9			N	N						0	0	+	TBC	0	+	-	-	0	0			
COLEFORD 33 – Owen Farm		639			N	N						+	++	+	TBC	--	-	-	0	-	0			
COLEFORD 34 – Land east of Harpers Close, Coalway Rd		6			N	N						+	+	++	TBC	--	-	-	0	0	++		Y (in part)	
COLEFORD 35 – Robin Hood, Staunton Rd, Coleford		employment			N	N						0	0	0	TBC	0	0	0	0	0	+			
COLEFORD 36-Owen Farm (West), (smaller site)		160			N	N						+	++	+	TBC	--	-	-	0	0/-	0		Y	
COLEFORD 37 – Poolway Farm extension (smaller)		45			N	N						+	++	+	TBC	-	-	-	+	0	0		Y	
DRYBROOK 1 – Mannings Farm		110			N	N						+	+	0	TBC	0	-	-	0	0	0		Y (in part)	
DRYBROOK 2 – Drybrook Farm		18			N	N						+	+	0	TBC	+	-	-	0	+	+		Y	
DRYBROOK 3 – Rear of Drybrook Farm		76			N	N						+	+	0	TBC	0	-	-	0	+	+		Y	
DRYBROOK 4 – The Roebuck (land south of The Patches), Ruardean Woodside		48			N	N						0	0	0	TBC	0	0	-	0	0	+		Y (in part)	
DYMOCK 1 – Bayfield Gardens		82			N	N						-	+	0	TBC	0	--	-	0	+	-			
DYMOCK 2 – Land adj Ann Cam		84			N	N						0	-	+	TBC	0	--	-	0	--	+			

Site Reference (see Appendix to view each site)	Existing Use	Potential capacity (at 30 per ha)	Relationship to DSB	Safeguarded/consultation area in Minerals Plan?	Filter 1: Potential conflicts with international/ national policy		Filter 2: Distance to services rating					Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability											Officer Conclusion	Site taken forward to Draft Local Plan?
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DYMOCK 3 – Land opposite Beauchamp Arms		129			N	N						+	+	-	TBC	0	-	-	0	-	-			
DYMOCK 4 – Station Terrace		223			N	N						0	0	-	TBC	0	-	-	0	-	-			
DYMOCK 5 – Station Terrace (smaller)		66			N	N						0	0	-	TBC	0	-	-	0	-	-			
ENGLISH BICKNOR 1 – Land west of Murrells Rd		62			N	N						0	0	+	TBC	0	-	-	0	0	0			
HARTPURY 1 – Land adj Cackleberries/Over Old Rd		89			N	N						+	0	+	TBC	0	-	-	0	+	-		Y	
HARTPURY 2 – Land off A417		27			N	N						++	0	+	TBC	-	-	-	0	-	-			
HARTPURY 3 – Land at Broad St		87			N	N						++	0	0	TBC	0	-	-	0	-	0		Y (in part)	
HARTPURY 4 – Land south of Corsend Rd		130			N	N						+	+	0	TBC	0	-	-	0	-	0			
HARTPURY 5 – Land adj Hartpur Primary		78			N	N						++	+	0	TBC	0	-	-	0	0	0			
HARTPURY 6 – Russell’s Nursery (south of Broad St)		15			N	N						++	0	+	TBC	0	-	-	0	0	+		Y	
HARTPURY 7 – Land off Foley Rise		27			N	N						+	+	+	TBC	0	-	-	0	+	+			
HARTPURY 8 – Land off Broad St		90			N	N						++	0	+	TBC	-	-	-	0	0	+		Y (in part)	
HARTPURY 9 – Hartpur College/Uni					N	N						++	0	++	TBC	-	-	-	0	+	-		Y (education)	
HARTPURY 10- Land off Broad Street (smaller site)		96			N	N						++	0	+	TBC	0	-	-	0	0	+		Y	
HUNTLEY 1 – Huntley Golf Course		740			N	N						++	+	+	TBC	0	-	-	+	+	+			
HUNTLEY 2 – Golf course (smaller)		194			N	N						++	+	+	TBC	0	-	-	+	+	+		Y	
HUNTLEY 3 – Eastern are of golf course		546			N	N						++	+	+	TBC	0	-	-	+	-	+			
HUNTLEY 4 – South of A40		215			N	N						++	+	+	TBC	0	-	-	0	-	+			
HUNTLEY 5 – West of Newent Lane		84			N	N						++	+	+	TBC	0	-	-	0	-	-			
HUNTLEY 6 – Land South of the A40, Huntley #2		264			N	N						++	+	+	TBC	0	-	-	0	-	+			
KEMPLEY 1 - Fishpool		913			N	N						-	-	+	TBC	0	-	-	+	-	-			
LITTLEDEAN 1 – Beech Way		27			N	N						+	++	+	TBC	0	-	-	0	+	0		Y	
LITTLEDEAN 2 – Land off George Lane		132			N	N						-	-	+	TBC	0	+	-	0	-	-			
LITTLEDEAN 3 – Land off Eltons Way		145			N	N						0	+	+	TBC	0	-	-	0	-	-			
LITTLEDEAN 4 – Land adj Sutton Road		70			N	N						-	+	+	TBC	0	-	-	+	-	-		Y	



Site Reference (see Appendix to view each site)	Existing Use	Potential capacity (at 30 per ha)	Relationship to DSB	Safeguarded/consultation area in Minerals Plan?	Filter 1: Potential conflicts with international/ national policy		Filter 2: Distance to services rating					Filter 3: Sustainability Appraisal and Qualitative Assessment of Deliverability										Officer Conclusion	Site taken forward to Draft Local Plan?
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<b>LITTLEDEAN 5- Land adj Sutton Rd (smaller)</b>		34			N	N						-	+	+	TBC	0	-	-	+	0	-		Y
<b>LITTLEDEAN 6 -Old Rectory</b>		15			N	N						-	-	+	TBC	0	-	-	+	+	-		Y (in part)
<b>LITTLEDEAN 7 – Land at Margarets</b>		55			N	N						++	++	+	TBC	0	+	-	+	-	-		
<b>LITTLEDEAN 8 – Land adj to Littledean Jail</b>		58			N	N						+	++	+	TBC	-	-	-	+	-	-		
<b>LITTLEDEAN 9 – Land to north of Oak Way</b>		27			N	N						+	+	++	TBC	-	-	-	0	-	-		
<b>LITTLEDEAN 10 – Land at Nailsmiths Court</b>		8			N	N						+	0	-	TBC	-	+	-	0	-	-		
<b>LONGHOPE 1 – Land at the Wend</b>		107			N	N						+	++	+	TBC	-	-	-	0	-	-		Y (in part)
<b>LONGHOPE 2 – Land west of Church Rd</b>		94			N	N						+	+	-	TBC	-	-	0	0	+	-		
<b>LONGHOPE 3 – East of Church Rd</b>		185			N	N						-	0	-	TBC	-	-	0	+	-	-		
<b>LONGHOPE 4 – Longhope Brook</b>		32			N	N						+	++	-	TBC	-	-	-	+	-	-		
<b>LONGHOPE 5 – Land off Longhope School</b>		43			N	N						+	++	-	TBC	-	-	-	+	-	-		
<b>LONGHOPE 6 – Highbank</b>		9			N	N						-	++	+	TBC	-	0	-	0	-	-		
<b>LONGHOPE 7 – Land at Church Road</b>		36			N	N						+	+	-	TBC	-	-	-	+	0	-		
<b>LONGHOPE 8 – Land at Church Road (smaller site)</b>		13			N	N						+	+	+	TBC	-	-	-	+	0	+		Y
<b>LYDBROOK 1 – Stowfield (cable works)</b>		mixed			Y	Y						++	0	-	TBC	++	++	-	+	++	+		Y (employment)
<b>LYDBROOK 2 – Former Wye Garage</b>		26			N	N						++	++	-	TBC	++	++	-	+	++	0		Y
<b>LYDBROOK 3 – Sawmills</b>		21			N	N						0	-	+	TBC	++	++	+	0	++	++		
<b>LYDNEY 1 – Holms Farm</b>		30+			N	N						+	++	++	TBC	0	++	-	+	-	+		Y
<b>LYDNEY 2 – Augustus Way</b>		200			N	N						+	+	++	TBC	0	+	0	0	-	+		Y
<b>LYDNEY 3 – Driffield Road</b>		500			N	N						+	+	++	TBC	-	-	0	0	-	+		
<b>LYDNEY 4 – Driffield Farm</b>		160			N	N						0	0	++	TBC	-	-	0	0	-	+		Y
<b>LYDNEY 5 – JD Normans Factory</b>		50			N	N						++	++	++	TBC	0	0	0	0	+	++		
<b>LYDNEY 6 –West of Ind. Estate</b>		50			N	N						+	-	-	TBC	+	+	-	+	-	0		Y (recreation)
<b>LYDNEY 7 – Land at Rock House</b>		30			N	N						0	0	++	TBC	+	+	0	0	+	++		Y
<b>LYDNEY 8 –Augustus Way (larger)</b>		200			N	N						+	+	+	TBC	0	+	0	0	-	+		Y (in part)
<b>LYDNEY 9 – Highfield Lane</b>		39			N	N						0	++	++	TBC	0	-	0	0	+	0		
<b>LYDNEY 10 – West of Allaston Rd</b>		147			N	N						0	0	++	TBC	0	0	0	0	-	+		Y
<b>LYDNEY 11 – West expansion</b>		mixed			N	N						+	+	-	TBC	-	-	-	0	-	0		
																0				0			
<b>LYDNEY 12 – East expansion</b>		mixed			N	N						0	+	-	TBC	-	-	-	0	-	-		
<b>LYDNEY 13 – Lydney Marsh</b>		limited			N	N						+	++	-	TBC	-	-	-	0	-	-		Y (recreation)

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LYDNEY 14 – South side of A48		recreation			N	N						+	++	-	TBC	-	-	-	+	-	-	-		Y (recreation)
LYDNEY 15 – Mead Lane Ind. Estate		employment			N	N						+	++	-	TBC	0	+	-	0	++	++			Y (employment)
LYDNEY 16 – Between Mead Lane and A48		employment			N	N						++	++	-	TBC	-	++	-	0	0	++			Y (employment)
LYDNEY 17 – Pine End Works		mixed			Adjacent	Adjacent						+	++	0	TBC	++	++	-	0	++	-			Y (mixed use)
LYDNEY 18 – Lydney Ind.Estate		employment			Adjacent	Adjacent						+	++	0	TBC	++	++	-	0	++	-			Y (employment)
LYDNEY 19 – Railway Station		railway			N	N						+	++	-	TBC	++	++	-	0	++	+			Y (mixed use)
LYDNEY 20- Hurst Farm (larger site)		mixed			N	N						++	-	0	TBC	0	-	-	+	0	0			
LYDNEY 21 – Hurst Farm (smaller site to south)		mixed			N	N						++	-	+	TBC	0	-	-	+	0	+			
LYDNEY 22 – Plummers Farm, Naas Lane		66			N	N						+/++	-	--	TBC	0	-	-	0	0	+			
LYDNEY 23- Land south of Highfield Road		69			N	N						++	+	++	TBC	0	-	0	0	+	+			Y
LYDNEY 24- Lydney West Expansion (smaller site)		mixed			N	N						+	+	++	TBC	-	--	-	0	0	0			Y
LYDNEY 25 – Land at Driffield Road (opposite Tree Tops), Lydney		17			N	N						0	0	+	TBC	-	-	0	0	--	+			Y
LYDNEY 26- Lydney East (as allocated in AP)		Mixed			N	N						0	+	0	TBC	-	-	-	0	0	-			Y
MITCHELDEAN 1 – Land off Gloucester Rd		107			N	N						++	++	+	TBC	-	--	-	0	-	-			
MITCHELDEAN 2 – North of Abenhall Rd		37			N	N						-	++	+	TBC	-	--	-	0	-	-			
MITCHELDEAN 3 – North of Carisbrook Rd		162			N	N						++	++	+	TBC	-	--	-	+	-	+			Y
MITCHELDEAN 4 – North of Lining Wood		61			N	N						++	+	+	TBC	-	--	--	+	-	+			
MITCHELDEAN 5- Silver Street		158			N	N						+	++	+	TBC	-	0	-	0	-	-			
MITCHELDEAN 6 – Behind Old Coach depot		11			N	N						0	++	+	TBC	-	0	-	+	--	-			
MITCHELDEAN 7 – Old Coach depot (St Michaels Close)		12			N	N						0	++	+	TBC	++	0	-	+	++	-			Y
MITCHELDEAN 8 – Old Coach depot & land to rear		67			N	N						0	++	+	TBC	--	0	-	+	--	-			
MITCHELDEAN 9 – Building 5 Vantage Point		47			N	N						+	++	+	TBC	0	++	-	-	0	0			
MITCHELDDEAN 10 – Vantage Point		employment			N	N						+	++	+	TBC	0	++	-	-	0	0			Y (employment)
MITCHELDEAN 11 – High St (George hotel)		9			N	N						+	++	+	TBC	++	0	-	0	++	-			Y



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NEWENT 1 – South east of Newent		mixed			N	N						+	++	0	TBC	-	-	-	0	+	-			Y (in part)
NEWENT 2 – Water Treatment Works		204			N	N						+	+	0	TBC	0	-	-	0	+	-			
NEWENT 3 – Factory, Horsefair Lane		57			N	N						+	++	0	TBC	+	-	-	0	+	0			Y (mixed use)
NEWENT 4 – Ross Rd/Horsefair Lane		244			N	N						+	++	0	TBC	-	-	-	0	-	-			
NEWENT 5 – Culver Street		138			N	N						-	++	+	TBC	-	-	-	0	-	-			
NEWENT 6 – 17 The Scarr		74			N	N						-	-	+	TBC	-	-	-	0	0	0			
NEWENT 7 – Land west of Newent (larger)		840			N	N						+	+	+	TBC	-	-	-	0	-	-			
NEWENT 8 – South east of Newent (smaller #1)		1350			N	N						+	++	0	TBC	+	-	-	0	+	-			Y (mixed use)
NEWENT 9 - South east of Newent (smaller #2)		651			N	N						+	++	0	TBC	+	-	-	0	+	-			
NEWENT 10 – Ross Road to Watery Lane		840			N	N						+	+	+	TBC	-	-	-	0	-	-			
NEWENT 11 – Conigree Court		1050			N	N						+	0	+	TBC	-	-	-	+	-	-			
NEWENT 12 – Cleeve Mill Lane		57			N	N						+	+	++	TBC	0	-	-	0	++	+			Y
NEWENT 13 – Chamberlain Nurseries		129			N	N						++	-	0	TBC	+	0	-	+	-	+			
NEWENT 14 – Land North of Southend Lane		134			N	N						+	++	++	TBC	0	-	-	0	+	0			Y (mixed use)
NEWENT 15- Land at Coxmore Farm, Malswick		407			N	N						+	++	-	TBC	+	-	-	0	0	0			Y (in part)
NEWNHAM 1 – Land north of Newnham		239			N	N						++	+	+	TBC	+	-	-	0	+	0			Y
NEWNHAM 2 – Victoria Hotel		11			N	N						+	++	+	TBC	+	+	-	0	+	-			Y
REDMARLEY 1 - Glynychbrook		New settlement			N	N						+	0	-	TBC	-	-	-	+	-	-			Y (mixed use)
												+	+	0		-/+	-	0	+	-/+	0			
REDMARLEY 2 – Glynychbrook (larger site)		New settlement			N	N						+	0	-	TBC	-	-	-	+	-	-			
												+	+	0		-/+	-	0	+	-/+	0			
RUARDEAN 1 – Farmland at Crooked End Farm		39			N	N						+	+	+	TBC	-	-	-	0	0	0			
RUARDEAN 2 – Farmland just off Highfield Rd		9			N	N						-	+	+	TBC	-	-	-	0	-	0			
RUARDEAN 3 – Warfield Farm #1		36			N	N						-	0	+	TBC	-	-	-	0	-	-			
RUARDEAN 4 – Warfield Farm #2		33			N	N						-	0	+	TBC	-	-	-	0	-	-			
RUARDEAN 4 – Warfield Farm #3		210			N	N						-	-	+		-	-	-	0	-	0			
RUARDEAN 6 – West End		36			N	N						+	+	+	TBC	-	-	-	+	-	-			

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RUARDEAN 7 – Land Rear of the Grange		55			N	N						-	+	+	TBC	-	-	-	0	-	-			
RUARDEAN 8 – Land to the south of Highfield Rd		38			N	N						-	+	+	TBC	-	-	-	0	-	-			
RUARDEAN 9 – Rear of Tik Hai		90			N	N						-	+	+	TBC	-	-	-	0	-	-			
RUARDEAN 10 – Varnister Road		36			N	N						-	+	+	TBC	-	-	-	0	0	0			
ST BRIAVELS 1 – Bucket’s Field		70			N	N						+	0	0	TBC	-	-	-	0	-	0			
ST BRIAVELS 2 – Bream Road		22			N	N						-	+	+	TBC	-	-	-	0	+	+			
ST BRIAVELS 3 – Bream Road (larger site)		89			N	N						-	+	+	TBC	-	-	-	0	-	+			
ST BRIAVELS 4 – Hewelsfield Lane		60			N	N						+	+	+	TBC	-	-	-	0	+	+			Y
ST BRIAVELS 5 – Hewelsfield Lane		148			N	N						+	+	+	TBC	-	-	-	0	+	+			
STAUNTON (C) 1 – Land south of Tillis View		28			N	N						0	0	+	TBC	0	-	-	0	--	+			
STAUNTON (C) 2 – Land south of the Elms Farm		16			N	N						0	0	+	TBC	0	-	-	0	--	--			
STAUNTON (C) 3 – Land at Whippingtons Corner		21			N	N						0	0	0	TBC	0	0	-	0	0	0			Y
STAUNTON & CORSE 1 – Land west of Gloucester Rd (large site)		315			N	N						+	+	0	TBC	--	-	0	0	--	--			
STAUNTON & CORSE 2 – Land west of Gloucester Rd (smaller site)		96			N	N						+	+	0	TBC	--	-	0	0	+	--			Y
STAUNTON & CORSE 3 – Brook Farm		136			N	N						0	+	-	TBC	-	-	-	0	--	--			
STAUNTON & CORSE 4 – Treona Nursery		22			N	N						+	+	0	TBC	+	-	-	0	0	0			
STAUNTON & CORSE 5 – Jubilee Crescent		32			N	N						+	+	+	TBC	-	-	-	0	0	-			
STAUNTON & CORSE 6 – Land at Swan Inn		34			N	N						++	+	+	TBC	-	-	-	0	--	--			Y
STAUNTON & CORSE 7 – North of Prince Crescent		78			N	N						+	+	0	TBC	-	-	-	0	--	-			
STAUNTON & CORSE 8 – Staunton Court		employment			N	N						++	+	-	TBC	0	+	-	0	+	--			Y (employment)
STAUNTON & CORSE 9 – Land at Stonewalls (west side of Malvern Rd)		294			N	N						++	+	+	TBC	--	-	-	0	--	-			
STAUNTON & CORSE 10 – Land at Stonewalls (east side of Malvern Rd)		202			N	N						++	+	+	TBC	-	-	-	0	--	-			

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TIBBERTON 1 – Land opposite Wynford Villas, Taynton		29			N	N						+	0	0	TBC	-	-	-	0	--	--			
TIBBERTON 2 – Land to east of Huntley Road, Tibberton		188			N	N						+	0	-	TBC	-	-	-	+	--	0			
TIBBERTON 3 – Land opposite Court Farm Estate, Tibberton					N	N						+	0	++	TBC	-	-	-	+	--	0			
TIDENHAM 1 – Beachley Barracks		mixed			Y	Y						0	+	-	TBC	+	++	--	++	+	-		Y (mixed use)	
TIDENHAM 2 – Sedbury Park		954			N	N						+	+	0	TBC	+	-	-	+	-	-			
TIDENHAM 3 – Land south of A48, Tutshill		567			N	N						++	+	0	TBC	+	-	-	+	0	0		Y	
TIDENHAM 4 – Land off Sedbury Lane		165			N	N						0	+	+	TBC	+	0	-	0	0	0		Y	
TIDENHAM 5 - Land north of A48, Tutshill		347			N	N						+	+	+	TBC	+	-	-	0	-	0			
TIDENHAM 6 – By the Lookout Tower		203			N	N						-	+	+	TBC	--	0	-	0	--	0			
TIDENHAM 7 – Land adj to Wyedean School		77			N	N						0	+	+	TBC	0	-	-	0	+	0		Y	
TIDENHAM 8 – Land north of A48 (smaller)		70			N	N						+	+	+	TBC	+	-	-	0	+	0			
TIDENHAM 9 – Land east of Tutshill		1044			N	N						+	+	+	TBC	--	-	-	0	--	0			
TIDENHAM 10 – Dayhouse Quarry (DEEP)		Employment			N	N						++	+	++	TBC	+	+	-	+	0	0		Y (employment)	
TIDENHAM 11 – Land at Loop Road, Beachley		89			Adj	Adj						+	+	-	TBC	0	-	--	+	--	+			
TIDENHAM 12 – Land west of Sedbury Lane, Tutshill					N	N						++	+	0	TBC	+	-	-	+	0	0			
UPLEADON 1 – Old Water Reservoir, Edens Hill Rd		37			N	Adj						-	-	+	TBC	-	-	--	++	--	+			
WEST DEAN 1 – Woodside, Bream		37			N	N						+	++	++	TBC	-	++	-	0	--	+			
WEST DEAN 2 – Land off B4231, Bream		39			N	N						0	++	+	TBC	-	-	-	0	--	+			
WEST DEAN 3 – Rear of Winding Wheel, Bream		42			N	N						0	+	++	TBC	-	++	-	+	0	+		Y	
WEST DEAN 4 – Breams Eaves, Bream		5			N	N						0	+	+	TBC	0	++	-	0	-	+			
WEST DEAN 5 – Princess Royal Rd, Bream		32			N	N						0	+	++	TBC	-	++	-	0	-	+			
WEST DEAN 6 – Alameda, Mayfair, Bream		15			N	N						++	+	0	TBC	0	+	-	0	+	+			
WEST DEAN 7 – Maypole Villa/Barn, Bream		29			N	N						+	+	++	TBC	-	+	-	0	-	+			
WEST DEAN 8 – Broadmeads, Bream		22			N	N						++	+	0	TBC	-	+	-	0	--	+			

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WEST DEAN 9 – Between Coleford & Highbury Rd		60			N	N						++	+	+	TBC	--	-	-	0	--	+			
WEST DEAN 10 – Rugby Club, Bream		30			N	N						+	+	+	TBC	0	+	-	0	+	+		Y (in part)	
WEST DEAN 11 – Lydney Rd (Ryelands), Bream		37			N	N						++	+	++	TBC	0	+	-	0	+	++		Y	
WEST DEAN 12 – Land off Ryelands Rd, Bream		15			N	N						+	+	++	TBC	-	+	-	0	+	++		Y	
WEST DEAN 13 – Land at Coleford Rd, Bream		83			N	N						++	+	-	TBC	--	+	-	0	--	-			
WEST DEAN 14 – Whitemead Park, Parkend		Employment/tourism			N	N						++	0	-	TBC	0	+	--	+	+	++		Y (employment)	
WEST DEAN 15 – Main Rd, Pillowell		20			N	N						+	++	++	TBC	--	-	--	+	--	-			
WEST DEAN 16 – Land adj to Miners Arms, Sling		19			N	N						+	+	++	TBC	+	+	--	+	+	++		Y	
WEST DEAN 17 – New Dunn Business Park, Sling		employment			N	N						+	+	++	TBC	+	+	--	+	++	++		Y (employment)	
WEST DEAN 18 – Lydney Rd, Yorkley		83			N	N						0	+	++	TBC	--	+	-	0	--	++			
WEST DEAN 19 – Yorkley Court, Yorkley		484			N	N						--	-	++	TBC	--	+	--	+	--	0			
WEST DEAN 20 – Adj to Pump House (Nags Head) Yorkley		21			N	N						+	+	++	TBC	-	+	--	0	0	++		Y	
WEST DEAN 21 – Lorry Park, Yorkley Slade		20			N	N						+	+	++	TBC	++	-	--	0	+	++			
WEST DEAN 22 – South side of Bailey Hill, Yorkley		8			N	N						+	++	++	TBC	0	+	--	0	0	++			
WEST DEAN 23 – Rear of Health Centre, Yorkley		13			N	N						--	++	++	TBC	0	+	--	+	-	++			
WEST DEAN 24 – Blakeney Walk, Yorkley		55			N	N						+	++	++	TBC	0	-	--	0	0	0		Y	
WEST DEAN 25 – Blakeney Walk (smaller),Yorkley		27			N	N						+	++	++	TBC	0	-	--	0	0	0		Y (in part)	
WEST DEAN 26 – Scovill, Whitecroft		105			N	N						+	++	0	TBC	++	++	--	0	++	+		Y (mixed use)	
WEST DEAN 27 – South east of Scovill, Whitecroft		399			N	N						+	-	+	TBC	--	-	--	+	--	+			
WEST DEAN 28 – Adj to Royal Oak, Whitecroft		137			N	N						-	+	-	TBC	-	-	--	0	--	+			
WEST DEAN 29 – East of New Road , Whitecroft (smaller site)		195			N	N						+	-	+	TBC	0/-	-	--	+	0	+		Y	
WEST DEAN 30- Yard at Cannop Road, Parkend		Mixed			N	N						0	0	+	TBC	0	+	--	0	+	++			

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WESTBURY ON SEVERN 1 – Lower Ley		New settlement			N	N						-	--	-	TBC	--	-	--	0	--	-			
WESTBURY ON SEVERN 2 – Broadoak		5			N	N						++	0	--	TBC	-	-	--	0	--	0			
WESTBURY ON SEVERN 3 – The Court Farm		67			N	N						++	+	-	TBC	-	-	--	0	-	-			
WESTBURY ON SEVERN 4 – Land to the rear of the Firs		63			N	N						+	+	--	TBC	-	-	--	0	0	0		Y	
WESTBURY ON SEVERN 5 – Land adj Chaxhill Hall		242			N	N						++	+	0	TBC	-	-	--	+	--	0			
WESTBURY ON SEVERN 6 – Stantway Farm		489			N	N						0	0	0	TBC	-	-	--	0	-	-			
WESTBURY ON SEVERN 7 – Grange Court		New settlement			N	N						+	+	--	TBC	-	-	--	+	--	-			
WESTBURY ON SEVERN 8 – Frewins, Northwood Green		14			N	N						0	0	-	TBC	-	-	--	0	0	+			
WESTBURY ON SEVERN 9 – Wintles Hill		13			N	N						++	0	+	TBC	-	-	--	0	--	+			
WESTBURY ON SEVERN 10 – Chaxhill		17			N	N						++	+	0	TBC	-	-	--	0	-	-			
WESTBURY ON SEVERN 11 – ‘New Town’ at Chaxhill		New settlement			N	N						+	+	0	TBC	--	-	--	+	-	-			
WESTBURY ON SEVERN 12 – Grange Court (smaller)		40			N	N						+	+	+	TBC	--	-	--	0	-	+			
WESTBURY ON SEVERN 13 – Adj to Arden Farm		15			N	N						++	+	--	TBC	-	-	--	0	--	-			
WESTBURY ON SEVERN 14 – Land at Dean Grange		24			N	N						++	+	-	TBC	-	-	--	0	--	0			
WOOLASTON 1 – Land adj Main Road		181			N	N						+	+	0	TBC	-	-	-	0	--	0			
WOOLASTON 2 – Land at Woolaston		663			N	N						+	+	0	TBC	--	-	-	0	--	0			
WOOLASTON 3 – Land at Burnt House Farm		19			N	N						+	+	0	TBC	0	-	-	0	0	0		Y	
WOOLASTON 4 – Land west of Woolaston (smaller)		177			N	N						0	+	0	TBC	--	-	-	0	--	0			
WOOLASTON 5 – Netherend Farm		23			N	N						0	+	0	TBC	-	-	-	0	++	0		Y (in part)	
WOOLASTON 6 – Rear of Homelea, Netherend		12			N	N						0	+	0	TBC	-	-	-	0	++	++		Y	
WOOLASTON 7 – Land south of Severn View Road		43			N	N						0	+	0	TBC	-	-	-	0	0/-	0		Y	

### **How sites have been chosen to be taken forward for allocation?**

25.18 The sites which have been taken forward to the Revised Draft Local Plan have been chosen because they offer the best opportunities for sustainability and by developing those sites there will either be no/minimal negative effects on the SA objectives or there are realistic opportunities to mitigate any major negative effects; thereby creating the best long-term and cumulative scenario for sustainable development within the district. The sites which have not been taken forward for allocation are those whereby the constraints were too great and the major negative effects could not be realistically mitigated.

## SA FINDINGS FOR THE REVISED DRAFT FODD LOCAL PLAN:

### 26. Policy Assessments

26.1 Table 23 below gives a brief synopsis of the assessments of each of the policies within the Revised Draft Local Plan 2025-2045. A larger matrix providing in-depth detail on the assessments can be found in Appendix VI.

**Table 23: Policy Appraisal results**

Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.1 Sustainable Development	+	+	+	0	0	+	+	0	+	+	0	0	Y
RLP.2 Infrastructure	0	0	+	0	0	0	+	0	0	+	0	0	Y
RLP.3 Settlement Hierarchy	0	0	+	+	+	+	0	0	0	+	0	+	Y
RLP.4 A Quality Living and Working Countryside (Outside Defined Settlement Boundaries)	+	+	+	0	+	+	0	0	+	0	0	+	Y
RLP.5 Strategic Sites	+	+	+	+	+	+	+	+	0	+	+	0	Y
RLP.6 Other Housing Sites	0	+	+	0	+	0	0	0	0	+	0	0	Y
RLP.7 Housing Delivery	+	+	+	0	0	0	+	0	0	+	0	0	Y
RLP.8 Sites for Gypsies, Travellers and Travelling Showpeople	+	+	+	0	+	+	0	0	+	0	0	0	Y
RLP.9 Affordable Housing	+	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.10 Affordable Housing on Rural Exception Sites	+	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.11 Development Proposals for First Homes Exception Schemes	0	+	0	0	0	+	0	0	+	0	0	+	Y
RLP.12 Accessible and Adaptable Homes	+	+	0	0	0	0	0	0	0	0	0	0	Y



Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.13 Self and Custom Build	+	+	+	0	0	0	0	0	+	+	0	0	Y
RLP.14 Proposals for purpose built or specialist accommodation	+	+	+	0	0	0	0	0	0	0	0	0	Y
RLP.15 New Housing (Small Groups or Single Dwellings)	0	+	0	0	0	+	+	0	+	+	+	0	Y
RLP.16 Nationally Described Space Standards	+	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.17 Land of Recreation and Amenity Value	+	0	+	0	+	+	+	0	0	0	0	+	Y
RLP.18 New Recreation Land and Uses	+	0	+	0	+	+	+	+	+	+	0	0	Y
RLP.19 Cinderford Northern Quarter	0	0	0	0	+	+	+	0	0	0	0	0	Y
RLP.20 Land at Causeway Road, the School and Football Sites	+	+	+	+	0	0	0	0	0	+	0	0	Y
RLP.21 Station Street	+	+	+	0	0	0	0	0	0	+	0	0	Y
RLP.22 St Whites Farm including Sneyd Wood, Cinderford	+	+	+	0	0	+	+	0	+	+	0	0	Y
RLP.23 Foxes Bridge Road, Cinderford	+	+	+	0	0	0	+	0	0	+	0	0	Y
RLP.24 Valley Road	+	+	0	0	+	0	0	0	0	0	0	0	Y
RLP.25 Land off Newtown Road, Steam Mills, Cinderford	+	+	+	0	0	0	+	0	0	+	0	0	Y
RLP.26 Forest Vale Employment Area, Cinderford	0	0	+	0	+	0	0	0	0	0	0	0	Y
RLP.27 Cinderford Town Centre	0	+	+	0	+	+	+	0	0	0	0	0	Y
RLP.28 Poolway Farm and land to north of Hospice, Coleford	+	+	+	0	0	+	+	0	+	+	0	+	Y



Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.29 Owen Farm, Coleford	+	+	+	0	0	+	+	0	+	+	0	0	Y
RLP.30 North Road, Broadwell	+	+	0	0	0	+	+	+	0	0	0	0	Y
RLP.31 Land to the south of Lords Hill and Broadwell Road	0	+	0	0	0	0	+	0	0	0	0	0	Y
RLP.32 Kings Meade, Coleford	+	+	0	0	0	0	0	0	+	0	0	0	Y
RLP.33 Poolway Road, Broadwell	+	+	+	0	0	+	+	0	0	0	0	0	Y
RLP.34 Broadwell Farm (land to rear of Memorial Hall), Broadwell	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.35 Field at Parkend Walk, Coalway	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.36 Coleford Town Centre	+	+	+	0	+	+	+	0	0	0	0	+	Y
RLP.37 South of Railway Drive, Coleford	+	+	+	0	+	0	0	0	0	0	0	0	Y
RLP.38 Locally Valued Landscape	0	0	0	0	0	+	+	0	0	0	0	0	Y
RLP.39 Five Acres Mixed Development	+	0	+	+	+	0	0	0	0	0	0	0	Y
RLP.40 Employment Land off B4228 Coleford	0	0	0	0	+	+	+	0	0	0	0	0	Y
RLP.41 Harbour Area Regeneration, Harbour, Lakes and Industrial Areas	+	+	+	0	+	+	+	0	+	+	0	+	Y
RLP.42 Lydney East	+	+	+	+	+	+	+	0	+	0	0	0	Y
RLP.43 West of Lydney	+	+	0	+	0	+	+	+	+	+	0	0	Y
RLP.44 Land south of Highfield Road, North of A48	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.45 Land South of the Bypass adjoining	+	0	+	0	0	+	+	0	0	+	0	0	Y

Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.46 Land off Augustus Way and Court Road, Lydney	+	+	+	0	0	+	+	+	+	0	0	0	Y
RLP.47 Land off Driffield Road	+	+	0	0	0	+	+	0	+	+	0	0	Y
RLP.48 Land West of Allaston Road, Lydney	0	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.49 Land at Holms Farm	0	+	0	0	0	0	+	0	+	0	0	0	Y
RLP.50 Mead Lane	0	0	0	0	+	0	0	0	0	0	0	0	Y
RLP.51 Land between the A48 and Mead Lane	0	0	0	0	+	0	0	0	0	0	0	0	Y
RLP.52 Lydney Railway Station	+	0	+	0	+	0	0	+	+	+	0	+	Y
RLP.53 Lydney Town Centre	+	+	+	0	+	+	+	0	0	0	0	0	Y
RLP.54 Lydney Town Centre Highway Strategy	0	0	0	0	0	0	0	+	0	0	0	0	Y
RLP.55 South East Newent	+	+	+	+	+	+	+	+	+	+	0	0	Y
RLP. 56 Cleeve Mill Lane	0	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.57 North of Ross Road, Newent	+	+	+	0	+	0	0	0	0	0	0	0	Y
RLP.58 Newent Town Centre	0	+	+	0	+	+	0	0	+	0	0	+	Y
RLP.59 Beachley Barracks	+	+	+	+	+	+	+	+	0	+	0	+	Y
RLP.60 Glynychbrook Garden Village	+	+	+	+	+	+	+	+	+	+	0	0	Y
RLP.61 West of Severn	+	+	+	+	+	+	+	+	+	+	0	0	Y
RLP.62 Garland Road, Alvington	0	+	0	0	0	+	+	0	0	0	0	+	Y
RLP.63 Chapel Lane, Aylburton	+	+	0	0	0	+	+	0	0	0	0	+	Y
RLP.64 Land off Stockwell Lane, Aylburton	0	+	0	0	0	+	+	0	0	0	0	+	Y
RLP.65 Aylburton Business Centre	0	0	0	0	+	0	0	0	0	0	0	0	Y
RLP.66 Land off Colsty Meadow, Blakeney	0	+	0	0	0	+	+	0	0	0	0	+	Y

Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.67 Land off Ryelands Road, Bream	0	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.68 Land at Rugby Club, Bream	+	+	+	0	0	0	0	0	0	0	0	0	Y
RLP.69 Land at Lydney Road, Bream	+	+	0	0	0	0	+	0	0	+	0	0	Y
RLP.70 Land at Winding Wheel, Bream	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.71 Land to north of Beech Lane, Bromesberrow	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.72 Land to West of Croft Farm, Beach Lane, Bromesberrow Heath (west)	+	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.73 Land to North of Business Park, Bromesberrow	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.74 Drybrook Farm, Drybrook and to the Rear of High Street, Drybrook	+	+	0	0	0	+	+	0	0	+	0	0	Y
RLP.75 Land at Over Old Road, Hartpury	+	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.76 Land south of Broad Street, Hartpury	+	+	+	0	0	+	+	0	0	0	0	0	Y
RLP.77 Land North of Broad Street, Hartpury	+	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.78 Hartpury University and College	0	0	+	+	+	+	+	0	0	+	0	+	Y
RLP.79 Former Golf Course, Huntley	+	+	+	0	0	+	+	+	0	+	0	0	Y
RLP.80 Sutton Road, Littledean	+	+	0	0	0	0	+	0	0	+	0	0	Y
RLP.81 Beech Way, Littledean	0	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.82 Land at the Wend, Longhope	0	+	0	0	0	+	+	0	0	0	0	+	Y

Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.83 Land at Church Road, Longhope	0	+	0	0	0	+	+	0	0	0	0	+	Y
RLP.84 Former Wye Garage, Lydbrook	0	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.85 Land off Carisbrook Road	+	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.86 St Michaels and High Street	0	+	0	0	0	0	0	0	0	0	0	+	Y
RLP.87 Land at Vantage Point, Mitcheldean	0	0	0	0	+	0	0	0	0	0	0	0	Y
RLP.88 Land to the North of Newnham	+	+	+	0	0	+	+	+	0	0	0	0	Y
RLP.89 Former Victoria Hotel, Newnham on Severn	0	+	0	0	0	0	0	0	0	0	0	+	Y
RLP.90 Policy Area - High Street, Newnham on Severn	0	0	0	0	0	0	0	0	0	0	0	+	Y
RLP.91 South of the Patches	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.92 Hewelsfield Lane, St Briavels	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.93 Land south of the A48 Tutshill	+	+	+	0	0	+	+	+	0	+	0	+	Y
RLP.94 Land adjoining Wyedean School	+	+	+	0	0	+	+	0	0	+	0	0	Y
RLP.95 Land off Sedbury Lane	+	+	+	0	0	+	+	0	0	+	0	0	Y
RLP.96 The Miners Arms, Sling	0	+	0	0	0	0	+	0	0	0	0	0	Y
RLP.97 Land at New Dunn Business Park, Sling	0	0	0	0	+	0	0	0	0	0	0	0	Y
RLP.98 Whippington Corner, Forest Close, Staunton	+	+	0	0	0	+	+	0	0	0	0	+	Y
RLP.99 Land at Swan Inn, Staunton	0	+	0	0	0	0	0	0	0	0	0	0	Y

Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.100 Land East of Gloucester Road, Snigs End, Corse Grange	0	+	0	0	0	0	0	0	0	0	0	0	Y
RLP.101 Land to the rear of the Firs, Westbury on Severn	+	+	+	0	0	+	+	0	0	+	0	+	Y
RLP.102 Whitecroft Road	0	+	0	0	+	0	0	0	0	0	0	0	Y
RLP.103 Land to East of New Road, Whitecroft	0	+	0	0	0	+	+	0	0	0	0	0	Y
RLP.104 Land off Deer Park, Yorkley	+	+	+	0	0	+	+	0	0	+	0	+	Y
RLP.105 Land adjacent to the Nags Head, Yorkley	+	+	+	0	0	+	+	0	0	0	0	0	Y
RLP.106 Land to rear of Homelea, Netherend	+	+	+	0	0	+	+	0	0	0	0	0	Y
RLP.107 Land at Netherend Farm, Woolaston	+	+	+	0	0	+	+	0	0	+	0	+	Y
RLP.108 Land at Burnt House Farm, Netherend	0	+	+	0	0	+	+	0	0	0	0	0	Y
RLP.109 Land adjacent Severn View Road	0	+	+	0	0	+	+	0	0	0	0	0	Y
RLP.110 Economic Development	0	+	0	0	+	0	+	0	0	+	+	0	Y
RLP.111 New Employment Development	+	0	0	0	+	+	+	+	+	+	0	0	Y
RLP.112 Employment Generating Uses – Identified Sites	0	0	0	0	+	0	0	0	0	0	0	0	Y
RLP.113 Town Centres	+	+	+	0	+	+	0	+	0	0	0	0	Y
RLP.114 Employment Sites Away from Settlement Boundaries	+	0	0	+	+	+	+	0	+	+	0	+	Y
RLP.115 and Stowfield, Lydbrook	+	+	0	0	+	+	+	0	+	0	+	0	Y
RLP.116 Community Services and Infrastructure	+	0	+	0	+	0	0	0	0	+	0	0	Y
RLP.117 Active Travel	+	0	+	0	0	0	0	+	0	+	0	0	Y

Policy	Objective 1 – Health & wellbeing	Objective 2 – Local Housing Needs	Objective 3 - Services	Objective 4 - Education	Objective 5 - Economy	Objective 6 - Landscape	Objective 7 – Biodiversity	Objective 8 – Air Quality	Objective 9 – Water Quality	Objective 10 – Carbon Emissions	Objective 11 – Waste Management	Objective 12 - Heritage	Take Policy Forward? (Y/N)
RLP.I18 Cycle Routes	+	0	+	0	0	+	+	+	0	+	0	0	Y
RLP.I19 The reinstatement of the Herefordshire and Gloucestershire Canal	+	0	+	0	0	+	+	0	0	0	0	+	Y
RLP.I20 Dean Forest Railway	0	0	+	0	+	0	0	0	0	0	0	+	Y
RLP.I21 Nature Conservation – Protected Sites	0	0	0	0	0	+	+	+	0	+	0	0	Y
RLP.I22 Habitat and Species Protection	0	0	0	0	0	+	+	+	0	+	0	0	Y
RLP.I23 Green and Blue Infrastructure	+	0	+	0	0	+	+	+	+	+	0	0	Y
RLP.I24 Biodiversity and Biodiversity Net Gain	0	0	0	0	0	+	+	+	0	+	0	0	Y
RLP.I25 Biodiversity Generally	0	0	0	0	0	+	+	0	0	0	0	0	Y
RLP.I26 Renewable Energy	+	+	+	0	+	+	+	+	0	+	0	+	Y
RLP.I27 Sustainable Design, Construction and Low Carbon Energy	+	+	0	0	0	0	0	+	0	+	+	+	Y
RLP.I28 Climate Adaptation	+	+	+	0	0	0	+	+	+	+	0	0	Y
RLP.I29 Design Principles	+	+	+	0	0	+	+	+	+	+	0	+	Y
RLP.I30 Historic Character and Distinctiveness	0	0	0	0	0	+	0	0	0	0	0	+	Y
RLP.I31 Locally Distinctive Areas	0	0	0	0	0	+	0	0	0	0	0	+	Y
RLP.I32 Locally Valued Landscapes	+	0	+	0	+	+	+	0	0	0	0	+	Y
RLP.I33 Water and Rivers	0	0	0	0	0	0	+	0	+	0	0	0	Y
RLP.I34 Site Conditions	+	+	0	0	0	+	+	+	+	+	+	0	Y

## Summary of Policies

- 26.2 It should be noted that all of the policies in the Revised Draft Local Plan are new (none have been carried out from the previous Core Strategy or Allocations Plan).

## Strategic Policies

- 26.3 The first 6 policies (RLP.1 to RLP.6) are the strategic policies for the plan, which provide content and clarity on sustainable development; infrastructure; settlement hierarchy; development in the countryside; strategic sites; other housing sites.
- 26.4 Policies RLP.1 to RLP.4 set out the foundation for the requirement of all development in the District to follow policies to provide sustainable development across the board. Policies RLP.5 and RLP.6 comprise a brief overview of the housing requirements in the 2025-2045 local plan and how and where this can be provided.
- 26.5 All of these policies have been written in a positive manner ensuring medium to long-term synergistic positive effects on all 12 SA framework objectives.

## Housing and Communities

- 26.6 This section of the policies concentrates on the standard requirements for housing and all of these policies have the health and wellbeing of communities at heart and have been positively written to accomplish long-term benefits for occupants of the housing and communities as a whole. The policies in this section range from Housing Delivery general requirements (such as delivery rates, housing needs, design, space standards, and density) to more in-depth policies on sites for gypsies, travellers and travelling showpeople, requirements for affordable housing, exception sites, first homes schemes, accessible and adaptable homes, self and custom build, specialist accommodation, low impact housing, nationally described space standards, land of recreation and amenity value and new recreation land and uses.

## **Settlement Allocations – Strategic Sites and Settlements**

- 26.7 The Local Plan 2025-2045 needs to provide ca. 12000 dwellings over the 20-year plan period. Chapter 6 of the Revised Draft Local Plan provides the policies for the main strategic allocation sites, including extensions to the 4 towns, Beachley Barracks and two new settlements. The policies have been clearly and positively written to ensure that potential issues along with opportunities for mitigation/enhancement have been highlighted, this includes the need for different types of infrastructure (funded through S106 contributions) as well as the benefits of masterplanning for the new settlements. Some of the larger development sites require higher levels of mitigation in order to ameliorate potential harm to some of the SA objectives, such as landscape mitigation for the larger sites/new settlements.
- 26.8 Some of the smaller allocation policies around the towns have been carried forward from the previous plan (some have permissions in place), however, the majority are new site allocations and therefore new policies.
- 26.9 Most of the policies are housing developments, however, there are several which features mixed development, employment and tourism/recreation.
- 26.10 Broadly, the policies have been positively written and provide a mixture of medium and long-term cumulative benefits for the SA objectives.

## **Other Settlements**

- 26.11 This section provides policies for the generally smaller housing allocations within the district, as these are located in the small to medium sized settlements. It is highly noticeable that each allocation policy has carefully considered the number of houses which could be accommodated taking into account the settlement hierarchy and the number and nature of services already available in these areas. What is also clear from each policy is that the text and content highlights the needs for certain infrastructure and which areas are of most importance (such as landscape, ecology, heritage, etc) for each site. Requirements for mitigation/enhancement of various themes in accordance with the SA framework are highlighted.
- 26.12 Some of the allocation policies have been carried forward from the previous plan, however, the majority are new site allocations and therefore new policies.
- 26.13 On the whole, the policies within this section have been written to provide a clear steer for developers on what is required to create the most sustainable form of development. The policies are therefore positively written and provide a mixture of medium and long-term cumulative benefits for the SA objectives.



## **Economy and Infrastructure**

- 26.14 This section of the plan provides 11 policies related to the economy and infrastructure, including;
- 26.15 Economic development, employment generating uses, town centre, mixed land uses, employment away from settlement boundaries, land at Stowfield, community facilities, active travel, cycle routes, the reinstatement of the Herefordshire and Gloucestershire Canal and Dean Forest Railway (the last two are more related to historical features which serve as tourism/recreation sites).
- 26.16 These policies ensure that an appropriate amount of employment is retained and they also support/encourage how sites allocated for future economic development can come forward in an appropriately sustainable manner.
- 26.17 The town centre policy highlights the needs to protect the town centres and provide a future use for them taking into consideration that town centres can be used in a wider and more holistic way than as purely retail centres.
- 26.18 As a whole, these policies have been written in a positive way to ensure development has medium to long-term benefits on the economy within the District.

## **Environment (Built, Natural and Historic)**

- 26.19 The Environment Section comprises 14 policies (RLP.121 to RLP.134) which cover a wide range of topics including; Nature Conservation, Habitat Protection, Green and Blue Infrastructure, Biodiversity and Biodiversity Net Gain, Renewable Energies, Lighting, Sustainable Design, Climate Adaptation, Design principles, Historic character, Locally Distinctive Areas, Locally Valued Landscapes, Water and Rivers and Site Conditions. The policies cover a broad area of built, natural and historic environmental themes in some depth and are generally positive in their wording and content. Each of the policies strives to ensure that development is as sustainable as possible and places great worth on the environment.

## **Monitoring**

- 26.20 This section does not provide a policy as such, but it does comprise a sound foundation on which to monitor and evidence how successful the local plan is in the future.

# SA FINDINGS FOR THE IMPLEMENTATION OF THE FOREST OF DEAN DISTRICT LOCAL PLAN TO 2045 AS A WHOLE

## 27. Assessment of the Whole Plan

### Introduction

27.1 This section presents an assessment of the likely significant effects of the Revised Draft Local Plan 2025-2045 as a whole. It considers the plan objectives, strategic approach, policies and site allocations, and the likely cumulative effects on each of the 12 SA objectives. Many of the likely effects of the draft plan as a whole are interconnected. The Local Plan acknowledges the interconnectedness of sustainable development topics. The key strategic objectives of the Local Plan 2025-2045 align with the Local Plan policies to show how the plan can help deliver its visions and objectives, thus providing thriving communities, improving sustainable economy and infrastructure and protecting the environment (tackling climate change) and the District's sense of place.

### Thriving Communities

SA1: To improve the health and well-being of the populations and reduce inequalities in health. SA2: To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home. SA3: To provide accessible community services, recreation and leisure facilities. SA4: To facilitate the development of academic and vocational skills.
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#### *To improve the health and well-being of the populations and reduce inequalities in health (SA1)*

27.2 Overall, most of the Local Plan policies make some form of contribution towards improving health and well-being of the population of the Forest of Dean District and to minimise inequalities through the provision of good quality housing (including affordable) of all types and tenures, as well as support for employment and communities, providing active travel methods and also importantly by providing a good quality environment.

- 27.3 In particular, policy RLP7 (Housing Delivery) requires the accompaniment of a Health Impact Assessment (HIA) for major development applications. Other policy requirements relate to good quality housing to provide the necessary housing for all people's needs (including Policies RLP.8 (Sites for Gypsies, Travellers and Travelling Showpeople), RLP.9 (Affordable Housing), RLP.10 (Affordable Housing on Rural Exception Sites), RLP.11 (First Homes), RLP.12 (Accessible and Adaptable Homes), RLP.13 (Self and Custom Build), RLP.14 (Proposed for Built or Specialist Accommodation), RLP.16 (nationally Described Space Standards) and RLP. 129 (Design Principles).
- 27.4 Policies RLP.117 (Active Travel) and RLP.118 (Cycle Routes) promote active travel, thus promoting the Council's prioritisation of walking and cycling and includes a requirement for accessibility for all abilities and needs. Policies RLP.17 (Recreational Land and Uses) and RLP.18 (New recreation land and uses), RLP.116 (Community Services and Infrastructure), RLP.123 (Green and Blue Infrastructure) and RLP. 129 (Design Principles) provide the requirement for green space, open space and provision and accessibility to leisure/recreation facilities.
- 27.5 Policies RLP. 126 (Renewable Energy), RLP. 127 (Sustainable Design, Construction and Low Carbon Energy), RLP. 128 (Climate Adaptation) and RLP. 133 (Water and Rivers) support environmental management policies, such as reduction in pollution, improvement of air quality.
- 27.6 The overall plan strategy and the proposed site allocations ensure that sites are as close to healthcare facilities as possible, as well as providing or being in close proximity to open space, green and blue infrastructure, recreation and leisure facilities and sustainable transport modes (in particular active travel methods).
- 27.7 Many of the site allocations, but in particular the major strategic sites and the proposed two new settlements include the requirement for community, health facilities, green space, active travel and generally seek to embrace development which allows communities to live in healthier environments.
- 27.8 Therefore, the combination of the strategy itself, the Local Plan policies and proposed site allocations should result in cumulative effects that may be synergistic and will help towards health inequalities in the District (benefitting objective SA1).

*To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home (SA2)*

- 27.9 The Local Plan 2025-2045 makes provision to deliver at least 12,631 dwellings during the 20 year plan period and supports delivering a mix of homes through a range of policies (RLP.7 (Housing Delivery), RLP.8 (Sites for Gypsies, Travellers and Travelling Showpeople), RLP.9 (Affordable Housing), RLP.10 (Affordable Housing on Rural Exception Sites), RLP.11 (First Homes), RLP.12 (Accessible and Adaptable Homes), RLP.13 (Self and Custom Build), RLP.14 (Proposed for Built or Specialist Accommodation), RLP.15 (New Housing (Small Groups or Single Dwellings), RLP.16 (Nationally Described Space Standards) with major positive effects for SA objective 2.
- 27.10 Policy RLP.7 seeks to secure a mix of housing (appropriate densities, well designed, different types, tenures and sizes of housing which addresses identified local housing needs) whilst Policy RLP.16 seeks to ensure all new residential dwellings meet or exceeds housing standards. Policies RLP.8-RLP.14 address the needs of specific people, including the young, affordable needs, accessible and adaptable requirements and gypsies/travellers.
- 27.11 The residential site allocations will contribute to the provision of housing within the Forest of Dean District, in particular the larger sites, such as those at Lydney, Newent, Beachley as well as the proposed two new settlements at Glynchbrook (Redmarley parish) and West of Severn (Churcham parish).
- 27.12 Following the agreed strategy, many of the allocated sites have been selected from the most sustainable locations within the existing settlements. The selected strategic sites which are located at the town centres, have long-term and cumulative positive effects with regards to easy, walking/wheeling access to a wider range of local services, including schools, shops, community centres, entertainment, health centres, dentists, etc, along with better access to open/green spaces, which support active living, health and wellbeing.
- 27.13 The sites selected for the development of a new settlement have been carefully chosen from sites which have come forward (in the SHLAA and/or consultation) and therefore guaranteed delivery. They have also been selected as the areas which have the best potential for sustainable living, with connections being available or the ability to build the necessary infrastructure to connect with other settlements to provide public transport and active living. Furthermore, these sites will be masterplanned to ensure that facilities and services are available within the settlement to create a higher level of self-sufficiency in the neighbourhood.
- 27.14 Furthermore, Policy RLP.129 (Design Principles) seeks promotes reuse of existing buildings and Policy RLP.127 (Sustainable Design, Construction and Low Carbon Energy) supports retrofitting – both of which have positive effects. Overall, major positive effects for SA2 housing objectives that will be cumulative, particularly in the long-term.

*To provide accessible community services, recreation and leisure facilities (SA3)*

- 27.15 Strategic policies RLP. 17 (Land of Recreation And Amenity Value) and RLP. 18 (New Recreation Land And Uses) protect land of recreational use as well as ensuring that new residential development will provide a contribution towards recreation (play, youth/adult recreation and allotments).
- 27.16 Policies RLP.116 (Community Services and Infrastructure) seeks to protect the loss of communities facilities.
- 27.17 RLP.117 & 118 (Active Travel and Cycle Routes) embrace the potential for active travel to be not just a means of low-carbon travel but also as a form of recreation.
- 27.18 RLP.119 (Reinstatement of the H&G Canal) highlights the recreational benefits of preserving the canal route and promoting its reinstatement. Similarly, the safeguarding of Dean Forest Railway (RLP.120) embraces the need to provide and nurture recreational facilities. RLP.39 (Five Acres Mixed Development) is a good example of seeking a site specifically providing sport and recreation space.
- 27.19 On a similar vein, the town centre policies (namely RLP.113 (Town Centres), RLP.27 (Cinderford), RLP.36 (Coleford), RLP.53 (Lydney), RLP.58 (Newent)) all highlight the need to protect and provide accessible community facilities.
- 27.20 RLP.122 (Habitat and Species Protection), RLP.123 (Green and Blue Infrastructure) and RLP. 129 (Design Principles) provide the requirement for green space, open space and accessibility to leisure/recreation facilities of a more natural persuasion.
- 27.21 The majority of the allocation sites, particularly the larger mixed use development sites (such as those at Lydney, Newent, Beachley, Glynchbrook and West of Severn) support and require the inclusion of community facilities (including built structures as well as more natural opportunities such as green space and footpaths/cycle tracks).
- 27.22 Overall, major positive effects for SA3 community services, recreation and leisure facilities that will be cumulative and provided in the short, medium and long-term.

*To facilitate the development of academic and vocational skills (SA4)*

- 27.23 Some of larger allocation sites, in particular the mixed use development sites, such as those at Newent, Beachley, Glynchbrook and West of Severn require the inclusion of educational facilities (generally primary schools). Furthermore, the Five Acres Mixed Development (Policy RLP.39) and Land at Causeway Road (RLP.20) also include the requirement for educational facilities as part of the larger scheme of redevelopment.
- 27.24 Several of the policies include the need to consider education, but this may be in the form of contributions rather than on-site provision (e.g. RLP.28 Poolway Farm and RLP.29 Owen Farm).
- 27.25 On the whole, positive effects for SA4 Academic and Vocational skills, that will be cumulative and provided in the medium to long-term.

## Sustainable Economy and Infrastructure

SA5: To create a more vibrant and sustainable local economy.

### *To create a more vibrant and sustainable local economy (SA5)*

- 27.26 The Forest of Dean is a rural district with only four market towns and a large smattering of small-medium-major villages. Connectivity and transport links within the district are very limited with only 2 main highways running through the district (A40 & A48) and the only railway station is at Lydney. The Revised Draft Local Plan 2025-2045 therefore seeks to retain as much existing business within the District as possible, whilst also providing opportunities for growth within existing employment sites, new sites, rural locations and town centres.
- 27.27 Policies RLP. 110 (Economic Development) and RLP.111 (New Employment Development) sets out the overall policy for economy and employment, including where employment sites should be located and what is expected of new employment sites. Policy RLP. 112 (Employment Generating Uses) identifies existing sites that are in employment use and RLP. 114 (Employment Sites Away From Settlement Boundaries) identifies the existing sites in rural locations which should be protected and may allow for growth in certain situations. Policy RLP.116 (Community Services and Infrastructure) seeks to ensure that any loss of shops and other community services are allowed where sufficient evidence is provided.
- 27.28 Employment opportunities are promoted and protected in all of the town centres through policy RLP. 113 (Town Centres). Site specific policies for the employment sites provide detail on what is appropriate for the growth of the site, examples of this are RLP. 115 (Land At Stowfield, Lydbrook), RLP. 50 (Mead Lane, Lydney), RLP. 51 (Land Between The A48 And Mead Lane, Lydney), RLP. 26 (Forest Vale Employment Area, Cinderford), RLP. 40 (Employment Land Off B4228 Coleford), RLP. 41 (Harbour Area Regeneration, Harbour, Lakes And Industrial Areas, Lydney) and RLP.65 (Aylburton Business Centre).
- 27.29 The majority of the allocation sites, but in particular the larger mixed use development sites support and require the inclusion of employment of some form. And Strategic Sites Policy (RLP.5) sets out the requirements of the mixed use developments at Lydney, Beachley, Newent, Coleford, Cinderford, Glynchbrook and West of Severn.
- 27.30 Alongside employment policies, it is recognised that the District relies on tourism and the Local Plan embraces and seeks to protect this through other policies, such as those related to landscape and nature as well as leisure/recreation.
- 27.31 Overall, the plan will have significant positive effects for SA5 objective to create a more vibrant and sustainable local economy.

## Environmental Quality

SA6: To protect and enhance the landscape.  
SA7: To conserve and enhance biodiversity, flora and fauna.  
SA8: To maintain and improve air quality.  
SA9: To maintain and improve water quality and to achieve sustainable water resources management.  
SA10: To reduce carbon emissions that cause climate change and to achieve net zero  
SA11: To reduce waste generation and achieve sustainable management of waste  
SA12: To safeguard historical and cultural assets

### *To protect and enhance the landscape (SA6)*

- 27.32 The Local Plan recognises that the rural nature of the district is highly prized and should be protected. Alongside policies specifically related to landscape, the plan also highlights that the natural environment is used for recreation purposes and benefits the local economy through tourism.
- 27.33 Policy RLP.17 (Land of Recreation and Amenity Value) seeks to preserve existing land which has either recreational, cultural or amenity value and this includes the protection of Forest Waste Land. RLP.18 (New Recreation Land and Uses) is the requirement for new residential development to make provision or provide a contribution towards place space, highlighting that it can serve more than one purpose, such as GI, SUDS, pedestrian cycle routes and tree planting. Policy RLP.38 (Locally Valued Landscapes) is specific to the sites designated as such, and this seeks to ensure that these are not lost through development.
- 27.34 The majority of individual site allocations include reference to the requirement of either preserving existing landscaping, or enhancing it. The larger strategic sites are more detailed in what is required.
- 27.35 Alongside landscape policies, it is recognised that policies and site allocations which seek to embrace an increase in Green/Blue Infrastructure also support the protection and enhancement of the natural landscape.

*To conserve and enhance biodiversity, flora and fauna (SA7)*

- 27.36 A Habitats Regulations Assessment (HRA) is being carried out (an update from the 2024 version). The Forest of Dean is special in terms of its natural environment and has very high-quality biodiversity, with numerous designated sites (SAC, SPA, Ramsar sites and SSSI) across the district.
- 27.37 Policies RLP.121 (Nature conservation – Protected Sites) and RLP. 122 (Habitat And Species Protection) continue to protect national and locally important biodiversity. Policy RLP. 123 (Green And Blue Infrastructure) provides information and guidance such that the green/blue infrastructure network in the plan area should be enhanced, particularly in the longer term and networks are linked, widened and become more established. Policy RLP. 124 (Biodiversity And Biodiversity Net Gain) comprises a requirement of at least 10% biodiversity net gain (to meet national requirement) but also goes above and beyond by requiring that development over 2.5ha or 100 new dwellings must demonstrate a net gain of at least 20% (subject to viability). This policy also provides information and guidance on providing biodiversity enhancements for smaller scale developments, such as two-storey extensions. Finally, Policy RLP.125 (Biodiversity Generally) sets out the requirements for lighting to reduce impacts on wildlife and light pollution.
- 27.38 The majority of individual site allocations include reference to the requirement of preserving existing habitat, but also enhancing it through Biodiversity Net Gain, as well as some sites (the larger ones) which can also accommodate Green and Blue Infrastructure. The larger strategic sites are more detailed in what is required.
- 27.39 All of the above result in positive effects for SA objectives for nature and biodiversity.

*To maintain and improve air quality (SA8)*

- 27.40 Policy RLP.126 (Renewable Energy) requires that renewable energy proposals are only permissible where impacts on air quality are minimised. Policies RLP. 129 (Design Principles), RLP.117 (Active Travel), RLP.118 (Cycle Routes), RLP.127 (Sustainable Design, Construction and Low Carbon Energy) and RLP.128 (Climate Adaptation) all promote good design and a reduction in carbon, which would have cumulative long-term positive effects on air quality and Objective SA8.



*To maintain and improve water quality and to achieve sustainable water resources management (SA9)*

- 27.41 Policy RLP.133 (Water & Rivers) highlights the need for safeguarding water and advises which types of development would be acceptable under certain conditions, the policy also embeds what is considered necessary for pollution prevent and to avoid flood risk and ensure climate resilience and provides long-term management measures. Policy RLP.134 (Site Conditions) gives more detail on how to avoid pollution on watercourses, groundwater and abstractions where industrial heritage is an issue.
- 27.42 Many of the individual site allocations (in particular the larger strategic sites) highlight the need for water management and comprise requirements to achieve this, such as SUDS.
- 27.43 On the whole, the local plan should have positive long-term effects on maintaining and improving water quality and achieving sustainable water resources management (Objective SA9).

*To reduce carbon emissions that cause climate change and to achieve net zero (SA10)*

- 27.44 Policies RLP.126 (Renewable Energy), RLP.127 (Sustainable Design, Construction and Low Carbon Energy), RLP.128 (Climate Adaptation), RLP.129 (Design Principles), RLP.117 (Active Travel), RLP.118 (Cycle Routes), all promote good design and a reduction in carbon through various methods. Policy RLP.127 primarily promotes energy efficiency through a fabric first approach, utilising landform, layout, building orientation and landscaping to minimising energy construction. Also, the policy requires development to achieve zero-carbon operation standards, including heating and power demand. Other measures include the demonstration that no fossil fuel systems are installed, and that certain heating demands, total energy demands and water efficiency standards are adhered to and any retrofit measures meets the PAS2035 standard. The policy also comprises measures to reduce embodied carbon.
- 27.45 Site allocations also highlight the need for active travel and sustainable design. The local plan should therefore have cumulative long-term positive effects on Objective SA10 (achieving net zero).

*To reduce waste generation and achieve sustainable management of waste (SA11)*

- 27.46 Policies RLP.110 (Economic Development), RLP.127 (Sustainable Design, Construction and Low Carbon Energy) and RLP.134 (Site Conditions) require waste minimisation and management during construction (including site preparation) and achieving high levels of recycling. These policies therefore have positive effects on reducing waste (Objective SA11).

*To safeguard historical and cultural assets (SA12)*

27.47 Policy RLP.130 (Historic Character and Distinctiveness) provides strong mitigation measures to protect and promote the special qualities, historic character and local distinctiveness of the district. Furthermore, Policy RLP.131 (Locally Distinctive Areas) only supports development will not harm these designated areas. Overall, these policies ensure that there should be no significant negative effects on Objective SA12.

*The whole plan*

27.48 As can be seen from the above paragraphs, the plan as a whole will protect and enhance nature, provide housing needs, support the economy and will help to create thriving communities within the Forest of Dean.

# MONITORING

## 28. Monitoring – why and how?

28.1 The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance<sup>17</sup> on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication. Details of monitoring arrangements may be included in the sustainability appraisal report, the post-adoption statement or in the local plan itself. Government requires local planning authorities to produce Monitoring Reports (AMRs), and the Forest of Dean District Council Monitoring Report (AMR) (which is produced annually) is considered sufficient to ensure appropriate monitoring takes place. The following table gives an indication of how monitoring of the Local Plan 2025-2045 could be best achieved when considering the plan against the SA Objectives:

**Table 24: Proposed Monitoring of the Plan and Expected Plan Targets**

SA Objective/Indicator:	Indicators (to assist assessment)	Plan Targets
1. To improve the health and well-being of the populations and reduce inequalities in health.	<ul style="list-style-type: none"> <li>Proximity to GP</li> <li>Active Travel opportunities available – walking and cycling</li> <li>Vehicular access &amp; connectivity</li> <li>Proximity to and frequency of public transport</li> <li>Proximity to and quality of biodiversity</li> <li>Landscape value &amp; access to Green Infrastructure</li> <li>Proximity to and quality of heritage assets</li> <li>Employment Area</li> <li>Health Index - Levels of obesity, Reduction in health inequality</li> <li>Reduction in crime</li> <li>Indices of Multiple Deprivation (IMD)</li> </ul>	<ul style="list-style-type: none"> <li>Closer to GP</li> <li>Increase in active travel &amp; decrease for car travel</li> <li>Increase in availability &amp; use of public transport</li> <li>Increase in quantity and quality of biodiversity</li> <li>Increase in amount and quality of landscape/GI</li> <li>Improved quality of heritage</li> <li>Increased employment opportunities</li> <li>Reduction in poor health</li> <li>Reduction in crime rates</li> <li>Improvements in IMD</li> </ul>
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	<ul style="list-style-type: none"> <li>No. of homes developed both inside and outside of DSB</li> <li>Provision of affordable homes delivered/year (quantity and quality).</li> <li>Tenure of affordable housing achieved.</li> <li>Provision of housing mix</li> <li>Meeting Gypsy &amp; Travellers' needs</li> <li>Potential capacity of sites and deliverability</li> </ul>	<ul style="list-style-type: none"> <li>600 dwellings/year average</li> <li>Meets policy expectation</li> <li>Meets policy expectation</li> <li>Meets policy expectation</li> <li>G&amp;T needs met</li> </ul>

<sup>17</sup> [Strategic environmental assessment and sustainability appraisal - GOV.UK](https://www.gov.uk/government/publications/strategic-environmental-assessment-and-sustainability-appraisal)

	<ul style="list-style-type: none"> <li>Type of construction (design and climate adaptation)</li> <li>Climate Audit</li> </ul>	<ul style="list-style-type: none"> <li>More sites being delivered with ultimate capacity</li> <li>Carbon emissions reduced through construction/meeting Net Zero Carbon standards</li> </ul>
3. To provide accessible community services, recreation and leisure facilities.	<ul style="list-style-type: none"> <li>Proximity to Employment Areas</li> <li>Proximity to and number of community facilities</li> <li>Proximity to Education establishments</li> <li>Proximity to GP/healthcare services</li> <li>Proximity to and quality of Town Centre/retail/services</li> <li>Proximity to and frequency of public transport</li> <li>Vehicular Access &amp; Connectivity</li> <li>Active Travel – cycling and walking</li> <li>Health Index - Levels of obesity, Reduction in health inequality</li> </ul>	<ul style="list-style-type: none"> <li>Increased local employment &amp; community facilities</li> <li>Increase in local educational opportunities</li> <li>Increase in local healthcare services</li> <li>Increase in retail services in localities</li> <li>Increase in public transport options</li> <li>Increase in active travel options</li> <li>Decrease in poor health</li> </ul>
4. To facilitate the development of academic and vocational skills.	<ul style="list-style-type: none"> <li>Proximity to Education establishments and capacity</li> <li>Proximity to Employment Areas</li> <li>Proximity to and frequency of public transport</li> <li>Vehicular Access &amp; Connectivity</li> <li>Active Travel opportunities available – walking and cycling</li> <li>Educational attainment levels</li> </ul>	<ul style="list-style-type: none"> <li>Increase in local educational opportunities &amp; lower oversubscription</li> <li>Increased local employment facilities</li> <li>Increase in public transport options. Highway improvements.</li> <li>Increase in active travel options</li> <li>Increased grades/attainment</li> </ul>
5. To create a more vibrant and sustainable local economy.	<ul style="list-style-type: none"> <li>Proximity to Employment Areas and types of employment available- Employment data (record businesses on each business parks)</li> <li>Proximity to and frequency of public transport</li> <li>Vehicular Access &amp; Connectivity</li> <li>Active Travel opportunities available – walking and cycling</li> <li>% of workforce in employment</li> <li>Out-commuting</li> <li>Retail floorspace (vacant units)</li> </ul>	<ul style="list-style-type: none"> <li>Increased local employment facilities. More new businesses than loss of business per annum</li> <li>Increase in public transport options</li> <li>Highway improvements.</li> <li>Increase in active travel options</li> <li>Lower out-commuting</li> <li>Higher % of employment</li> <li>Reduction in vacant units</li> </ul>
6. To protect and enhance the landscape.	<ul style="list-style-type: none"> <li>Proximity to, number of and quality of SAC/SPA (designated sites)</li> <li>Landscape value &amp; access to Green Infrastructure</li> <li>Land quality (BMV agricultural land)</li> <li>Proximity to and quality of Biodiversity</li> <li>Proximity to and quality of heritage assets</li> </ul>	<ul style="list-style-type: none"> <li>BNG 10% (or above) % increased land used year on year with low levels of buying credits</li> <li>Improvements to landscape and increased GI areas</li> <li>Reduction in loss of BMV</li> <li>Biodiversity is protected (mitigation and BNG measures)</li> <li>Improvements to quality of heritage/preservation</li> </ul>

	<ul style="list-style-type: none"> <li>• Area of greenfield development</li> <li>• No of applications and area of land approved for housing inside and outside of DSB</li> <li>• Density of housing approved.</li> </ul>	<ul style="list-style-type: none"> <li>• Decrease in applications for housing outside DSM and restricted to exception sites</li> <li>• Density appropriate to local area</li> </ul>
7. To conserve and enhance biodiversity, flora and fauna.	<ul style="list-style-type: none"> <li>• Proximity to, number of and quality of SAC/SPA (designated sites)</li> <li>• Landscape value &amp; access to Green Infrastructure</li> <li>• Proximity to and quality of Biodiversity</li> <li>• Land quality (BMV agricultural land)</li> </ul>	<ul style="list-style-type: none"> <li>• BNG 10% (or above) % increased land used year on year with low levels of buying credits</li> <li>• Improvements to landscape and increased GI areas</li> <li>• Biodiversity is protected (mitigation and BNG measures)</li> <li>• Reduction in loss of BMV</li> </ul>
8. To maintain and improve air quality.	<ul style="list-style-type: none"> <li>• Proximity to, number of and quality of SAC/SPA (designated sites)</li> <li>• Landscape value &amp; access to Green Infrastructure</li> <li>• Proximity to and quality of Biodiversity</li> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Proximity to and frequency of public transport</li> <li>• Climate Audit</li> <li>• Air quality in AQMA</li> </ul>	<ul style="list-style-type: none"> <li>• BNG 10% (or above) % increased land used year on year with low levels of buying credits</li> <li>• Improvements to landscape and increased GI areas</li> <li>• Biodiversity is protected (mitigation and BNG measures)</li> <li>• Increased walking/cycling – reduction in car use &amp; increased use of public transport</li> <li>• Decrease in carbon emissions</li> <li>• Reduction in NOx</li> </ul>
9. To maintain and improve water quality and to achieve sustainable water resources management.	<ul style="list-style-type: none"> <li>• Climate Change – flood risk and incidents recorded</li> <li>• Water quality &amp; quantity (including SUDS provision and water use)</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> <li>• Good/high quality</li> <li>• High quality SUDs</li> <li>• Reduced</li> </ul>
10. To reduce carbon emissions that cause climate change and to achieve net zero.	<ul style="list-style-type: none"> <li>• Active Travel opportunities available – walking and cycling</li> <li>• Proximity to and frequency of public transport</li> <li>• Climate Audit (Per capita CO2 emissions)</li> <li>• Energy Use per dwelling</li> <li>• Monitor for construction methods to reduce carbon (Passivhaus applications)</li> <li>• Renewable Energy Share</li> <li>• Incorporation of Green Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Increased walking/cycling – reduction in car use</li> <li>• More public transport opportunities</li> <li>• Increased Passivhaus (or equivalent) and net zero carbon construction</li> <li>• More renewable energy schemes</li> <li>• Increase in GI areas</li> </ul>
11. To reduce waste generation and achieve sustainable management of waste.	<ul style="list-style-type: none"> <li>• Climate Audit</li> <li>• Waste generation – and management measures (recycling rates)</li> <li>• Mineral safeguarding areas</li> <li>• Quality and quantity of water resources</li> </ul>	<ul style="list-style-type: none"> <li>• Increased carbon efficiency construction and lower embodied carbon.</li> <li>• Higher rates of recycling</li> <li>• Fewer water quality and quantity issues.</li> </ul>

	<ul style="list-style-type: none"> <li>• Remediation of contaminated land</li> <li>• Re-use of previously development land</li> <li>• Construction methods</li> </ul>	<ul style="list-style-type: none"> <li>• Less contaminated land</li> <li>• Fewer brownfield sites (more are developed)</li> </ul>
12. To safeguard historical and cultural assets	<ul style="list-style-type: none"> <li>• Proximity to and quality of heritage assets</li> <li>• No. of listed buildings at risk</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings at Risk report shows improvements</li> <li>• Reduce approvals for developments affecting heritage assets and increase appropriate mitigation.</li> </ul>

## CONSULTATION & NEXT STEPS

### 29. What next?

29.1 This SA Report will be published alongside the Draft Local Plan subject to Regulation 18 public consultation from 4<sup>th</sup> February 2026 to 18<sup>th</sup> March 2026. Any comments can be sent to the Local Plans Team at [localplans@fdean.gov.uk](mailto:localplans@fdean.gov.uk).

29.2 Several pieces of evidence are currently being prepared and will be taken into account in preparing the Regulation 19 Draft Plan. This includes the following:

- The Housing and Economic Needs Study;
- Economic Viability Assessment;
- Transport Plan (and modelling);
- Infrastructure Delivery Plan
- Strategic Flood Risk Assessments (Level 1 and 2)
- Design Guide/Code
- Landscape Evaluation

29.3 The SA process will then continue until the next plan preparation stage, which will be Regulation 19 Pre-publication draft of the Local Plan. It is intended that the above new evidence will feed into the SA and the document will include the following by the time of publication for Regulation 19:

- Carbon Audit information and/or Department for Transport Connectivity Tool data
- Additional GI locations and assess any potential site allocations for such purposes.
- Take into account consultation responses and re-assess any new/modified policies and site allocations since Reg 18 stage.
- Anything else which is considered relevant subject to evidence gathering.

## APPENDICES – Available as a separate document

- Appendix I: Statement of Compliance with the SEA Directive and signposts to where key aspects of the SA/SEA are located in the SA Report
- Appendix II: SA Scoping Report (2020)
- Appendix III: SA of First Preferred Strategic Options (2020) - fully annotated
- Appendix IV: Consultation Representations on the SA (from all Regulation 18 public consultations to date)
- Appendix V: SA of the Proposed Site Allocations (available separately on the Council's website)
- Appendix VI: SA of the Proposed Local Plan Policies