



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 – **APPENDIX VI SA OF THE REVISED LOCAL PLAN POLICIES**



Appendix VI: SA of the Revised Draft Local Plan Policies

This appendix consists a large matrix which provides in-depth detail on the sustainability assessments of the Local Plan policies. Each policy has been assessed individually using the Significance Key below for determining the ratings of the impact each policy would have on the 12 SA objectives. Each assessment also provides a brief summary of the overall impact of the policy and suggestions for possible changes/mitigation/recommendations.

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

STRATEGY SECTION

Policy RLP.I Sustainable Development

All new dwellings or development above 250sqm must be sustainable, considering their location, construction and operation of the new development. Development should demonstrate how it responds to the climate and nature emergencies (Zero Carbon district by 2045). In meeting this general requirement, both the physical impact of the structures proposed and any activities that may result will be taken into account.

It must contribute to carbon reduction in a manner that can be shown to support the Forest of Dean being a zero carbon district by 2045 and remaining so thereafter. It should be carbon neutral as a minimum.

The following are required:

1. a design to reduce vulnerability to and provide resilience from the impacts arising from a changing climate.
2. development to be located so that the form and mix and/ or proximity to essential services and facilities reduces the need to travel and offers accessible sustainable travel.
3. design and location of schemes which provides facilitates for walking and cycling for access to services, employment and for leisure trips
4. development which provides or has easy and safe access to public transport able to provide a usable service especially in the case of larger schemes (over 25 dwellings)
5. design and location of schemes which provides facilitates for walking and cycling for access to services, employment and for leisure trips
6. development which provides or has easy and safe access to public transport able to provide a usable service especially in the case of larger schemes (over 25 dwellings)
7. to have a long term positive impact on the locality through design and by being adaptable to changing user demands within the scope of the LP

8. to be designed to maximise green infrastructure (GI), support nature recovery and improved biodiversity (including but not limited to any requirements for net gain), making optimum use of and enhancing water courses and other features.
9. proposals for new development must demonstrate regard for healthy places and take account of national guidance and best practice that promote healthy development principles, including those proposals for development and spaces which are, but are not limited to being: a) readily walkable, inclusive, safe, with convenient access for all to healthcare, the natural environment and opportunities for healthy food growing, and social interaction, b) Provide a mix of high quality, energy efficient, affordable and adaptable housing that meets the needs of different groups in the community.

Small scale development such as domestic extensions and other minor changes will be required to show how they broadly comply with the above and why any the specific requirements listed cannot be met. Exceptions may be made where a particular location is essential or where the development concerned is otherwise acceptable and is related to an existing use. These should be considered in the energy assessment.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Requires the location of development to be close to essential services and facilities, which could include health centres as well as leisure facilities to improve health. The policy seeks healthy places, access to natural environment and opportunities for healthy food growing as well as with convenient access for all to healthcare. Positive synergistic effects for health.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Expects energy efficient design, which should make energy bills more affordable. Policy expects provision of a mix of high quality, energy efficient, affordable and adaptable housing that meets the needs of different groups in the community.
3. To provide accessible community services, recreation and leisure facilities.	+	Encourages walking and cycling access to services, employment and leisure trips as well as easy safe access to public transport and mixed development or proximity to services and facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact
5. To create a more vibrant and sustainable local economy.	0	Neutral impact, but does encourage mixed development and accessibility to services.

6. To protect and enhance the landscape.	+	Requires the maximisation of Green Infrastructure.
7. To conserve and enhance biodiversity, flora and fauna.	+	Requires nature recovery and improved biodiversity.
8. To maintain and improve air quality.	0	Neutral impact but does encourage healthy places, active travel and carbon neutral development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Requests optimum use of and enhancing water courses and other features.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Requires energy efficiency design, carbon neutral construction and renewable energy generation. Policy required design to reduce vulnerability and to provide resilience from a changing climate. Positive long-term effects for this objective.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – this policy does not specifically mention waste.
12. To safeguard historical and cultural assets	0	Neutral impact, although policy does expect positive impact through design. Dependent upon building.
Overall Impact: Positive impacts on SA objectives 1,2,3,6,7,9 & 10. Neutral impacts upon all other SA objectives. No negative impacts.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.2 Infrastructure

Development proposals must be able to demonstrate that the infrastructure they require is available or can be provided in an efficient manner. This includes on and off site facilities and open space. Any needs arising may be sought to be met by S 106, any infrastructure levy if it applies and/ or other planning agreements and by other means (such as the investment proposals of the providers). Facilities or services must be accessible and delivered in a manner that supports climate change and biodiversity strategies.

The Council will work with partners to ensure that infrastructure will be in place at the right time to meet the needs of the District and to support the Local Plan development strategy. This will be achieved by:

1. The preparation and regular review of the Infrastructure Delivery Plan (IDP) for the District that will set out the infrastructure to be provided by partners, including the public sector and utilities
2. Securing contributions to all aspects of land use, infrastructure and services that may be affected by development, in accordance with the District Council's identified priorities and objectives for delivering sustainable communities
- 3.. Negotiating appropriate planning obligations to mitigate any adverse impacts of proposed development

In particular, where implementation of a development would create a need to provide additional or improved infrastructure and amenities, would have an impact on the existing standard of infrastructure provided, or would exacerbate an existing deficiency in their provision, the developer will be expected to make up that provision for those local communities affected.

Where the developer is unable to make such provision, the Council will require the developer to make a proportionate contribution to the overall cost of such provision through a legal agreement. Various types of contribution will be used, including the following:

- i. In-kind contributions and financial payments
- ii. Phased payments and one-off payments
- iii. Maintenance payments
- iv. Pooled contributions
- v. A combination of the above.

In determining the nature and scale of any provision, the Council will have regard to viability considerations and site specific circumstances.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact - Doesn't specifically mention this issue, however, it does mention open space and supports facilities and infrastructure (which may include or support health and well-being).
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy does not specifically mention affordable/sustainable housing, but does expect the necessary infrastructure for it.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy states that facilities infrastructure must be available, as well as open space and this may provide benefits for community services, recreation and leisure.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact - Doesn't specifically mention education, but does expect facilities and infrastructure (which may include or support education).
5. To create a more vibrant and sustainable local economy.	0	Neutral impact - Policy is not specific about economy, but expects facilities and infrastructure, which would help sustain the local economy.
6. To protect and enhance the landscape.	0	Neutral impact - Policy is not specific about landscape, but does expect open space.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy expects that facilities or services must be accessible and delivered in a manner that supports biodiversity strategies.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this matter. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this matter. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects that facilities or services must be accessible and delivered in a manner that supports climate change strategies.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific about heritage.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 3,7 and 10. Neutral impact on all other SA objectives. No negative impacts.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forwards.		

Policy RLP.3 Settlement Hierarchy

Development proposals will be expected to take account of the hierarchy of settlements in that the scale of change proposed should be broadly in keeping with the settlement concerned and its facilities. As a guide the following approximate scales of development in addition to any LP allocations are likely to be appropriate under this policy for proposals normally expected to take place within settlement boundaries.

The settlement hierarchy is a key element of considering sustainable development by demonstrating the context of existing settlements and the low carbon accessibility of the services they provide.

1. In towns and major villages, a range of uses and scales in accord with other policies and proposals (principally allocations) in the Plan will be acceptable
2. In large villages, housing in small groups (typically less than 10 dwellings) and smaller scale together with other development in accord with other policies (including allocations) made by the Plan
3. In small villages development within the settlement boundary of a small scale (typically one two or three dwellings or other appropriate generally small scale uses).

Elsewhere (including settlements without DSBs) new development will be closely controlled in accord with other policies.

It is recognised that settlements interrelate and such relationships, especially those indicated in the LP can help support changes in a sustainable manner and may enable exceptions to be made.

One notable exception to the above will be in the promotion and development of small schemes of affordable housing directed to very local (eg individual parish) needs. These will be expected to be able to access an appropriate level of services including transport.

Proposals for conversions or the development of previously developed land must take account of the hierarchy and comply with other policies of the LP. A greater degree of flexibility may however be applied where there are benefits in supporting a conversion (for example to retain an important building) or redevelopment of a previously developed site (bringing it back into economic use in a sustainable manner).

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact, however the policy supports low carbon accessibility and interdependency of services, which could include those relating to health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – the policy does not specifically mention construction or affordability.
3. To provide accessible community services, recreation and leisure facilities.	+	Development scale supported by infrastructure available. Expects ability to access appropriate level of services and some settlements to interrelate.
4. To facilitate the development of academic and vocational skills.	+	Expects ability to access appropriate level of services and some settlements to interrelate.
5. To create a more vibrant and sustainable local economy.	+	Expects ability to access appropriate level of services and some settlements to interrelate
6. To protect and enhance the landscape.	+	Scale of change is expected to be in keeping with the settlement and not outside settlement boundaries.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy does not specifically mention biodiversity.
8. To maintain and improve air quality.	0	Neutral impact, however, the policy supports low carbon accessibility.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – the policy does not specifically mention water management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The policy supports low carbon accessibility.

11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy does not specifically mention waste.
12. To safeguard historical and cultural assets	+	Flexibility for conversion of important buildings.
Overall Impact: Mainly positive impacts on SA objectives 3-6, 10 & 12. Neutral impacts upon SA objectives 1,2,7,8, 9 & 11. No negative impacts.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.4 A Quality Living and Working Countryside (Outside Defined Settlement Boundaries)

In order to protect the separate identity of settlements and the qualities of the countryside (including its built and natural heritage), proposals outside identified settlement development boundaries will not be permitted except where these principles are complied with:

1. It is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise within the District; and/or
2. It is essential to be located there in order to promote public enjoyment of the countryside and support the rural economy through employment, sport, recreation leisure and tourism; and/or
3. It is a 'rural exception site', where development is appropriate, sustainable, affordable and meets an identified local need; and/or
4. It is demonstrated that the proposal is enabling development, required in order to maintain a heritage asset of acknowledged importance; and/or
5. It is a replacement dwelling or subdivision; and/or
6. It is a house extension; and/or
7. It will involve essential community facilities and other public infrastructure; and/or
8. It will involve the re-use of an existing rural building; and/or
9. It is a scheme of up to 9 dwellings at a designated settlement, to meet identified housing needs or address demographic imbalances and is supported by the local community.
10. It is an allocated strategic site in the local plan.

For any proposal, the potential impacts to be considered will include those on landscape, ecology including any watercourses, amenity (visual and noise/ disturbance), and those arising from travel and trip generation (taking into account the availability of a choice of modes). Both the physical impact of the structures proposed and any activities that may result will be taken into account.

Where development accords with any of the principles clearly listed above, it will only be permitted in the countryside if:

- i. it does not have an adverse impact on heritage assets and their setting; and
- ii. it does not have an adverse impact on natural assets, PROW and/or landscape character; and
- iii. it does not lead to excessive encroachment or expansion of development away from the original buildings;
- iv. in the case of dwellings for a farming or forestry enterprise, it is accompanied by an appraisal to justify the development in terms of a functional test, a financial test and that there are no other dwellings or buildings within reasonable proximity that could be used; or
- v. in the case of proposals to re-use redundant or disused rural buildings, these should be capable and worthy of conversion without substantial reconstruction or significant alteration. Any such conversion will involve a building that positively contributes to an

established local character and sense of place and the conversion should maintain the character of the original building and provide an enhancement of its immediate setting. In the case of replacement buildings, they must bring about environmental improvement; or

- vi. in the case of extensions to buildings, it does not result in an inappropriate increase in the scale, form or footprint of the original building; or
- vii) in the case of replacement dwellings, the proposal must bring about environmental improvements and not result in an inappropriate increase in the bulk, scale, form or footprint of the original building; or
- viii. in the case of new buildings for essential community facilities, they cannot be accommodated within the identified settlement development limits or through the re-use or replacement of an existing building.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Neutral impact – policy is not specific to this issue.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy includes reference to 'rural exception sites', where development is appropriate, sustainable, affordable and meets an identified local need. The purpose of this is to meet identified housing needs and address demographic imbalances.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy allows development in countryside if it will involve essential community facilities and other public infrastructure.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The Policy highlights that development in countryside would be permitted if it is essential to the maintenance or enhancement of a sustainable farming or forestry enterprise, and also that development supports the rural economy through employment, sport, recreation leisure and tourism.

6. To protect and enhance the landscape.	+	Policy requires potential impacts to be considered including those on the landscape. Furthermore, policy states that building conversions should provide an enhancement for its immediate setting.
7. To conserve and enhance biodiversity, flora and fauna.	0	Policy requires potential impacts to be considered including those on ecology.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires potential impacts to be considered including those on any watercourses.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	The policy seeks to protect the separate identity of settlements and the qualities of the countryside (including its built and natural heritage) as well as requiring development to demonstrate that it is enabling development to maintain a heritage asset.
<p>Overall Impact: Positive impact overall. Impacts positively upon SA objectives 12,3,5,6,9 and 12. Neutral impacts on all other SA objectives.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.5 Strategic Sites

Major strategic sites are identified in order to meet the needs of the district while making a sustainable contribution to the area's economy, community and environment. They are proposed where transport linkages can be created, enhanced or used which promote the use of public transport, reduce the need to travel overall and allow and encourage cycling and walking. In all cases the form of the development will be expected to include greenspace as an integral part. The locations identified are as below:

Mixed development at Lydney

Land for housing to accommodate about 1800 dwellings, associated open space, employment, services, and associated greenspace is allocated at Lydney, chiefly to the east of the town but with one allocation of 450 dwellings to the West. This will include the development of areas previously allocated and/ or under construction and development is likely to occur throughout the plan period.

A new mixed development centred on MOD land at Beachley to accommodate:

1. About 600 dwellings to be developed in the second part of the plan period
2. About 5ha mixed commercial and employment generating uses
3. Community facilities, which may serve the wider area, a local centre to include a primary school, appropriate health provision and a place of assembly
4. Greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting.

Development and allocation is conditional on the ability to demonstrate that the scheme can be satisfactorily provided for in terms of transport, using cycling, walking and public transport and that the current or improved infrastructure can accommodate the trips arising. Development may then be phased in accord with the availability of satisfactory transport provision. It is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed. As this allocation depends on the vacating of the existing army camp, it is unlikely to be commenced until the second part of the plan period and the decision to vacate the site (in 2032) might be subject to review.

Mixed development at Newent

Land for mixed uses to accommodate about 1000 dwellings, associated employment generating uses, infrastructure and greenspace, adjoining the southeast of the town to be developed in step with supporting infrastructure including transport.

Mixed development at Coleford

Land for about 700 new dwellings and supporting development including employment will be allocated. This includes providing for about 260 dwellings on existing sites with the remainder on newly identified land.

Mixed development at Cinderford

Land for about 860 dwellings, including sites presently allocated and with permission, xha employment and mixed uses will be identified at Cinderford in support of the town's continued regeneration

Mixed Development at two new communities

Land for about 4500 dwellings, to be developed in the second part of the plan period at two separate locations at Glynchbrook (Redmarley parish) and to the Land to the West of the Severn (Churcham parish), mixed commercial and employment generating uses, Community facilities, a local centre to include a primary school, appropriate health provision and a place of assembly and greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting.

Elsewhere in the plan area

Land will be allocated elsewhere in the Local Plan area to provide about 2325 dwellings and mixed development at the other villages which together will account for about 18% of the total allocations.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy requires infrastructure to include improved transport, cycling and walking routes as well as health provision.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The policy identifies major strategic sites in order to make a sustainable contribution to the environmental social and economic future of the FoDD while meeting its housing needs. Construction methods will be subject to the individual development applications.

3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires the provision of community facilities and places of assembly.
4. To facilitate the development of academic and vocational skills.	+	The policy requires a Primary school at Beachley.
5. To create a more vibrant and sustainable local economy.	+	The policy identifies the major strategic sites in order to make a sustainable contribution to the environmental social and economic future of the FoDD while meeting its needs. The policy supports mixed development as well as employment uses.
6. To protect and enhance the landscape.	+	Policy makes provision for greenspace, landscaping, tree planting and GI.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy makes provision for greenspace, landscaping, tree planting and GI.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however, by encouraging GI, greenspace, tree planting etc. as well as cycling and walking links, this will improve local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires improved public transport as well as the provision of cycling and walking links, along with tree planting and GI. These measures will help reduce carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	+	It is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall a very positive policy in terms of SA objectives 1-8 and 10-11. Neutral impacts on SA objectives 9 and 12, with some depending on the development itself.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- Check dates and housing numbers

Policy RLP.6 Other Housing Sites

In addition to the major strategic allocations at Lydney, Beachley, Newent, Coleford, Cinderford, Glynchbrook and West of Severn, land is allocated at the following locations for new housing in accord with the following table:

Alvington, Aylburton, Blakeney, Bream, Drybrook, Hartpury, Huntley, Littledean, Longhope, Lydbrook, Mitcheldean, Newnham on Severn, Staunton(south), Sedbury/ Tutshill, Sling, Yorkley, Westbury on Severn, Whitecroft and Woolaston.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	This policy is wholly based on providing housing in smaller sustainable settlements which will help to meet local housing needs across the district.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy is not specific to this issue, however, all of the strategic sites are located within settlements with some level of local services/facilities and the potential to use public transport or enhance active travel options to access them.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy is not specific to this issue, however, all of the strategic sites are located within settlements with some level of local services/facilities and therefore additional housing in these locations would be beneficial in regards to increasing the usage of those local shops, etc.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however, all of the strategic sites are located within settlements with some level of local services/facilities and the potential to use public transport or enhance active travel options.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: This policy is wholly focussed on smaller strategic housing sites in smaller settlements and thus has a mixed impact. It is a positive policy in terms of SA objectives 2,3, 5 and 10, whilst having neutral effects on all other SA objectives with most also depending on the development itself.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- Where is the table?
- Are there other locations? E.g. Alvington, Yorkley, etc.

HOUSING AND COMMUNITY SECTION

Policy RLP.7 Housing Delivery

New housing will be permitted when proposed on sites identified in the LP in the manner described in the relevant policies. This is intended to enable delivery at the required rate (600 net units pa set in 2025).

Housing proposals for sites not allocated will be considered against the policies of the LP and any other material considerations. Where planning permission is required new housing and conversions outside settlement boundaries will not generally be supported unless the planning balance of relevant policies or other material considerations indicate otherwise.

1. All housing sites will be required to achieve a density that is appropriate to their surroundings making efficient use of available land. A figure of 30 net dwellings per hectare will be used as a reference point for assessing schemes. Higher densities will be encouraged in town centres and urban areas especially where flats and smaller dwellings are being provided. Small sites and more rural locations may require lower densities.
2. New housing development must be well designed to address identified local housing needs, as set out in the Housing and Economic Needs Assessment (HENa), the Local Housing Needs Assessment (LHNA) and other relevant material. Major developments should incorporate a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities.
3. Applications for major development shall be accompanied by a Health Impact Assessment (HIA) to demonstrate how the likely significant impacts on health and well-being (both benefits and harm) of new major development will be assessed, and provide mitigation where necessary, in order to create healthy places and communities. The content of the HIA provided should be proportionate to the size of the development.
4. The overall design of a proposed scheme should provide open space, sport and recreational provision as an integral part. Any proposal will demonstrate how greenspaces assist with the mitigation of climate change and the biodiversity emergency declarations.
5. All designs shall take into account crime and safety design recommendations.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	<p>Policy focuses on well designed dwellings to address local housing needs, incorporating a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities. All designs should take into account the need to reduce crime and be accessible.</p> <p>Policy expects that all applications for major development shall be accompanied by a Health Impact Assessment (HIA) to demonstrate how the likely significant impacts on health and well-being (both benefits and harm).</p>
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	<p>Policy seeks to achieve a density that is appropriate to their surroundings making efficient use of available land. Also new housing development must be well designed to address identified local housing needs, and major developments should incorporate a range of different types, tenures and sizes of housing, including those suitable for an ageing population to create mixed communities.</p>
3. To provide accessible community services, recreation and leisure facilities.	+	<p>The policy specifies that schemes should provide open space, sport and recreational provision as an integral part. This has long-term benefits for providing community services.</p>
4. To facilitate the development of academic and vocational skills.	0	<p>Neutral impact – policy is not specific to this issue. Dependent on development.</p>
5. To create a more vibrant and sustainable local economy.	0	<p>Neutral impact – policy is not specific to this issue. Dependent on development.</p>
6. To protect and enhance the landscape.	0	<p>Neutral impact – policy is not specific to this issue, although the policy does expect open green spaces.</p>
7. To conserve and enhance biodiversity, flora and fauna.	+	<p>Policy requires that any proposal will demonstrate how greenspaces assist with the mitigation of climate change and the biodiversity emergency declarations.</p>

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires that any proposal will demonstrate how greenspaces assist with the mitigation of climate change and the biodiversity emergency declarations.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
<p>Overall Impact: Mixed impact. Impacts positively upon SA objectives 1,2,3,7 and 10. Has neutral impact upon all other SA objectives.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.8 Sites for Gypsies, Travellers and Travelling Showpeople

Proposals for sites for Gypsies, Travellers and Travelling Showpeople will be assessed according to needs identified within the district.

Allocations will be made at *locations to be agreed (the Council is actively seeking appropriate sites which will be added prior to the Regulation 19 consultation)*.

Proposals for development should:

1. Demonstrate that they can be satisfactorily accommodated within the landscape and are compatible with nearby land uses.
2. Provide safe and convenient access to highway network, with adequate parking and turning on site
3. Be able to provide services (eg water supply, sewage disposal/treatment)
4. Be reasonably close to or in a settlement with local services and community facilities
5. Be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires that proposals should provide play/amenity space as well as services.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy provides sites for gypsies, traveller and travelling showpeople to meet local needs.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy requires that proposals should be capable of providing a satisfactory environment, play/amenity space and be reasonably close to or in a settlement with local services and community facilities.

4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy requires that proposals should be reasonably close to or in a settlement with local services and community facilities. This will help to maintain a local economy.
6. To protect and enhance the landscape.	+	Policy requires developments to demonstrate that they can be satisfactorily accommodated within the landscape and are compatible with nearby land uses and be capable of providing a satisfactory environment, appropriate landscaping and play/amenity space.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires developments to be able to provide services (eg water supply, sewage disposal/treatment).
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1-3, 5-6 & 9. Neutral impacts on 4,7 & 8, 10-12 dependant on development.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward
- Allocated sites should be included.

Policy RLP.9 Affordable Housing

Proposals for new residential development will be required to contribute to the provision of affordable housing in accordance with national guidance.

In order to address the needs identified in the FoDD, the following will apply:

a) Threshold

1. Affordable housing will be sought on all development that provide a net increase of 10 or more dwellings or sites with an area of 0.5 hectares in the following parishes of Cinderford, Coleford, Lydbrook, Lydney, Mitcheldean, Newent, Tidenham and West Dean.
2. In all other areas, affordable housing will be sought on all developments that provide a net increase of 5-9 dwellings or have a site area of 0.17 hectares or larger.

b) Level of Provision

The following levels of affordable provision will be sought from the following qualifying developments

20% - in Cinderford, Coleford, Lydney and Newent

30% - in all other areas of the District

- c) A tenure split of 10% social rent, 57% affordable housing for rent (capped at the Local Housing Allowance rate at letting) and 33% as shared ownership, will be sought.
- d) The mix, size and type of affordable homes will be negotiated on a site by site basis based upon the latest evidence of need, including the Local Housing Needs Assessment (LHNA), council housing register and any parish housing needs surveys.
- e) Within mixed-tenure developments, the appearance of the affordable dwellings shall be indistinguishable from the open market dwellings and the affordable housing shall be evenly distributed across the development to avoid the over-concentration of affordable housing within the development site.

Only in exceptional circumstances will provision on another site or a commuted sum be accepted in lieu of an on-site affordable housing provision.

Sites may be developed by private developers or registered providers. In the case of sites developed by registered providers, affordable housing up to 100% of the total development may be acceptable when supported by appropriate needs evidence.

Where viability is an issue, applicants must submit an open book financial appraisal following RICS guidance. This will be subject to a third party independent review at the applicant's expense.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy is not specific to this issue, however, providing affordable housing (of different mixes, sizes, type and cost) will have health and wellbeing populations.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The whole focus of the policy is to provide affordable housing to meet local housing needs.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mainly neutral impacts, with positive impacts on SA objectives 1 and 2.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.10 Affordable Housing on Rural Exception Sites

Small schemes of affordable housing may be permitted in suitable locations, subject to the following:

- a) The dwellings are designed to meet an established need for affordable housing as evidenced through a local housing need survey of the town/parish, the council's housing register or any specific local surveys, in all cases using a methodology agreed by the council.
- b) The number, size, type and tenure of dwellings proposed must demonstrably respond to the identified need, either wholly or predominantly.
- c) The homes delivered must be secured as affordable housing in perpetuity through a Section 106 legal agreement, and are made available in perpetuity with priority given to those households with a local connection to the town/parish within which the scheme is located, or as otherwise agreed. The homes must be managed by a Registered Provider, or a registered Community Land Trust or other such legally registered Community Led Organisations who are also registered with the Regulator of Social Housing and can satisfactorily demonstrate that they are capable of managing the affordable housing proposed.
- d) The scheme is proposed in a village within a settlement boundary or physically adjoining the settlement development boundary, which possesses or has access to a reasonable level of services in relation to the scale of development concerned. Where the relevant local housing need cannot be met, permission may be granted for sites (likely to be single dwellings, pairs or groups of no more than six dwellings) within or adjoining a settlement without a defined settlement boundary but otherwise subject to a) to c) above.

An element of market housing (where it is clearly demonstrated to be the minimum necessary in order to deliver the affordable dwellings) may be included within proposals for a rural exception scheme in order to provide sufficient cross-subsidy to facilitate the delivery of affordable homes where viability for 100% affordable housing cannot be achieved and/or when there is zero or limited government and/or Council housing grant available.

All "exceptions" schemes like any other development proposal should be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy is not specific to this issue, however, providing affordable housing (of different mixes, sizes, type and tenure) will have health and wellbeing populations.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The policy requires that dwellings are designed to meet an established need for affordable housing as evidenced through a local housing need survey. The number, size, type and tenure of dwellings proposed addressing the identified need.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires that all "exceptions" schemes should be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires proposals to be designed to contribute positively to the character of the settlement at which they are proposed and remain subject to the other policies of the plan including those which protect the natural and built environment.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1, 2, 6 & 7. Impacts neutrally on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.11 Development proposals for First Homes Exception Schemes

Where supported by the National Planning Policy Framework development proposals for First Homes Exception Schemes will be supported, provided the following is met:

1. The proposal is on unallocated land and is within or adjoining the existing settlement boundary as identified on the Policies Map;
2. The site is proportionate in size to the scale of the adjacent existing settlement;
3. The site is not within areas designated as green belt, National Landscapes or in a Designated Rural Area;
4. It does not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. areas at risk of flooding, heritage assets and their setting.
5. The mix of dwellings provided reflects the local housing needs of first-time buyers and/or renters, subject to consideration of site character, context and development viability.
6. It may include a small proportion of other affordable homes which may be required by the Council to meet an identified local need.

The Council will consider provision of a small amount of market housing as a means of cross-subsidising affordable housing as part of a First Homes exception site. In this case it must be clearly demonstrated it is essential and proportionate. It will be evidenced by an open book viability assessment at the applicant's expense. This expense will include an independent review of the assessment commissioned by the Council to be the minimum necessary in order to deliver the First Homes exception site.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent	+	The purpose of this policy is to provide exception sites for housing for first-time buyers and/or renters.

sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires that development proposals for First Homes Exception Schemes will be supported as long as the site is not within areas designated as green belt, Area of Outstanding Natural Beauty or in a designated rural area. This helps protect the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires that development proposals do not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. areas at risk of flooding.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that development proposals do not compromise the protection given to areas or assets of particular importance in the NPPF and takes account of other constraints e.g. heritage assets and their setting.

Overall Impact: Mixed impact. Impacts positively upon SA objectives 2,6,9 and 12. Impacts neutrally on all other SA objectives, dependent on development.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.12 Accessible and Adaptable Homes

In order to ensure the delivery of new homes that are readily accessible and adaptable to meet the changing needs of occupants, as well as support independent living and provide increased safety in the home, the following is required:

1. 100% of new dwellings on major developments (except for those dwellings that are designed to be compliant with Building Regulations M4((3)a) should meet the Building Regulations Requirement M4(2) or any subsequent national equivalent standard should the Building Regulations be reviewed in the future.
2. At least 10% of affordable housing on major developments (where it provides a whole dwelling) should be wheelchair dwellings in accordance with the Building Regulations M4(3)a or any subsequent national equivalent standard should the Building Regulations be reviewed in the future.
3. If exemptions are sought on practicality (including site conditions) or viability grounds, the minimum number of units necessary will be exempted from the requirements. Any such exemption should be justified with an appropriate assessment.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The focus of the policy is for accessible and adaptable homes which support peoples' every needs, in particular regarding health.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The focus of the policy is for accessible and adaptable homes which support peoples' every needs.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mainly neutral impacts, with positive impacts upon SA objectives 1 & 2.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.13 Self and Custom Build

Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the Council where they are in conformity with all other relevant local and national policies.

Development proposals for sites of 50 or more dwellings should set aside 4% of the number of dwellings proposed as serviced plots for sale to self and custom builders subject to an appropriate demand being demonstrated.

The self-build and custom build housing plots will:

- a) be offered to people on the Council's Self and Custom Build Register first for a period of at least 1 month before being marketed on the open market as serviced plots for self and custom build: and
- b) where they have been made available and marketed appropriately at a market value, for a minimum of 6 months and remain unsold, they may either remain on the open market as self-build plot(s) or be built out by the developer as market housing;
- c) be in addition to, and not in lieu of, any affordable housing provision requirement (in [Affordable Housing](#)). Wholly affordable housing schemes will not be required to provide self-build plots.
- d) as part of strategic allocations, development of custom and self build plots should include a design framework (submitted with the full or reserved matters planning application) for wider development and be used to inform the detailed design of the individual units.

A serviced plot of land is a plot of land that either has access to a public highway and has connections for electricity, water and waste water, or, in the opinion of a relevant authority, can be provided with access to those things within the duration of a development permission granted in relation to that land. (Paragraph: 026 Reference ID: 57-026-201760728 National Planning Guidance).

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, self and custom homes provide opportunities to be sustainable and provide healthier living, as well as bridging inequalities in terms of housing cost and availability.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent	+	Policy seeks opportunities for self and custom build with electricity, water and waste services, which provides sustainably and affordable homes.

sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	+	Policy is not specific to this issue but does expect the sites to be accessible for public highways to gain access to facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy is not specific to this issue, however, it does mention the need for connectivity for waste water.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however, self and custom builds are generally highly sustainable and built with carbon neutrality as a high priority.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall, a positive policy providing benefits for local housing availability and affordability. Impacts positively upon SA objectives 1-3 and 9-10 and neutral impact on SA objectives 4-8 and 11-12, with some also depending on the development itself.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.14 Proposals for purpose built or specialist accommodation

Proposals for purpose built or specialist accommodation for vulnerable people and/or older people will be supported provided the following criteria are met:

- a. The accommodation is well located having particular regard to its intended purpose, normally within a defined settlement but exceptionally making use of an existing building elsewhere which has access to a good range of services and facilities, such as healthcare or day care which may be needed by the anticipated residents.
- b. Any specialist and supported housing schemes proposed provide the necessary care and support packages.
- c. In addition, proposals specifically for specialist accommodation for older and vulnerable people should meet the following criteria:

In addition, proposals specifically for specialist accommodation for older and vulnerable people should meet the following criteria:

- i. Proposals meet or comply with local commissioning priorities, and address a demonstrable local community need.
- ii. It can be demonstrated that the development can be accommodated within the capacity of public services, and has the support of the relevant statutory agencies including health and social care

Such provision should address local need. A planning condition may be applied to give reasonable preference in the allocation of such properties to Forest of Dean District residents.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy supports specialist accommodation for vulnerable people and includes requirement for access to a good range of services and facilities, such as healthcare or day care which may be needed by the anticipated residents. Policy also expects demonstration of support of the relevant statutory agencies including health and social care.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent	+	The policy provides specialist accommodation for vulnerable and older persons' needs and expects all new residential proposals providing a form of specialist accommodation should have a good range of services and facilities. Must also address local need.

sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	+	The policy expects the accommodation to have access to a good range of services and facilities including healthcare, day care and social care.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall, a positive policy in terms of providing for specialist accommodation for vulnerable/older people. Impacts positively upon SA objectives 1-3 and neutral impact on all other SA objectives, with most also depending on the development itself.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.15 New Housing (Small Groups or Single Dwellings)

Small groups or single dwellings which are self build residencies for the occupants may be permitted outside settlement boundaries where residents can generate their food, water and energy needs from living off the land. The following must be demonstrated for such development where:

1. Activities are all related to the site to provide substantially for the needs of its residents. This will be demonstrated through a management plan for the site agreed by the Council.
2. Residents are able to adopt a sustainable transport approach to access any remaining goods or services.
3. Demonstrate a zero-carbon approach to construction techniques and the disposal of waste.
4. Reuse any existing buildings before building new.
5. Conserve the landscape character and any important biodiversity interests.
6. Establish a management trust (or other mechanism) to govern the future of the enterprise and its community members. It will be necessary to ensure that the founding principles of such a development in the countryside remain in place.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy provides for housing needs where the development is related to land-based activities.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy expects the development to conserve and protect the landscape character.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy expects the development to provide environmental and biodiversity improvements for the site/ locality.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy expects a zero-carbon approach to construction, minimising the use of resources in construction and deliver self-sufficiency in water, energy and waste.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The policy requires carbon positive construction and use with a zero-carbon approach to construction and minimisation of use of resources and self-sufficiency in water, energy and waste. It also requires reuse of existing buildings before building new.
11. To reduce waste generation and achieve sustainable management of waste.	+	The policy requires the reuse any existing buildings before building new to help reduce waste.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 2, 6, 7 9-11. Neutral impact on all other SA objectives, dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.16 Nationally Described Space Standards

All new residential dwellings, will be expected as a minimum to meet the Government's Technical Housing Standards - Nationally Described Space or successor document.

All development proposals should be accompanied by documentation setting out how proposals (including each dwelling type) accords with the standards. As a minimum this should detail:

1. the gross internal floor area.
2. the extent of built in storage, sqm.
3. the number of single, twin /double bedrooms with minimum widths.
4. the minimum floor to ceiling height for at least 75% of the gross internal area.

Exceptional cases where the standards cannot be met (for example in involving heritage assets) will be considered with reference to individual evidence for each case and the merits of the scheme.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The purpose of this policy is to ensure that the health and wellbeing of all occupants are highly considered/ensured and to 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.	+	The policy seeks to ensure that everyone has the opportunity to live in a decent sustainably constructed home which gives them sufficient space for their health and wellbeing and to provide them with long-term accommodation.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly neutral impacts with the exception of SA objectives 1 and 2, which relate to decent housing and health and wellbeing. The whole purpose of this policy is to ensure good living standards for occupants of new housing (social sustainability).		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.17 Land of Recreation and Amenity Value

Land of recreational, cultural and amenity value will be protected from development including:

1. Land identified on the policies maps as Important Open Areas
2. Other areas of amenity land within development laid out for the purpose (for example incidental open space within housing developments). Redevelopment affecting such areas may be permitted but will need to provide open space and amenity areas serving any new scheme and in accordance with the LP and other planning policies.
3. All areas of Forest Waste whether identified or not both inside and outside defined settlements, (with the exception of those areas that contain buildings in which case proposals for development will be treated on their individual merits having regard to the landscape, cultural and historic importance of the site).
4. Outside identified settlement development boundaries and where it can be demonstrated that the land does not contribute to the character of an area or to the setting of heritage and natural assets, the Local Plan countryside policy criteria will apply. In the case of the loss of forest waste should development be acceptable, compensatory provision of an equivalent area may be sought.

Development proposals shall not involve the whole or partial loss or, the devaluation or loss of accessibility to open space within settlements, or of outdoor recreation facilities, playing fields or allotments within or relating to settlements, or of built and indoor sport facilities unless... a robust assessment of open space and sports provision has identified a surplus in the catchment area to meet current and future needs. Any replacement facility or the enhancement of the remainder of the existing site provides a net benefit to the community in terms of the quantity, quality, availability and/or accessibility of open space or sport or recreational opportunities.

Exceptions may be made where it can be shown that the use is no longer required or where the development secures satisfactory replacement or improvement of the recreational use(s) which outweigh any loss.

(Where the areas protected by this policy are within defined settlements they are identified on the policies map with the usual exception of small amenity areas within housing developments)

There should be no harm to spaces or built facilities which contribute to the distinctive form character or setting of a settlement; create a focal point within the built area and form part of an area of value for wildlife, sport or recreation, including areas forming part of a green corridor.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Protects land for recreational uses, which has major health benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. However, occupiers of housing would benefit from the open/recreational space.
3. To provide accessible community services, recreation and leisure facilities.	+	Protects land for recreational uses.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue.
5. To create a more vibrant and sustainable local economy.	+	Recreation uses can help boost the local economy by attracting people to take their leisure in the area.
6. To protect and enhance the landscape.	+	Protects Forest Waste (landscape merits).
7. To conserve and enhance biodiversity, flora and fauna.	+	Protects Forest Waste which may have biodiversity benefits.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue, however, the retention of open space can be beneficial for air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Also dependent on development.
12. To safeguard historical and cultural assets	+	Protects Forest Waste (historical and cultural importance).
Overall Impact: Overall, a positive policy providing benefits across the board from the provision and protection of open spaces and recreation for local populations. Impacts positively upon SA objectives 1,3,56, 7 and 12 and neutral impact on SA objectives 2, 4 and 8-11.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.18 New Recreation Land and Uses

New residential development will be expected to make provision and/or provide a contribution towards provision of informal open space and other facilities including those required for children's play and youth/adult recreation and allotments. In considering the provision of new space and the contribution of any that exists, the need to retain, expand by way of habitat creation such as tree planting, and further develop a network of green infrastructure will be taken into account. Recreation and amenity land will be expected to serve more than one purpose where possible, such as providing GI, SUDs, pedestrian and cycle routes and tree planting.

The adequacy of provision and any additional requirements will be assessed against the Council's prevailing standards for quality and levels of provision. These show how account will be taken of provision already available in the areas concerned. Although provision will be sought in proportion to the needs of the development proposed, and also the requirements of the Local Plan policies, the open space provided will be expected to be accessible to the wider community.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Protects land for recreational uses, in particular children's play and youth/adult recreation, which has major health benefits. The policy also states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves public health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. However, occupiers of housing would benefit from the open/recreational space.
3. To provide accessible community services, recreation and leisure facilities.	+	Protects land for recreational uses.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue.
5. To create a more vibrant and sustainable local economy.	+	Recreation uses can help boost the local economy by attracting people to take their leisure in the area.

6. To protect and enhance the landscape.	+	Requires retention and expansion of habitat creation and GI.
7. To conserve and enhance biodiversity, flora and fauna.	+	Requires retention and expansion of habitat creation and GI.
8. To maintain and improve air quality.	+	Policy states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves water quality and management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy states that recreation and amenity land is expected to serve more than one purpose, such as GI, SUDs, pedestrian and cycle routes and trees planting. All of this improves helps to achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Also dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Also dependent on development.
Overall Impact: Overall, a positive policy providing benefits across the board from the provision and protection of open spaces and recreation for local populations. Impacts positively upon SA objectives 1,3,5-10 and neutral impact on SA objectives 2, 4, 11 and 12.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Remove acronyms and replace with full terms 		

SETTLEMENT ALLOCATIONS SECTION – STRATEGIC SITES AND SETTLEMENTS

Policy RLP.19 Cinderford Northern Quarter

In the areas identified within the Cinderford Northern Quarter, the following applies

In area A proposals for continued employment generating uses will be supported in principle, providing that the development proposed can be satisfactorily accommodated within the environment in which it is proposed.

In area B the focus going forward will be for wildlife and informal recreation and represents a clear green/blue infrastructure opportunity. for the Steam Mills area.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy supports continued employment generating uses in Area A housing development in the context of the current planning permission.

6. To protect and enhance the landscape.	+	The policy focuses on wildlife and GI/BI for area B.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy focuses on wildlife and GI/BI for area B.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 5, 6 and 7. Neutral impacts on all other SA objectives, with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.20 Land at Causeway Road, the School and Football Club sites

This site comprises sites either side of Causeway Road in Cinderford, totalling 11ha is mixed use allocation for community education and housing. It is proposed to designate this land as a Local Policy Area so that the interests of the different uses are accommodated in a coordinated and phased manner. This will require agreement between the different parties to achieve a comprehensive redevelopment convenient for users.

The mixed use development will comprise the retention of the leisure and sports facilities. Such considerations will include the possible relocation of the football club within the policy area. It is likely an equalisation agreement which is a legal contract between multiple landowners is used, this will pool their properties for a joint project to ensure the final sale proceeds are divided fairly regardless of which specific parcel provides essential parts like roads or open space and to prevent one owner from being unfairly disadvantaged.

It is envisaged with a land area of 11ha that this will provide 120 dwellings, secondary school, sports pitches, open space, retention of the leisure centre, and relocation of the football clubhouse. Access for the development of the current football site should include pedestrian and cycle routes from Edge Hills Road and pedestrian access through from Causeway Rd to Latimer Rd will need to be maintained and connections throughout the whole site to Causeway Road. A masterplan will be required for the development.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy requires open space, relocation of the football ground, pedestrian access and cycle route, all of which improve health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The policy is not specific on this issue, however, it does provide housing in one of the main towns in the District and therefore helps towards local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy ensures retention of the leisure and sports facilities.

4. To facilitate the development of academic and vocational skills.	+	Policy envisages that the land area will supply a secondary school and the sports facilities.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The policy is not specific to this issue, however, policy encourages pedestrian access and cycle routes, which would support achieving net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A positive policy in terms of SA objectives 1,2,3 and 10. Neutral impacts on SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.21 Station Street

4.55ha Land off Station Street Cinderford is allocated for housing development to accommodate approximately 160 dwellings.

The development will provide pedestrian access to Barleycorn Square, to the playing field to the south in addition to using the main vehicle entrance expected to be from Station Street.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects pedestrian access to Barleycorn Square and to the playing field to the south, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 160 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy expects pedestrian access to the playing field to the south.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian access which encourages active travel thus reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1-3 and 10. Neutral impacts on all other SA objectives with some also depending on the development itself.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- Amend wording to 'The development will provide pedestrian **and cycle** access.'

Policy RLP.22 St Whites Farm including Sneyd Wood, Cinderford

Land at St Whites Farm, as identified on the polices map, is allocated for a development comprising approximately 286 new dwellings. A development brief incorporating a master plan to be approved by the Local Planning Authority will detail the way in which the land uses and infrastructure will be developed in an integrated and coordinated manner. This will address the following:

1. High quality and accessible walking and cycling routes to Sneyd Wood Road, the Cinderford town centre, open space, employment and local schools and contributions towards the enhancement of off-site walking and cycling routes to key destinations.
2. Affordable housing will be for those with a local connection to address local housing needs. Particular issues addressing potential ecological and landscape impacts and achieving an appropriate safe access.
3. Structural landscaping buffer along the eastern boundary incorporating existing and new native hedgerows and trees and linking with existing green infrastructure.
4. Primary vehicular access will be from St White's roundabout and Sneyd Road to the north, with necessary improvements to the existing highway network.
5. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, and contributions to off-site indoor sports and leisure facilities, in accordance with local standards. Particular attention is drawn to the nearby bat SAC.
6. Contributions and support to sustainable transport measures on St White's Road sustainable transport corridor.
7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
8. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company.
9. Any associated infrastructure enhancements required and identified in the Infrastructure Delivery Plan in this location.
10. Phasing arrangements to ensure that any community provision is made in a timely manner.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects high quality and accessible walking and cycling routes, open space, contributions to enhancement of off-site walking and cycling route and leisure and sports facilities contributions, all of which have positive effects on health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 286 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance. The policy requires affordable housing for those with a local connection to address local housing needs. These all have positive effects on SA2.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires open space and public outdoor playing space along with offsite indoor sports and leisure facilities, which is beneficial for recreation. Policy also requires active travel and sustainable transport measures which allow occupants to access community & leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires structural landscaping buffer along the eastern boundary incorporating existing and new native hedgerows and trees and linking with existing green infrastructure. Also requires accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, and contributions to off-site indoor sports and leisure facilities, in accordance with local standards. All of these factors have positive long-term effects on the landscape.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires accessible natural green space providing a net gain to local biodiversity and particular attention is drawn to the nearby bat SAC. This has positive effects on SA7.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue, however, policy requires accessible natural green space which can aid in improving air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires the acceptable management and disposal of surface water, including sustainable drainage systems (SuDS) and adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company. These measures have positive effects for water management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects high quality and accessible walking and cycling routes, open space, contributions to enhancement of off-site walking and cycling route and leisure and sports facilities contributions, all of which have positive effects on reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1-3,6,7, 9 & 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.23 Foxes Bridge Road (former mobility Aid/Adult Training Centre) Cinderford

Land off Foxes Bridge Road, Cinderford , as identified on the policies map, is allocated for a development comprising approximately 30 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues will include biodiversity and achieving an appropriate safe pedestrian to Valley Road and vehicular access to Foxes Bridge Road. New residential development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects achieving an appropriate safe pedestrian to Valley Road and development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development, all of which have positive effects on health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 30 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires accessible, recreational or natural green space proportionate to the scale of development, which is beneficial for this SA objective.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires accessible natural green space and highlights biodiversity as a particular issue is drawn to the nearby bat SAC. This has positive effects on SA objective 7.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue, however, policy requires accessible natural green space which can aid in improving air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects achieving an appropriate safe pedestrian to Valley Road and development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development, all of which have positive effects on reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,2,3,7 and 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.24 Valley Road, Cinderford

About 2.2ha of land off Valley Rd is allocated for housing and 1.5ha for employment on a site adjoining the GP unit off Valley Road Cinderford. The site may accommodate about 70 dwellings and at least 1.5ha of land for employment. The housing element should be served from Valley Road and the employment site must have its primary vehicle access from the existing employment land to the west. Pedestrian access to Hollyhill Wood and Valley Road will be necessary for the new housing and consideration should be given to foot access to the employment land to the west.

Whilst there may be a variety of employment uses they must be compatible with the residential element of the allocation and other nearby uses including the adjoining Hollyhill Wood.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects pedestrian access which benefits health and wellbeing. The site is also adjoining the GP unit.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 70 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy provides for employment on the site, which creates a more vibrant economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue, however, policy requires pedestrian access which encourages active travel thus reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,2,5 & 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.25 Land off Newtown Road Steam Mills, Cinderford

Newton Road Steam Mills, Cinderford, as identified on the policies map, is allocated for a development comprising approximately 30 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues will include biodiversity and achieving an appropriate safe pedestrian to Steam Mills Road and vehicular access to Newtown Road. New residential development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development and any associated infrastructure enhancements required and identified in the Infrastructure Delivery Plan in this location.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects achieving an appropriate safe pedestrian to Steam Mills Road and development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development, all of which have positive effects on health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 30 dwellings with affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires accessible, recreational or natural green space proportionate to the scale of development, which is beneficial for this SA objective.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires accessible natural green space and highlights biodiversity as a particular issue is drawn to the nearby bat SAC. This has positive effects on SA objective 7.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue, however, policy requires accessible natural green space which can aid in improving air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects achieving an appropriate safe pedestrian to Steam Mills Road and development shall be accompanied by accessible, recreational or natural green space proportionate to the scale of development, all of which have positive effects on reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,2,3,7 &10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Change ‘polices’ to ‘policies’ 		

Policy RLP.26 Forest Vale Employment Area, Cinderford

Forest Vale employment area (69ha)

An area shown on the policies map which includes the main areas of purpose built employment accommodation in Cinderford will be protected for employment generating uses and for their intensification. Development may include redevelopment and new build and may introduce a wider range of uses where they do not conflict with the aims of protecting the town centre and are otherwise acceptable.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy seeks provision of employment use, which will could be in the form of community services/facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy and states that it may introduce a wider range of uses where they do not conflict with the aims of protecting the town centre and are otherwise acceptable.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objectives 3 & 5 being positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
• Take policy forward.		

Policy RLP.27 Cinderford Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Changes to retail use will be supported subject to other plan policies. Conversion of ground floor space to residential will only be permitted for exceptional cases within the key shopping frontage as shown on the policies map. Elsewhere it may be permitted subject to satisfactory design and amenity especially for residents.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The policy includes the potential for residential uses (ground floor space) which will provide for local housing needs.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy suggests that uses may include retail, offices, financial and professional services as well as community uses.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The policy supports residential, but ensures that ground floor residential uses will not be permitted along the primary frontages which will ensure no loss of

		businesses. The policy seeks to support the local economy by promoting uses such as retail, offices, financial and professional services as well as shop front regeneration, environmental improvements and consistent signage.
6. To protect and enhance the landscape.	+	Policy seeks environmental improvements such as small landscaped areas and planting.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific to this issue, but does seek environmental improvements such as small landscaped areas and planting.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 2,3,5, 6 and 7. Neutral impacts on all other SA objectives also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.28 Poolway Farm and land to North of Hospice, Coleford

About 6.1ha of land at Poolway Farm and land to the North of the Hospice is allocated for about 260 dwellings, including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Coleford area, and associated open space and landscaping.

1. Development should be designed to provide a new landscaped edge to the town and respect the view of the existing farmhouse from Gloucester Road.
2. It should retain the existing farmhouse and any associated buildings that are of sufficient merit to be converted.
3. The site's vulnerability to flooding will need to be considered and development, informed by a FRA, must incorporate any necessary mitigation measures.
4. To the western and southwestern boundary (adjoining the Hospice) a new landscaped boundary is required to be established incorporating the existing right of way and hedgerow.
5. Structural landscaping buffer along the northern and eastern boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
6. The scheme should take account of any protected species and biodiverse grassland which may be within the area affected by the development.
7. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards.
8. Existing rights of way should be provided for within landscaped areas.
9. Primary vehicular access from Poolway Road and Gorse Road, with necessary improvements to the existing highway network.
10. Education
11. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
12. Adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.
13. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
14. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary. The provision of pedestrian and cycle way connections to the adjoining cycle route and to the town centre and beyond.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects provision of existing rights of way as well as open space which benefits health and wellbeing. Cycling and pedestrian routes are promoted in the policy.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 260 dwellings, which assists in meeting local housing needs as well as affordable housing (20%). The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires open space which is positive for recreation.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development. Although the draft policy mentions Education at point 10, but with little explanation.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires new landscaped edge to the western edge and the need to respect the views of the existing farmhouse.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires that any scheme should take account of any protected species and biodiverse grassland as well as provide natural green space for a net gain to local biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires SuDS and adequate and timely infrastructure to tackle waste water.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects provision of existing rights of way which encourages active travel thus reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires retention of existing farmhouse and any associated buildings that are of sufficient merit to be converted.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1-3, 6 -9, 10 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• More explanation about Education (point 10)		

Policy RLP.29 Owen Farm, Coleford

About 5.3ha of land at Owen Farm is allocated for about 125 dwellings, including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Coleford area and associated open space and landscaping.

1. Development should be designed to provide a new landscaped edge to the town.
2. Structural landscaping buffer along the western and eastern boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
3. The scheme should take account of any protected species and biodiverse grassland which may be within the area affected by the development.
4. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards.
5. Primary vehicular access from Scowles Road with necessary improvements to the existing highway network and a pedestrian access to B228 and also to Caudwell close if possible.
6. Education
7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
8. Adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.
9. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects provision of existing rights of way as well as open space which benefits health and wellbeing. Cycling and pedestrian routes are promoted in the policy.

2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 125 dwellings, which assists in meeting local housing needs as well as affordable housing (20%). The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires open space which is positive for recreation.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development. Although the draft policy mentions Education at point 6, but with little explanation.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires new landscaped edge to the town and structural landscaping buffer along the western and eastern boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires that any scheme should take account of any protected species and biodiverse grassland as well as provide natural green space for a net gain to local biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires SuDS and adequate and timely infrastructure to tackle waste water.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects provision of existing rights of way which encourages active travel thus reducing carbon emissions.

11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1-3, 6 -9 and 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• More explanation about Education (point 6)		

Policy RLP.30 North Rd, Broadwell, Coleford

2.4ha of land at North Road Broadwell is allocated for about 70 dwellings to include incidental landscaping and open areas within the site together with a landscaped western edge to the allocated area.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, but does require open areas which could benefit health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 70 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires incidental landscaping, open areas and landscaped western edge.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific to this issue, but does require landscaping and open space which could provide habitat for biodiversity.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, but the open space could provide improved air quality.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,2,6, 7 & 8. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
• Take policy forward.		

Policy RLP.31 Land to the South of Lords Hill and Broadwell Road

3 areas of land to the South of Lords Hill and Broadwell Road, as identified on the policies map, are allocated for a development comprising approximately 35 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include conserving and enhancing local biodiversity, integrating the development into the landscape, achieving an appropriate safe access and highway safety improvements to access services.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 35 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development. integrating the development into the landscape
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues include conserving and enhancing local biodiversity are addressed, which has positive effects for this SA objective.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly neutral impacts. A positive policy in terms of SA objectives 2 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.32 Kings Meade, Coleford

1.6ha of land at Kings Meade is allocated for housing, best suited to housing likely to attract older persons.

Note: An adjoining water course is identified as having some potential surface water flooding issues and the site will need to assess this and provide any necessary mitigation. Part of the site is in a high risk area defined by the Coal Authority and investigation and if needed mitigation will be required.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, housing is best suited for older persons which can help 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.	+	Policy seeks provision of housing best suited for older persons, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy acknowledges that there is an adjoining water course identified as having some potential surface water flooding issues and the site will need to assess this and provide any necessary mitigation.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Policy is not specific to waste generation, but it does include the Coal Authority high risk area. Neutral impact – dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Generally neutral impact from this development, with some positive impacts on SA objectives 1, 2 and 9.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.33 Poolway Road, Broadwell

2.26ha of land at Poolway Road Broadwell is allocated for about 62 dwellings and associated open space. The site will need to be appropriately landscaped especially on its western boundary.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy provides for open space and landscaping which can have benefits for health and well-being.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy allocates for 62 dwellings. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy provides for open space (recreation and leisure).
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – the policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – the policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires appropriate landscaping on the western boundary.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires appropriate landscaping which will have positive benefits for biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – dependent on development. Although open space and landscaping could improve air quality as well as active travel potential.
9. To maintain and improve water quality and to achieve	0	Neutral impact – the policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact. All development would be in accordance with net zero policies and design codes.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – the policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – the policy is not specific to this issue. Dependent on development although nearest heritage asset is at a distance.
Overall Impact: Mixed impact. Positive impacts, namely regarding landscaping and housing in sustainable location. Positive impacts on SA objectives 1-3 and 6-7, with all other SA objectives being neutrally impacted.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP. 34 Broadwell Farm (land to rear of Memorial Hall), Broadwell

Land at Broadwell Farm on land to rear of Broadwell Memorial Hall, as identified on the policies map, is allocated for a development comprising approximately 30 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. The site will need to be appropriately landscaped especially on its boundaries.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 30 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires site to be appropriately landscaped especially on its boundaries, which has positive effects for protecting the landscape.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including conserving and enhancing local biodiversity are addressed, which has positive effects for this SA objective.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly neutral impacts. A positive policy in terms of SA objectives 2 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Conservation area? Does this refer to the Locally Valued Landscape? 		

Policy RLP.35 Field at Parkend Walk, Coalway

0.57 ha of land at Parkend Walk, Coalway, as shown on the policies map is allocated for about 10 dwellings and associated open space. The site will need to be appropriately landscaped especially on its western boundary. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 10 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires that issues including landscape impacts are addressed, which has positive effects for this SA objective.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including ecological impacts are addressed, which has positive effects for this SA objective.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly neutral impacts. A positive policy in terms of SA objectives 2, 6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.36 Coleford Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential.

The main frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Ground floor development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Conversion of ground floor space to residential will not be permitted and premises will be expected to retain a ground floor shop front within the key shopping area. Proposals to change to retail will be supported subject to other plan policies.

Throughout the plan period opportunities for environmental improvements such as small green areas, shop front regeneration in the conservation area, consistent signage, improvements to heritage assets and other features will be taken, against any current programme either in connection with developer contributions or as freestanding schemes. Good design is especially important in the town centre with its extensive public areas and conservation area.

New development should be well integrated into the remainder of the centre with suitable access, design and visual connections. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy encourages a variety of uses which include community facilities, green areas, environmental improvements and suitable access and design. Policy also encourages improvements to pedestrian and cycle access.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy implies that other than for ground floor spaces, residential housing would be permitted. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy encourages a variety of uses which include retail, recreation, offices, professional services, community services and residential.

4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy encourages a variety of uses which include retail, recreation, offices, professional services, community services and residential. This mix of uses would benefit the local economy.
6. To protect and enhance the landscape.	+	Policy is not specific on this issue, but it does state that opportunities for small green areas will be taken as well as expecting good design, which is beneficial to the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific on this issue, but it does state that opportunities for small green areas will be taken, which is beneficial to biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – the policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – the policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – the policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy supports improvements to heritage assets.
<p>Overall Impact: Mixed impacts. Positive impacts, namely regarding economy, community/recreation, carbon reduction and heritage. Positive impacts on SA objectives 1,2,3,5,6,7 and 12, with all other SA objectives being neutrally impacted (some being dependent on the development).</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.37 South of Railway Drive, Coleford

The area currently occupied by two GP surgeries and associated land is identified for continued use for community facilities or mixed uses related to the town centre. Residential use if proposed should be confined to the frontage to High Nash (partly outside the defined town centre) and must be compatible with other nearby uses.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Loss of GP services to a different location, however, the policy seeks to continue use for community uses, which could have health benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy acknowledges that the frontage to High Nash could be residential subject to compatibility with other nearby uses. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Identifies the land for community facilities or mixed uses related to town centre.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy identifies land for mixed uses which could support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,2,3 & 5. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.38 Locally Valued Landscape Coleford (LVL)

An area of largely undeveloped land between Coleford town and the nearby arc of settlements will be protected from development that would detract from their setting and especially that of the town itself.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy seeks to protect this LVL from development for the benefit of landscape protection.
7. To conserve and enhance biodiversity, flora and fauna.	+	Whilst the policy is not specific to this issue, it seeks to protect this landscape from development, which would benefit the conservation of biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Generally neutral impacts on most SA objectives, dependent on development. However, very positive impact on SA objective 6 and positive impacts on SA objective 7 by way of preserving the landscape.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.39 Five Acres Mixed Development

About 2.7ha of land at Five Acres is allocated for mixed development to include community facilities (to include sport and recreation space and use for education) as well as more general employment uses. Commercially based tourism and recreation, for example sports space, as well as accommodation may also be acceptable.

Development should provide for a variety of means of access taking advantage of provision for cycle and walking and public transport.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy seeks mixed development for community facilities which includes sports, recreation and education, as well as provision of cycle and walking, which is beneficial for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact. Policy suggests that accommodation may be acceptable, but it does not include permanent housing facilities. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The crux of this policy is to provide community facilities.
4. To facilitate the development of academic and vocational skills.	+	The policy allocates land for community facilities to include education.
5. To create a more vibrant and sustainable local economy.	+	The policy allocated land for mixed developed, to include community facilities and general employment, which will boost the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Generally a positive impact for SA objectives 1, 3-5 and neutral impacts on all other SA objectives dependent on development. The policy seeks to create a mixed use development aimed at provided community facilities and local employment.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.40 Employment Land off B4228 Coleford

Approximately 9.22 ha of land close to the B4228 close by the present Suntory factory is allocated for employment generating uses. These are expected to be predominantly E, B2 and B8 due to the location and the type of land that is made available.

The main access will be from the B4228 using a new connection and avoiding Rock Lane. Additional access to the south may also be possible including the existing access close to Pingry Lane.

The site will require to be landscaped both with regard to its internal and external presentation with careful regard being paid to the levels, mass and visibility of any buildings or open uses. Large areas of open storage are unlikely to be acceptable. The site should contain landscaped features which may also screen or partially screen areas such as may in future be or are already used for servicing and parking. These should retain and reinforce existing planting and hedgerows where possible. Landscaping should also address the existing buildings on the main factory site. The site may be developed in phases.

The LPs biodiversity policies mean that an overall landscape/ ecology scheme for the site will be needed should a major part of the allocation be proposed for development. Smaller areas will need to demonstrate how they retain and enhance existing vegetation while protecting the interests of habitats and species that may use the site and all applications will need to take full account of the nearby SAC and other protected sites.

Further land to the east (17ha approx.), off Tufthorn Avenue will be protected for the intensification or redevelopment of employment uses.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	+	Policy requires careful consideration of landscaping.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific to this issue, however, it does require careful consideration of landscaping, which could benefit biodiversity, flora and fauna.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively on SA objectives 5, 6 & 7. Neutral impacts on all other SA objectives, dependent on the development.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.41 Harbour Area Regeneration, Harbour, Lakes and Industrial Areas

Land off Harbour Road and at Lydney harbour- the following areas (identified on the policies map) are allocated as below:

Land including Lydney harbour is allocated for mixed uses.

These may include the following:

- Recreation and access for walking and cycling
- Buildings and structures in keeping with the site complementing the existing recently established offer.
- Green infrastructure
- Ancillary structures to permit increased use by boats, and in addition any necessary for the management of the harbour itself.

Land including the former Pine End Works and land to the rear

Approximately 10.6ha of land including the former Pine End Words and land to the rear allocated for an employment led mixed use development. The main uses of this site will generate employment and can include a wide range of activities in order to provide a leisure and tourism focus alongside the employment. The site has the potential to provide both conventional employment space as well as an enhanced harbour frontage which maximises its potential as a leisure and tourist destination. Uses to support this could include retail, food and drink uses, education and tourist accommodation. In addition an element of residential use is provided for and could be accommodated in addition to any residential use ancillary to the employment on the site. It is expected to be integrated into the whole in design terms.

The existing Lydney Industrial Estate

(24ha approx) is identified for employment generating uses

Land South Of The Mainline Railway

Approximately 18ha of land south of the mainline railway is allocated for informal recreation and open space compatible with its existing or enhanced nature conservation value.

New and improved cycling and walking routes will be identified and encouraged in the harbour area together with appropriate connections. All will be subject to their compatibility with the safeguarding and enhancement of the harbour as an historic feature, the conservation status of the estuary and their compatibility with the Habitats Regulations. The Special requirements as set out in Appendix 3. Lydney European Sites apply. Development proposals will be required to demonstrate that they will not have an adverse impact on protected sites, and may be required to contribute to an overall recreation strategy. Proposals must take account of flood risks.

In order to achieve the above, the Council will work with partners and may seek to develop overall masterplans or other guidance for all or part of the areas concerned.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy encourages walking and cycling routes as well as GI and open space, which helps to improve health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The proposal includes mixed use developments, which comprises a certain amount of housing to meet local needs.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy provides informal recreational and open space and the employment uses, which may include leisure and tourism activities, including walking and cycling routes.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The focus of the policy seeks to encourage employment generating uses (including tourism and recreation) which will create a more vibrant local economy.
6. To protect and enhance the landscape.	+	The policy is not detailed in this issue other than to include the requirement for green infrastructure.

7. To conserve and enhance biodiversity, flora and fauna.	+	The policy seeks to ensure that any development safeguards the conservation status of the estuary and is compatible with the Habitats Regulations. It also includes requirement for green infrastructure.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy requires that any development proposal takes account of flood risks.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	New and improved cycling and walking routes will be identified and encouraged in the harbour area together with appropriate connections.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	The policy requires that any development proposal must safeguard and enhance of the harbour as an historic feature.
<p>Overall Impact: The policy has an overall positive impact. Impacts positively on SA objectives 1-3, 5-7, 9-10 and 12. Neutral impacts on SA objectives 4, 8 and 11 dependent on development.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.42 Lydney East

Land comprising the remainder of the planned new neighbourhood (including employment and housing sites, a neighbourhood centre and public recreation space) is allocated for delivery of the following during the 2021-2041 plan period:

Approximately 1740 new dwellings 476 of which were delivered 2021-2023, 23ha of employment generating uses (including associated landscaping), a neighbourhood centre, a public park with associated recreation space and land for an additional primary school. This includes:

1. The continued development for mixed use on land west of the bypass and
2. West of Oakdale, about 4.9 ha of land is allocated for additional employment generating uses to include the former foundry, and associated land.
3. East of the bypass development is allocated for employment. In addition areas of open land for mixed recreation, biodiversity GI and open space is identified.

All development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Any resulting recreational pressures will need to be understood and where necessary mitigated. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC. Special requirements as set out in Appendix 3. Lydney European Sites are likely to apply.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires recreation land, open space, public park, which are all beneficial for health.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy provides ca. 1740 new dwellings which will meet local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy provides land for a neighbourhood centre, a public park with associated recreation space

4. To facilitate the development of academic and vocational skills.	+	The policy expects land for an additional primary school.
5. To create a more vibrant and sustainable local economy.	+	Policy provides for employment to create a more sustainable local economy.
6. To protect and enhance the landscape.	+	The policy requires associated landscaping
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires land for GI, biodiversity and open space. And proposals must demonstrate no adverse impacts on the SAC, SPA and Ramsar sites.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy requires that development proposals must demonstrate that the treatment of waste water and run off can be adequately provided for.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: The policy has an overall positive impact. Impacts positively on SA objectives 1,2, 3-7 & 9. Neutral impacts on SA objectives 8 and 10-12 dependent on development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Change to 2025-2045 		

Policy RLP.43 West of Lydney

Land West of Lydney as identified on the policies map, is allocated for approximately 450 for strategic housing development, including residential and community uses. A development brief incorporating an indicative masterplan and design code to be approved by the Local Planning Authority. This will detail the way in which the land uses and infrastructure will be developed in an integrated and coordinated manner.

This will address the following:

1. Approximately 450 new dwellings, including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Lydney area.
2. Education
3. A contribution to the extension of existing health facilities at Lydney to support the development.
4. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards.
5. Structural landscaping buffer along the southern and western boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.
6. Onsite and, if appropriate offsite work to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA, RAMSAR site.
7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS).
8. Adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.
9. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.

10. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary. The provision of pedestrian and cycle way connections to the adjoining cycle route and to the town centre and beyond.
11. Contributions and support to sustainable transport measures on the Bream Road and High Street transport corridors.
12. Public transport facilities to enable services to serve the existing town and the new development including from its central focal point.
13. Behavioural change measures to encourage sustainable travel through the implementation of a travel plan.
14. Primary vehicular access from High Street and Bream Road, with necessary improvements to the existing highway network.
15. Any associated infrastructure enhancements required and identified in the infrastructure delivery plan in this location.
16. Phasing arrangements to ensure that community provision is made in a timely manner.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires a range of measures which have health benefits and promote well being, such as a contribution to existing health; prioritisation of walking and cycling and access to public transport and accessible natural green space.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy provides ca. 450 new dwellings including 20% affordable dwellings, to address tenure, type and size of dwellings needed within the Lydney area. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. However, it does expect public transport facilities to ensure access to facilities.
4. To facilitate the development of academic and vocational skills.	+	The policy expects a masterplan which will address education provision.

5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue.
6. To protect and enhance the landscape.	+	Policy requires a development brief incorporating an indicative masterplan and design code to be approved by the Local Planning Authority to include accessible natural green space providing a net gain to local biodiversity and public outdoor playing space as well as structural landscaping buffer along the southern and western boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure. These have positive long-term effects for landscaping.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires a development brief incorporating an indicative masterplan and design code to be approved by the Local Planning Authority to include accessible natural green space providing a net gain to local biodiversity and public outdoor playing space as well as structural landscaping buffer along the southern and western boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure. The policy also includes the requirement of onsite and, if appropriate offsite work to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA, RAMSAR site. These measures have cumulative positive effects for biodiversity.
8. To maintain and improve air quality.	+	The policy requires a layout which prioritises walking and cycling and access to public transport over the use of the private car as well as contributions and support to sustainable transport measures on the Bream Road and High Street transport corridors and behavioural change measures to encourage sustainable travel through the implementation of a travel plan. These measures all have positive effects on improving air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy expects the acceptable management and disposal of surface water, including sustainable drainage systems (SuDS) and adequate and timely infrastructure to tackle waste water generated by the development in agreement with the relevant water company.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The policy requires a layout which prioritises walking and cycling and access to public transport over the use of the private car as well as contributions and support to sustainable transport measures on the Bream Road and High Street transport corridors and behavioural change measures to encourage sustainable travel through the implementation of a travel plan. These measures all have long-term positive effects on reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Broadly positive impact. Impacts positively on SA objectives 1,2,4,6-11. Neutral impacts on all other SA objectives, dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP. 44 Land South of Highfield Road North of A48

Land south of Highfield Road North of A48, as identified on the policies map, is allocated for a development comprising approximately 15 new dwellings and associated open space. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 15 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires that issues including landscape impacts are addressed, which has positive effects for this SA objective.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including ecological impacts are addressed, including works to mitigate against the identified impacts of development upon the Severn

		Estuary SAC, SPA and RAMSAR (preferably onsite and potentially off site), which all have positive effects for this SA objective.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly neutral impacts. A positive policy in terms of SA objectives 2, 6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.45 Land South of the Bypass adjoining Station Link Road

About 13.4ha of land formerly used as a municipal tip but since restored is allocated for recreational uses. These may include cycling and walking routes, and informal and formal areas set aside for recreation. Any buildings will be expected to be ancillary to the main recreation uses. New uses will need to demonstrate suitable management arrangements as well as enhancement of the wildlife contribution of the area. The allocated area west of the link road which accommodates the river is suitable only for informal use.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy encourages cycling and walking routes which improves health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	The focus of this policy is to provide recreational use for the land.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy is to provide recreational space for walking and cycling as well as wildlife contribution, all of these factors will help protect the local landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires enhancement of the wildlife contribution of the area.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The policy is not specific to this issue, however, by creating open spaces and encouraging wildlife, and a place for walking and cycling, this will help reduce carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mixed impact. The policy has a very positive impact on SA objective 3, positive impacts on SA objectives 1,6,7 & 10 and impacts neutrally on all SA objectives, dependent on development.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.46 Land off Augustus Way and Court Road, Lydney

About 14.2ha of Land off Augustus Way and Court Road Lydney will be allocated for up to 275 new dwellings, to include a mixture of house types and open space. Design of development should show how the relief has been taken into account and is employed to enhance the overall layout. No more than 9.5 ha shall be developed, leaving the balance (4.7ha approx) as public open space/ GI. Access should be as the approved scheme and also via Augustus Way and may also include provision for access to the allocated site to the southeast (Policy LP.47 Land off Driffield Road, Lydney below).

Rights of Way (footpaths) are a feature of the site and should be routed within open space where possible.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, the policy seeks to ensure the right of way (footpaths) are a feature of the site and routed in open space where possible.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 275 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy is not specific to this issue, however, it requires open space which could provide recreation facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy is not specific to this issue, however, by ensuring no adverse effect on designated ecological areas, it can be assumed that landscape and landscaping will form an integral part of any development requirements.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires that development has no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however, the policy seeks the inclusion of the rights of way footpaths, preferably within open space, which could help improve air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy requires that development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for, which will achieve sustainable water management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact - Policy is not specific to this issue, however, the policy seeks the inclusion of the public rights of way for active travel, which could work towards reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1-3 and 6-9 and has a neutral impact upon all other SA objectives dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.47 Land off Driffield Road

6.9ha of land off Driffield Road is allocated for about 200 dwellings. Development should have its vehicular access via the allocated land at Court Road/ Augustus Way which will in turn utilise a new access from Augustus Way. Pedestrian and cycle access from Driffield Road is required and the site is best planned in conjunction with the adjoining permitted development (Policy LP.46 Land off Augustus Way and Court Road, Lydney above).

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, the policy seeks provision of a pedestrian and cycle access, which could have health and wellbeing benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 200 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	+	The policy is not specific to this issue, however, by ensuring no adverse effect on designated ecological areas, it can be assumed that landscape and landscaping will form an integral part of any development requirements.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires that development has no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.
8. To maintain and improve air quality.	0	Neutral impact - Policy is not specific to this issue, however, the policy seeks provision of a cycle and footpath access, which could help improve air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy requires that development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for, which will achieve sustainable water management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however, the policy seeks provision of a pedestrian and cycle access, which could work towards reducing carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1,2,6,7,9 and 10 and has a neutral impact upon all other policies, dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.48 Land West of Allaston Road, Lydney

4.93ha is allocated for approximately 80 dwellings at the Allaston Road Lydney, to be developed as in the current planning permission.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 80 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Neutral impacts. Impacts positively upon SA objective 2 and has a neutral impact upon all other policies, dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• Expand policy to include more detail?		

Policy RLP.49 Land at Holms Farm

About 2.8 ha of land at Holms Farm is allocated for about 42 mixed dwellings including some from the conversion of existing buildings, including those retained as part of the current permission and part of the former hospital.

Development proposals must demonstrate that the treatment of waste water and any run off can be adequately provided for and that no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact. Loss of the hospital, however, this was a higher level strategic decision, so the policy therefore seeks to use that land for sustainable housing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy provides for about 42 mixed dwellings including some from the conversion of existing buildings to meet housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy ensures no adverse effects on the integrity of the River Severn SAC, SPA and Ramsar sites will result. Development will only be permitted where it can be

		demonstrated that it will not have an adverse effect on the integrity of the Wye Valley and Forest of Dean Bat SAC.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires demonstration that the treatment of waste water and any run off can be adequately provided for.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Policy requires demonstration that the treatment of waste water and any run off can be adequately provided for.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 2,7 and 9. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.50 Mead Lane, Lydney

An area of employment uses covering about 24ha off Mead Lane is identified for continued use for employment generating uses. Where applicable, schemes should be designed so as to result in overall improvements to the Church Road frontage.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific on this issue, however, it seeks provision of employment use, which will could be in the form of community services/facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objective 5 being very positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.51 Land between the A48 and Mead Lane

An area of about 9.5ha is allocated for approximately 6.2ha of employment generating uses between the A48 and Mead Lane.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific on this issue, however, it seeks provision of employment use, which will could be in the form of community services/facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objectives 5 being very positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.52 Lydney Railway Station

An area of about 1.8ha predominantly north of the mainline railway is allocated for the development of the station, its associated facilities and for related mixed uses. These include providing for the establishment of a transport hub (to include additional parking, access and facilities for public transport and active travel) as well as physical improvements to the station itself and connections to the Dean Forest Railway. In order to support these, some enabling development is expected and this may include a certain amount of business related or other commercial developments. The layout of the allocated area should either follow that shown on the policies map or accord with a masterplan to be agreed as part of the planning process.

The whole site should provide the following:

1. additional car parking for the stations (0.3 ha min), cycle parking and retained or improved access for public transport
2. improved access to mainline station,
3. improved passenger facilities
4. Improved access to Dean Forest Railway station;

All development should be compatible with improvements to the operational station which may include improved access to the platforms. Although the site itself is only marginally affected by flood zone 2 or 3 there will be a need for FRA and the application of the sequential test in appropriate cases.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, by providing cycle parking to encourage more active travel, this would have benefits for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

3. To provide accessible community services, recreation and leisure facilities.	+	The policy encourages mixed use (including commercial developments) and connections to the Dean Forest Railway, which could increase provision of community and recreation facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The policy encourages mixed use (including commercial developments) which would benefit the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	+	By increasing cycle parking and access to public transport, this should help to improve air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy states that although the site itself is only marginally affected by flood zone 2 or 3 there will be a need for FRA and the application of the sequential test in appropriate cases.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	By increasing cycle parking and access to public transport, this should help to reduce carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy is not specific to this issue, however, it does include the provision of connections to the Dean Forest Railway, which is a cultural/heritage asset.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1,3,5,8,10 and 12 and neutral impact upon all other SA objectives dependent on the development.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy LP.53 Lydney Town Centre

Within the town centre boundary a variety of uses will be permitted. These include retail, offices, financial and professional services, community, and residential uses. The frontages occupied primarily for business uses are identified on the policies map and these form the key shopping area. Development within this area will be expected to be confined to retail, financial and professional services and other uses that retain an active frontage. Changes to retail use will be supported subject to other plan policies. Conversion of ground floor space to residential will only be permitted within the key shopping frontage for exceptional reasons but may be allowed elsewhere subject to satisfactory design and provision of good standards of amenity for any residents.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Whilst not specific to this issue, the policy supports improvements to pedestrian and cycle access, which could have health and well being benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The policy includes the potential for residential uses (ground floor space) which will provide for local housing needs.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy suggests that uses may include retail, offices, financial and professional services as well as community uses.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The policy supports residential, but ensures that ground floor residential uses will not be permitted along the primary frontages which will ensure no loss of

		businesses. The policy seeks to support the local economy by promoting uses such as retail, offices, financial and professional services as well as shop front regeneration, environmental improvements and consistent signage.
6. To protect and enhance the landscape.	+	Policy seeks environmental improvements such as small landscaped areas and planting.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific to this issue, but does seek environmental improvements such as small landscaped areas and planting.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,2,3,5,6 & 7. Neutral impacts on all other SA objectives also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.54 Lydney Town Centre Highway Strategy

Land within the town centre is identified for highway improvements to include:

The Newerne Link and associated improvements: This comprises a new road link from the foot of Highfield Hill to Forest Road via the existing car park and unused land to the rear of Watermead. If implemented then environmental improvements for the benefit of pedestrian users of Newerne Street will be required.

The improvement of the Bream Road, Hill Street and High Street based around the installation of traffic signals at the junction of Hill Street and Bream Road.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	+	Neutral impact – policy is not specific to this issue. Dependent on development. However, relieving traffic congestion with highway improvements could improve air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall a very neutral policy with perhaps the exception of the highway improvements could positively impact on air quality by reducing traffic congestion.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.55 South East Newent

About 71ha is allocated for mixed development to include at least 40% undeveloped land to be used for recreation, green and blue infrastructure, landscaping and for biodiversity improvements. The development shall be guided by an agreed masterplan meeting the terms of other relevant Local Plan policies especially Policy LP.1 Sustainable Development. It should provide overall:

A single focal point for the scheme at which community, education and retail facilities will be provided along with access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed. This will be developed in step with the other elements (especially the overall housing provision):

1. About 950 new dwellings on 71ha of land
2. 7ha of land for employment in total including a retail unit of about 1250m² net together with smaller units
3. 3ha of land for community facilities to include xha for a new primary school at a location to be agreed and xha set aside for a new GP facility and other supporting development required by the allocation.
4. Pedestrian and cycle connections to the adjoining development and to the town centre and beyond throughout the development.
5. Vehicle connections to the adjoining development and to the B4215
6. Public transport facilities to enable services to serve the existing town and the new development including from its central focal point.
7. Multi function recreation space to include formal pitches, SUDs areas, GI and areas for biodiversity designed to provide wider links and be part of the landscaping of the site overall.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy seeks at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. Furthermore, access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed (pedestrian and cycle connections) which benefits health and wellbeing. The Policy also includes requirements for a new GP facility.

2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of 950 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The Policy seeks at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. Also requires provision of community, education and retail facilities on 3ha of land. Multi function recreation space and cycling/walking paths are also to be included.
4. To facilitate the development of academic and vocational skills.	+	The policy expects educational facilities in the form of a new primary school at a location to be agreed.
5. To create a more vibrant and sustainable local economy.	+	About 49ha is allocated for mixed development, as well as community, education and retail facilities. 7ha of land for employment in total including retail with a unit of about 1250m ² net and smaller units.
6. To protect and enhance the landscape.	+	Policy protects the landscape by requiring at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. The scheme should be biodiversity designed to provide wider links and be part of the landscaping of the site overall.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy seeks at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. The scheme should be biodiversity designed to provide wider links and be part of the landscaping of the site overall.
8. To maintain and improve air quality.	+	The policy requires at least 40% undeveloped land to be used for recreation, GI, landscaping and for biodiversity improvements. Access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed (pedestrian and cycle connections) which should all assist with improving air quality to the area.

9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy includes SUDs areas (as well as GI and landscaping) to be part of the landscaping of the site overall.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires access to public transport and active travel access to the remainder of the town, the wider area and the new development proposed. This will help to achieve net zero as well as having facilities nearby within walking distance.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Generally a positive policy, with positive effects on policies 1-9 and neutral impact on SA objectives 11 and 12 depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Replace X with numbers 		

Policy RLP.56 Cleeve Mill Lane

1.9ha of land is allocated for 45 dwellings on land off Cleeve Mill Lane Newent.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of 45 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly a neutral impact dependent on development. A very positive policy in terms of SA objectives 2.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
• Take policy forward.		

Policy RLP.57 North of Ross Road, Newent

The development or redevelopment of 2.3ha of land north of Ross Road for mixed use including employment purposes will be supported subject to the following:

At least 1.3 ha of the site being used for employment generating uses and up to 0.8ha for housing.

Provision of improved access to the canal route for pedestrians as a minimum but may also incorporate facilities for visitors to the canal.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy encourages improved access to the canal route for pedestrians, which has health benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy provides for 0.8ha of land for housing, which will help meet local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy encourages improved access to the canal route for visitors.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The policy supports mixed use, which includes ca. 1.3ha of employment, as well as creating facilities for visitors to the canal.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mainly a neutral impact dependent on development. A very positive policy in terms of SA objectives 2 & 5, and impacts positively on policies 1 and 3.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.58 Newent Town Centre

A variety of uses will be supported in the town centre in order to support both its fabric and the existing or an improved range of activity. Uses may include retail, offices, financial and professional services, community, and residential, although ground floor uses will not be permitted along primary frontages and where they would result in the loss of a shop front. Ground floor residential uses will only be permitted for exceptional reasons along the primary frontages.

All proposals will be required to demonstrate how they enhance or protect the Conservation Area, and the setting and/or fabric of any Listed Building(s) which may be affected.

Throughout the plan period opportunities for environmental improvements such as small landscaped areas, planting, shop front regeneration, consistent signage, and other improvements will be taken, against any current programme either in connection with developer contributions or as freestanding schemes including development applications. Improvements to pedestrian and cycle access will be supported and may be required as part of development proposals.

A significant part of the town centre lies within an area where there is a flood risk and developments will need to respond accordingly whether through assessments and mitigation or the application of the sequential and exceptions tests.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The policy includes the potential for residential uses which will provide for local housing needs.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy suggests that uses may include retail, offices, financial and professional services as well as community uses.

4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The policy supports residential, but ensures that ground floor residential uses will not be permitted along the primary frontages which will ensure no loss of businesses. The policy seeks to support the local economy by promoting uses such as retail, offices, financial and professional services.
6. To protect and enhance the landscape.	+	Policy includes opportunities for environmental improvements such as small landscaped areas and planting.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	A significant part of the town centre lies within an area where there is a flood risk and developments will need to respond accordingly whether through assessments and mitigation or the application of the sequential and exceptions tests.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	All proposals will be required to demonstrate how they enhance or protect the Conservation Area, and the setting or fabric of any Listed Building which may be affected.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 2, 3, 5, 6, 9 and 12. Neutral impacts on all other SA objectives also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.59 Beachley Barracks

Beachley Barracks

Land presently comprising the army camp at Beachley is allocated for mixed use development as follows:

1. About 600 dwellings to be developed predominantly in the second part of the plan period
2. Mixed commercial and employment uses
3. A local centre to include a primary school, appropriate health provision and a place of assembly
4. Greenspace to comprise public open space, accessible mixed use open space GI and areas for tree planting based around existing open areas and those with tree cover.
5. The site may also accommodate a wider community use (which could reuse some of the existing buildings) in addition to the above

Development under this policy will only be permitted where the scheme can be satisfactorily provided for in terms of transport, using cycling, walking and public transport and where the current or improved infrastructure can accommodate the trips arising. Development may be phased in accord with the availability of satisfactory transport provision.

The development should meet or exceed the LP's requirements for energy use and emissions by design and construction as well as incorporation of local generation to be carbon neutral or better in use.

Overall the redevelopment of the site is expected to make use of existing buildings where appropriate, especially those of local or national interest which may be re purposed. These and any other key buildings should be retained and identified for suitable uses, they include but not exhaustively the chapel, former HQ, boathouse. These are considered to be heritage assets although currently not designated.

Any development will need to demonstrate how it will mitigate the recreation pressures on the Severn Estuary and elsewhere that could arise, with use of on site and if required off site measures.

Schemes will need to demonstrate long term resilience for the development and access in respect of not being liable to flooding taking account of possible sea level rise, and remaining so.

The implementation of the above should be through an agreed masterplan.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects open space as well as increased access travel, which will benefit health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 600 dwellings, which assists in meeting local housing needs and needs across the district. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires a local centre to include a primary school, appropriate health provision and a place of assembly as well as a wider community use.
4. To facilitate the development of academic and vocational skills.	+	The policy requires a local centre to include a primary school.
5. To create a more vibrant and sustainable local economy.	+	The policy provides for a mixed use development, which would include employment to sustain the local economy.
6. To protect and enhance the landscape.	+	The policy expects open space, GI and tree planting.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires development to mitigate the recreation pressures on the Severn Estuary and elsewhere that could arise, with use of on site and if required off site measures.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however, increased active travel and the amount of open space would benefit local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires that the development should meet or exceed the LP's requirements for energy use and emissions by design and construction as well as incorporation of local generation.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	The policy expects that any other key buildings should be retained and identified for suitable uses, they include the chapel, former HQ, boathouse,##. They are considered to be non designated heritage assets.
Overall Impact: A positively written policy with positive effects on objectives 1-8, 10 and 12 and neutral impacts on SA objectives 9 and 11 depending on the proposed development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.60 Glynchbrook Garden Village

Land at Glynchbrook (Redmarley Parish), as identified on the policies map is allocated for a new community comprising employment, residential, retail, community and open space uses and strategic green/ blue infrastructure and landscaping. Development will be an exemplar for carbon neutral development. Development will take place in accordance with garden city principles.

A range of tools including a community engagement and stewardship strategy, design code for the whole development and a spatial masterplan and implementation plan, shall be approved by the Local planning Authority. This will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and coordinated manner.

This will address the following:

1. Approximately 3500 new dwellings including at least 30% affordable dwellings to address tenure, type and size of dwellings needed within the Local Planning Authority area;
2. Approximately 9 hectares of office, and Class E employment land and ancillary employment uses, to reflect the identified sectoral needs of the area.
3. Education – provision of a FE primary school (incorporating early years provision) and contributions towards the provision of FE secondary school (plus sixth form) on a XX hectare site within the development
4. Approximately 75 ha network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity.
5. On site and, if appropriate off site work to mitigate against the identified impacts of development upon the Malvern Hills National Landscape Area.
6. On site community and sports built provision and contributions to off site indoor sports and leisure facilities in accordance with local standards.
7. Local centres incorporating local retail, surgery and community uses as required to meet the needs of the development.

8. A positive strategy for attenuating and disposing of surface water through sustainable drainage systems that form part of the Green Blue Infrastructure network.
9. Adequate and timely infrastructure to tackle waste water, generated by the development, in agreement with the relevant water company.
10. Zero carbon energy generation to meet the needs of the community which may include solar farms and biomass production.
11. A bespoke and innovative layout, density, built form, centered on neighbourhoods with distinct characters that respond to the landscape and wider rural environment in the context of the locality.
12. Ultra fast broadband to homes and businesses with top average speeds of 1 Gbps.
13. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a neighbourhoods linked by direct and high quality cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
14. Contributions and support to sustainable transport measures on the A417 and M50 sustainable transport corridors.
15. Electric vehicle charging points in accordance with local parking standards
16. Behavioural change measures to encourage sustainable travel through the implementation of a travel plan
17. A transport "hub" able to serve the allocation and the wider area providing for public and individual active travel.
18. Any associated infrastructure enhancements required and identified in the infrastructure delivery plan in this location.
19. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision in a timely manner.
20. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to employment, local centre, education and contributions towards the enhancement of offsite walking and cycling routes to key destinations including the Malvern Hills National Landscape area.

21. Direct and attractive express coach/bus services to key destinations including Newent, Ross on Wye and Ledbury, delivered at an early stage and designed to be more attractive than the use of the private car for comparable trips.
22. Primary vehicular access from the A417, with a movement strategy put in place to avoid significant impacts upon existing local rural lanes and with necessary improvement to the existing highway network.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires a range of measures which have health benefits and promote well being, such as on site community and sports built provision; contributions to off site indoor sports and leisure facilities; surgery; a layout which prioritises walking and cycling; high quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, all of which will have positive effects on health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 3500 new dwellings including at least 30% affordable dwellings to address tenure, type and size of dwellings needed which assists in meeting local housing needs and needs across the district. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires a local centres incorporating local retail, surgery and community uses as required to meet the needs of the development.
4. To facilitate the development of academic and vocational skills.	+	The policy requires consideration of educational needs including a primary school (incorporating early years provision) and contributions towards the provision of FE secondary school (plus sixth form) on a XX hectare site within the development.

5. To create a more vibrant and sustainable local economy.	+	The policy provides for a mixed use development, which would include employment in the form of: approximately 9 hectares of office, B2 and B8 employment land and ancillary employment uses, to reflect the identified sectoral needs of the area and local centres incorporating local retail, surgery and community uses as required to meet the needs of the development.
6. To protect and enhance the landscape.	+	The policy expects approximately 75 ha network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity. Also on site and, if appropriate off site work to mitigate against the identified impacts of development upon the Malvern Hills National Landscape Area. All of these measures have positive long-term cumulative effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy expects approximately 75 ha network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity.
8. To maintain and improve air quality.	+	Policy requires several measures which will have positive long-term effects on air quality including: zero carbon energy generation to meet the needs of the community which may include solar farms and biomass production; a layout which prioritises walking and cycling and access to public transport over the use of the private car; electric vehicle charging points; behavioural change measures to encourage sustainable travel through the implementation of a travel plan; a transport "hub".

9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy includes requirement for a positive strategy for attenuating and disposing of surface water through sustainable drainage systems that form part of the Green Blue Infrastructure network as well as adequate and timely infrastructure to tackle waste water, generated by the development, in agreement with the relevant water company. This will have positive effects for maintaining and improving water quality and water management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires several measures which will have positive long-term effects on reducing carbon emissions including: Zero carbon energy generation to meet the needs of the community which may include solar farms and biomass production; a layout which prioritises walking and cycling and access to public transport over the use of the private car; contributions and support to sustainable transport measures on the A417 and M50 sustainable transport corridors; electric vehicle charging points; behavioural change measures to encourage sustainable travel through the implementation of a travel plan; a transport "hub" able to serve the allocation and the wider area providing for public and individual active travel; high quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary; and direct and attractive express coach/bus services to key destinations including Newent, Ross on Wye and Ledbury, delivered at an early stage and designed to be more attractive than the use of the private car for comparable trips.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact - Whilst the policy is not specific about heritage assets it does require a bespoke and innovative layout, density, and built form, centered on neighbourhoods with distinct characters that respond to the landscape and wider rural environment in the context of the locality.
Overall Impact: A very positively written policy with positive effects on objectives 1-10 and neutral impacts on SA objectives 11 and 12.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- Consider the requirement for waste management.

Policy RLP. 61 West of Severn (Churcham Parish)

Land to the West of Severn (Churcham Parish), as identified on the policies map is allocated for a new community comprising employment, residential, retail, community and open space uses and strategic green/ blue infrastructure and landscaping. Development will be an exemplar for carbon neutral development. Development will take place in accordance with garden city principles.

A range of tools including a community engagement and stewardship strategy, design code for the whole development and a spatial masterplan and implementation plan, shall be approved by the Local planning Authority. This will detail the way in which the new community, land uses and infrastructure will be developed in an integrated and coordinated manner.

This will address the following:

1. Approximately 2000 new dwellings including at least 20% affordable dwellings to address tenure, type and size of dwellings needed within the Local Planning Authority area;
2. Approximately XX hectares of office, B2 and class E employment land and ancillary employment uses, to reflect the identified sectoral needs of the area.
3. Education provision and contributions
4. A network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity.
5. On site and, if appropriate off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site.
6. On site community and sports built provision and contributions to off site indoor sports and leisure facilities in accordance with local standards.
7. A local centre incorporating local retail, surgery and community uses as required to meet the needs of the development.

8. A positive strategy for attenuating and disposing of surface water through sustainable drainage systems that form part of the Green Blue Infrastructure network.
9. Adequate and timely infrastructure to tackle waste water, generated by the development, in agreement with the relevant water company.
10. Energy-zero carbon energy generation to meet the needs of the community which may include small wind turbines, solar farms and biomass production.
11. Heritage - A bespoke and innovative layout, density, built form and character which respond to the landscape and heritage context of the locality.
12. Ultra fast broadband to homes and businesses with top average speeds of 1 Gbps.
13. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a neighborhoods linked by direct and high quality cycle and walking routes that are shorter in distance than the highway network, in accordance with the manual for streets.
14. Contributions and support to sustainable transport measures on the A40 sustainable transport corridor.
15. Access to a potential station or sustainable modes and contributions towards a station.
16. Electric vehicle charging points in accordance with local parking standards
17. Behavioural change measures to encourage sustainable travel through the implementation of a travel plan
18. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of connections to employment, local centre, education and contributions towards the enhancement of offsite walking and cycling routes to key destination.
19. A transport "hub" able to serve the allocation and the wider area providing for public and individual active travel.
20. Any associated infrastructure enhancements required and identified in the infrastructure delivery plan in this locations.

21. Phasing arrangements to ensure that employment land is developed and occupied in parallel with housing land completions and retail and community provision in a timely manner.
22. #ha Greenspace to comprise public open space and accessible mixed use, open space including allotments, community gardens, GI and areas for tree planting

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires a range of measures which have health benefits and promote well being, such as on site community and sports built provision; contributions to off site indoor sports and leisure facilities; surgery; a layout which prioritises walking and cycling; high quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, all of which will have positive effects on health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 2000 new dwellings including at least 30% affordable dwellings to address tenure, type and size of dwellings needed which assists in meeting local housing needs and needs across the district. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires a local centres incorporating local retail, surgery and community uses as required to meet the needs of the development.
4. To facilitate the development of academic and vocational skills.	+	The policy requires consideration of educational needs including a primary school (incorporating early years provision) and contributions towards the provision of FE secondary school (plus sixth form) on a XX hectare site within the development.

5. To create a more vibrant and sustainable local economy.	+	<p>The policy provides for a mixed use development, which would include employment in the form of: approximately 9 hectares of office, B2 and B8 employment land and ancillary employment uses, to reflect the identified sectoral needs of the area and local centres incorporating local retail, surgery and community uses as required to meet the needs of the development.</p>
6. To protect and enhance the landscape.	+	<p>The policy expects approximately 75 ha network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity. Also on site and, if appropriate off site work to mitigate against the identified impacts of development upon the Malvern Hills National Landscape Area. All of these measures have positive long-term cumulative effects on protecting and enhancing the landscape.</p>
7. To conserve and enhance biodiversity, flora and fauna.	+	<p>The policy expects approximately 75 ha network of multifunctional green and blue infrastructure throughout the development which reflects Building with Nature Standards and local provision standards to provide for public open space and accessible natural green space including tree planting to achieve carbon capture and other measures to deliver a net gain in local biodiversity.</p>
8. To maintain and improve air quality.	+	<p>Policy requires several measures which will have positive long-term effects on air quality including: zero carbon energy generation to meet the needs of the community which may include solar farms and biomass production; a layout which prioritises walking and cycling and access to public transport over the use of the private car; electric vehicle charging points; behavioural change measures to encourage sustainable travel through the implementation of a travel plan; a transport "hub".</p>

<p>9. To maintain and improve water quality and to achieve sustainable water resources management.</p>	<p>+</p>	<p>Policy includes requirement for a positive strategy for attenuating and disposing of surface water through sustainable drainage systems that form part of the Green Blue Infrastructure network as well as adequate and timely infrastructure to tackle waste water, generated by the development, in agreement with the relevant water company. This will have positive effects for maintaining and improving water quality and water management.</p>
<p>10. To reduce carbon emissions that cause climate change and to achieve net zero.</p>	<p>+</p>	<p>Policy requires several measures which will have positive long-term effects on reducing carbon emissions including: Zero carbon energy generation to meet the needs of the community which may include solar farms and biomass production; a layout which prioritises walking and cycling and access to public transport over the use of the private car; contributions and support to sustainable transport measures on the A417 and M50 sustainable transport corridors; electric vehicle charging points; behavioural change measures to encourage sustainable travel through the implementation of a travel plan; a transport "hub" able to serve the allocation and the wider area providing for public and individual active travel; high quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary; and direct and attractive express coach/bus services to key destinations including Newent, Ross on Wye and Ledbury, delivered at an early stage and designed to be more attractive than the use of the private car for comparable trips.</p>
<p>11. To reduce waste generation and achieve sustainable management of waste.</p>	<p>0</p>	<p>Neutral impact – policy is not specific to this issue. Dependent on development.</p>
<p>12. To safeguard historical and cultural assets</p>	<p>0</p>	<p>Neutral impact - Whilst the policy is not specific about heritage assets it does require a bespoke and innovative layout, density, and built form, centered on neighbourhoods with distinct characters that respond to the landscape and wider rural environment in the context of the locality.</p>
<p>Overall Impact: A positively written policy with positive effects on objectives 1-10 and neutral impacts on SA objectives 11 and 12.</p>		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- Consider the requirement for waste management.
- Replace hashtags and XX

SETTLEMENT ALLOCATIONS SECTION – OTHER SETTLEMENTS

Policy RLP. 62 Garland Road Alvington

Land off Garlands Road Alvington, as identified on the policies map, is allocated for a development comprising approximately 15 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 15 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and that works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6,7 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.63 Chapel Lane, Aylburton

Land is allocated for approximately 30 new dwellings off Chapel Lane Aylburton. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires pedestrian access which benefits health and wellbeing through active travel.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 30 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and that works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.
8. To maintain and improve air quality.	0	Policy requires pedestrian access which benefits health and wellbeing through active travel.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact - Policy is not specific to this issue, however, the policy does require pedestrian access to local village facilities which would help to achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
<p>Overall Impact: A policy with a mixture of positive and neutral impact on SA objectives depending on the proposed development. Positively impacts on SA objectives 1,2, 6, 7 and 12. Neutral impacts on all other SA objectives.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy LP.64 Land off Stockwell Lane, Aylburton

Land off Stockwell Lane, Aylburton, as identified on the policies map, is allocated for a development comprising approximately 15 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 15 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and that works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6,7 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.65 Aylburton Business Centre

The consolidation and expansion within the area shown on the policies map of the Aylburton Business Centre for employment generating uses will be supported.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objective 5 being very positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.66 Land off Colsty Meadow, Blakeney

Land is allocated for approximately 50 new dwellings to the west of Colsty Meadow as identified on the policies map. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 50 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and that works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6,7 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.67 Land off Ryelands Road Bream

Land off Ryelands Road is allocated for 15 dwellings on about 0.68ha including the current committed site for nine.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 15 dwellings which will meet local needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with mainly neutral impacts.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.68 Land at Rugby Club Bream

Land at the Rugby Club, High street is identified for up to 12 dwellings or in accord with the past permission to provide new dwellings and the replacement of the Rugby Club- this allocation must include the replacement of the club building and facilities required in connection with it in addition to any dwellings.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy seeks replacement of the Rugby Club, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 12 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy seeks replacement of the Rugby Club and facilities, which is a recreation, community and leisure facility.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – however, the policy seeks replacement of the Rugby Club and facilities, which could help boost the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mixture of positive and neutral impact on SA objectives depending on the proposed development. Positively impacts on SA objectives 1-3 with all other SA objectives being neutrally impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.69 Land at Lydney Road, Bream

Land at Lydney Road is allocated for about 45 dwellings (1.5ha approx). This site must ensure it does not have an adverse impact on the nearby bat SAC. Its main access will be from the main road but pedestrian access to Highbury Road should be provided partly to ensure good access to the school and village centre.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires pedestrian access to Highbury Road, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 45 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires the site to ensure it does not have an adverse impact on the nearby bat SAC.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian access to Highbury Road to ensure good access to the school and village centre, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mixture of positive and neutral impact on SA objectives depending on the proposed development. Positively impacts on SA objectives 1,2,7 and 10, with all other SA objectives being neutrally impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP. 70 Land at Winding Wheel, Bream

Land at Winding Wheel, Bream, as identified on the policies map, is allocated for a development comprising approximately 40 new dwellings and associated open space. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area and adjoining Locally distinctive Area.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 40 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy acknowledges need to address potential landscape impacts and also highlights that a high quality design and appropriate scale shall ensure a good relationship with the local area and adjoining Locally distinctive Area.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues include conserving and enhancing local biodiversity are addressed, which has positive effects for this SA objective.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mainly neutral impacts. A positive policy in terms of SA objectives 2, 6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.71 Land to north of Beech Lane, Bromesberrow

Land is allocated for approximately 25 new dwellings to the north of Beach Lane. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 25 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.72 Land to West of Croft Farm, Beach Lane, Bromesberrow Heath (west)

Land is allocated for approximately 40 new dwellings to the north of Beach Lane. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points.

Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Pedestrian access from a number of points and safe access, which can have positive impacts on health.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 40 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.73 Land to North of Business Park Bromesberrow

Land is allocated for approximately 10 new dwellings to the north of Business Park, Bromesberrow. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 10 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.74 Drybrook Farm, Drybrook and to the Rear of High Street Drybrook

About 8.7ha of land adjoining Drybrook Farm, Drybrook and to the rear of High Street is allocated for approximately 200 dwellings and for associated landscaping and at least 1ha open space especially to the higher ground. The site should provide pedestrian access to the development recently completed to the northeast and directly to High Street while vehicle access is likely to be close to the former Drybrook Farm buildings which are part of the allocation. The development of the site will need to take full account of and be compatible with the protection of the nearby bat SAC and its areas of influence.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires pedestrian access to the High Street, and requirement for open space, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 200 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires landscaping and full protection of the bat SAC and areas of influence.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires landscaping and full protection of the bat SAC and areas of influence.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian access to the High Street, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. The policy has a positive impact on SA objectives 1,2, 6, 7 and 10. All other SA objectives being neutrally impacted upon, depending on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy LP.75 Land at Over Old Road, Hartpury

Land is allocated for approximately 50 new dwellings to the Over Old Road, Hartpury. The site must be developed along with suitable landscaping and should provide pedestrian access to Over Old Road and adjoining developments. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy seeks open space, and pedestrian access, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 50 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy seeks landscaping.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy highlights need to address potential ecological impacts.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. The policy has a positive impact on SA objectives 1, 2, 3 and 6 with all other SA objectives being neutrally impacted upon, depending on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.76 Land south of Broad Street, Hartpury

Land is allocated for approximately 50 new dwellings to the South of Broad Street, Hartpury. The site must be developed along with suitable landscaping and should provide pedestrian access to Broad Street and adjoining developments. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, the policy seeks provision of open space, which could have health and wellbeing benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 50 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy is not specific to this issue, however, the policy seeks provision of open space, which provides recreational facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy highlights need to address landscape issues.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy highlights need to address potential ecological impacts.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1-3 and the rest being neutrally effected.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
• Take policy forward.		

Policy RLP.77 Land North of Broad Street, Hartpury

Land is allocated for approximately 10 new dwellings to the north of Broad Street, Hartpury. The site must be developed along with suitable landscaping and should provide pedestrian access to Broad Street. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, the policy requires pedestrian access to Broad Street, which could have health and wellbeing benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 10 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1, 2, 6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.78 Hartpury University and College

Within the area identified, proposals for the further development of the university/ college for educational purposes and uses ancillary to those will be supported where they are in accord with an agreed strategic development and landscape masterplan. This will ensure that the landscape is protected and enhanced in a manner that allows the continued development of the university/ college. It will be required to identify general areas that are not considered suitable for buildings showing areas where the local landscape qualities are to be enhanced as development proceeds. It needs to demonstrate how the setting of Hartpury House itself will be protected and enhanced and how transport connections can support sustainable travel.

Subject	Requirements
Access for vehicles	From A 417 and then existing minor road using existing roads or revised circulation as agreed- to be improved as necessary.
Access connections	Via current network within site to main access. Using a variety of means which reduce reliance on private cars.
Open spaces	Incidental to design according to development proposed.
Landscaping	To be compatible with landscape strategy, dependant on development proposed.
Features on site	Hartpury House (Listed II*), its setting, Garden and former landscaped parkland to be enhanced through delivery of landscape strategy and as part of implementation of planning proposals
Special requirements	Development should accord with an agreed masterplan/ landscape strategy. A strategic approach is required for protected species incorporating enhancements to the wider land holding.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the	0	Neutral impact – policy is not specific to this issue. Dependent on development, particularly is any future application includes student accommodation.

opportunity to live in a decent sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	+	The policy focuses on the development of the university/college which is also a community service as well as providing high-end sporting facilities.
4. To facilitate the development of academic and vocational skills.	+	The policy focuses on the development of the university/college for educational purposes.
5. To create a more vibrant and sustainable local economy.	+	The policy is not specific to this issue, however, educational establishments of this scale will also have a beneficial impact on the local economy in terms of students spending money locally.
6. To protect and enhance the landscape.	+	Garden to listed 2* house and parkland Landscape strategy and masterplan. Local landscape qualities are to be enhanced as development proceeds.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires a strategic approach to protect species.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The policy requires sustainable transport connections, using a variety of means which reduce reliance on private cars.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	The policy highlights the need to protect and enhance the setting of listed Hartpury House.

Overall Impact: Overall a positive policy particularly in terms of SA objectives 3-7, 10 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself. Hartpury University/College is an important educational establishment in the District which should be supported for further development, however, the policy successfully recognises the importance of the heritage assets and the landscape in which it sits in.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP. 79 Former Golf Course Huntley

Land is allocated for approximately 125 new dwellings on land at the Former Golf course, Huntley. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues addressing potential ecological and landscape impacts and achieving an appropriate safe access. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, the policy requires pedestrian access from a number of points, and natural green space and public outdoor playing space which could have health and wellbeing benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 125 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy expects accessible natural green space providing a net gain to local biodiversity and structural landscaping buffer along the site boundaries

		incorporating existing and new native hedgerows and trees to provide green infrastructure. This will have positive effects on the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed as well as providing accessible natural green space providing a net gain to local biodiversity.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however, the creation of pedestrian routes and open green and play spaces benefit local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian accesses as well as open green space, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2, 3, 6, 7, 8 and 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy LP.80 Sutton Road Littledean

About 2.5ha of land east of Sutton Road Littledean is allocated for 76 dwellings. Development must demonstrate it has no adverse impact on the nearby bat SAC and the wildlife it supports. A pedestrian link through the nearby open space to the north of the allocation should be provided along with direct access onto the footpath on the southern boundary of the allocation.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects access a pedestrian link through to the nearby open space and direct access onto the footpath network, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 76 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy demands that the development has no adverse impacts on the nearby bat SAC and the wildlife it supports.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy expects access a pedestrian link through to the nearby open space and direct access onto the footpath network, which encourages active travel and a reduction in carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objective 1, 2, 7 and 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.81 Beech Way, Littledean

About 0.84 ha adjoining Beech Way is allocated for 17 mixed tenure dwellings in close accord with the current permission.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 17 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Overall neutral impact, but this is possibly because the site already has planning permission and therefore the policy has not gone into detail on other matters than the number of dwellings. Therefore a positive impact on SA objective 2 with neutral impacts on all other SA objectives, depending on the development itself.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.82 Land at the Wend, Longhope

Land at the Wend, Longhope, as identified on the policies map, is allocated for a development comprising approximately 30 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. **Footpaths**

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – Although the policy mentions footpaths, it does not go into detail.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 30 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including potential ecological impacts are addressed.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6,7 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.• Should there be more text about footpaths?		

Policy RLP.83 Land at the Church Road, Longhope

Land at Church Road, Longhope, as identified on the policies map, is allocated for a development comprising approximately 13 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 13 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including potential ecological impacts are addressed.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
<p>Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6,7 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.84 Former Wye Garage, Lydbrook

As site of 0.9ha is allocated for approximately 26 dwellings at the former Wye Garage, to be developed as the current planning permission.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 26 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall neutral impact, but this is possibly because the site already has planning permission and therefore the policy has not gone into detail on other matters than the number of dwellings. Therefore a positive impact on SA objective 2 with neutral impacts on all other SA objectives, depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.85 Land off Carisbrook Road

8.5ha off Carisbrook Road is identified for about 180 dwellings and open space/ GI. development must be able to demonstrate no adverse impacts on the nearby protected nature conservation sites and their areas of influence.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires open space and GI, both of which can have benefits for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 180, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy is not specific to this issue, however, it requires open space and GI, both of which can have benefits for the protection and enhancement of the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires open space and GI, both of which can have benefits for biodiversity, flora and fauna. Furthermore, policy requires the demonstration of no adverse impacts on the nearby protection nature conservation sites.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Policy is concerned with protecting the church and Conservation Area from harm.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1,2,6 and 7. Neutral impacts on all other SA objectives depending on development. No negative impacts.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.86 St Michaels and High St

Sites at St Michaels Close (0.41ha) and High St (0.3ha) are identified for about 9 and 10 dwellings respectively. One is within the Conservation Area and the other (St Michaels Close) adjoins it and lies within the wider setting of the church and must be developed in a manner that protect these assets from harm.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 9 and 10 dwellings respectively, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy is concerned with protecting the church and Conservation Area from harm.
Overall Impact: Mainly a neutral impact with the main positive impacts being on SA objectives 2 and 12. All other SA objectives being impacted upon in a neutral manner, dependent on the development.		
Recommendation: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.87 Land at Vantage Point, Mitcheldean

Land at Vantage Point (approximately 29ha) will be protected for employment generating uses.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objective 5 being very positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.88 Land to the North of Newnham

8.1ha to the north of Newnham is allocated for about 150 new dwellings and about 4ha of undeveloped space.

The open space shall include GI, areas required for BNG and any measures required to provide for the needs of bats which may use the site. It is likely to need additional planting, reinforced or new hedgerows along with strategic and more local landscaping as well as any recreational space that may be necessary or proposed.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects 4ha of undeveloped space and recreational space, which benefits health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 150 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects 4ha of undeveloped space and recreational space.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights need for additional planting, reinforced/new hedgerows, GI and strategic and more local landscaping.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy highlights the requirement to provide for bats using the site and providing additional planting, GI and areas for BNG.
8. To maintain and improve air quality.	+	Policy expects 4ha of undeveloped space and recreational space, which benefits air quality.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Policy impacts positively on SA objectives 1-3 and 6-8. Neutral impacts on all other SA objectives. Recommendation: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.89 Former Victoria Hotel, Newnham on Severn

0.35 ha including the former Victoria Hotel is allocated for housing, including the conversion of the Listed Building and an element of new build compatible with it and the character of the Conservation Area.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of housing. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact - The policy includes the loss of the hotel use, however, it is noted that the hotel has not been in use for many years and is in disrepair, which is problematic given it is a listed building. Therefore if conversion for housing encourages the preservation of the Listed Building.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that development is compatible with the Conservation Area and the Listed Building.
Overall Impact: Mainly neutral impacts (depending on development) but impacting positively on SA objectives 2 and 12.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.90 Policy Area - High Street Newnham on Severn

Proposals within the above area ([as marked on the policies map](#)) along the High Street frontage and within the Conservation Area must ensure that they make a positive contribution to the appearance and function of the area. They should reflect the general uniformity and respect the clearly defined relatively large burgage plots and other key characteristics of the buildings- especially window styles, materials and proportions.

SA Objective:	Impact	Commentary Possible Changes to the draft policy/mitigation
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that development should pay particular attention to the CA, including design and form and should reflect the general uniformity and respect the clearly defined relatively large burgage plots and other key characteristics of the buildings- especially window styles, materials and proportions.
<p>Overall Impact: Generally a neutral impact, and this is because the Policy is general to any potential future development on the High Street in Newnham which is a sensitive area in terms of design and heritage. The policy does not support neither housing nor employment, but seeks to protect the High Street in general. Therefore most of the impacts on the SA objectives will depend on the development itself.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.91 South of The Patches, Ruardean Woodside

Land to the South of The Patches, Ruardean Woodside, as identified on the policies map, is allocated for a development comprising approximately 10 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Hedgerows and Trees on site shall be protected.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 10 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed and hedgerows and trees are to be protected.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.92 Hewelsfield Lane St Briavels

Land off Hewelsfield Lane St Briavels, as identified on the policies map, is allocated for a development comprising approximately 110 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. The development of the site shall include open space and multi use greenspace access must be provided that is capable of supporting active travel from the site and will provide safe connections.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 60 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.93 Land South of the A48 at Tutshill

A site of 12ha is allocated to include about 180 dwellings and open space (at least 5.5ha) on land off the A48 at Tutshill. The development of the site shall include open space and multi use greenspace which will also serve to mitigate the impact of the development on the nearby Mead Farm and barn (Listed II*). Access must be provided that is capable of supporting active travel from the site and will provide safe connections not dependent on the A48. Connections to the public transport network will also be necessary. Design should provide for substantial landscaping, retain and reinforce the relative screening from the A48 and protect the site from any noise while preventing unauthorised access to the railway.

Due to the proximity to the Severn estuary it will be necessary to demonstrate adequate mitigation for any recreation pressures arising.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects open space as well as increased access travel, which will benefit health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 180 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy requires open space and multi-use green space, and encourages active travel and public transport to improve accessibility.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	+	Policy requires open space and multi-use green space as well as expecting the design to provide for substantial landscaping to retain and reinforce the relative screening from the A48.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires open space and multi-use green space as well as expecting the design to provide for substantial landscaping which will improve habitat for biodiversity.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however, increased active travel and the amount of open space would benefit local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires development to be capable of supporting active travel from the site and will provide safe connections not dependent on the A48 as well as providing connections to the public transport network. This will help achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	The policy recognises that the open space is needed to mitigate the impact of the development on the nearby Mead Farm and barn (Listed II*)
Overall Impact: A generally positive policy. Impacts positively on SA objectives 1, 2, 3, 6, 7, 8, 10 and 12 and has a neutral impact on all other SA objectives depending on the proposed development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.94 Land Adjoining Wyedean School

Land Adjoining Wyedean School (2.6ha) is allocated for about 65 dwellings, accessed from the adjoining land recently developed. A pedestrian and cycle access to the adjoining recreation route and Sedbury Lane will be required along with its protection along the boundary of the allocation.

Landscaping due to the site forming part of the urban edge and mitigation in respect of potentially increased recreation pressures on the Severn Estuary will be essential.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects pedestrian and cycle access to the adjoining recreation route which benefits health and wellbeing through active travel.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 65 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy is not specific to this issue, however, the policy requires access to recreation route.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires landscaping as the site forms the urban edge and also to mitigate the recreation pressures on the Severn Estuary.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires landscaping as the site forms the urban edge and also to mitigate the recreation pressures on the Severn Estuary.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however, the policy does require pedestrian access to local village facilities which would help to achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
<p>Overall Impact: A policy with a mixture of positive and neutral impact on SA objectives depending on the proposed development. Positively impacts on SA objectives 1,2,3, 6, 7 and 10 and neutral impacts on all other SA objectives.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP. 95 Land off Sedbury Lane

Land off Sedbury Lane, Sedbury, as identified on the policies map, is allocated for a development comprising approximately 166 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. The development of the site shall include open space and multi use greenspace. Access must be provided that is capable of supporting active travel from the site and will provide safe connections to Sedbury Land. Connections to the public transport network will also be necessary. Design should provide for substantial landscaping, retain and reinforce the existing boundaries.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The development of the site shall include open space and multi use greenspace and the policy requires that the development is capable of supporting active travel. These measures have positive effects for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 166 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed and hedgerows and trees are to be protected. Also, development of the site shall include open space and multi use greenspace and existing boundaries are to be reinforced. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed. The development of the site shall include open space and multi use greenspace and works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Policy is not specific to this issue, however, the creation of pedestrian routes and open green and play spaces benefit local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian accesses as well as open green space, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,3,6,7 and 10. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.96 The Miners Arms, Sling

0.6ha approx.. adjoining The Miners Arms is allocated for about 20 dwellings.

The allocation is close to the Wye Valley and Forest of Dean bat SAC and will need to demonstrate it can proceed without adverse effects.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 20 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy expects development to not adversely affect the close-by bat SAC.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objectives 2 & 7 being positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.		

Policy RLP.97 Land at New Dunn Business Park, Sling

Land at new Dunn Business Park will be identified for continued employment generating use within the area shown on the policies map.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: A policy with a mainly neutral impact on SA objectives depending on the proposed development. With the exception of SA objective 5 being positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.98 Whippington Corner, Forest Close, Staunton

Land is allocated for approximately 15 new dwellings at Whippington Corner, Forest Close as identified on the policies map. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. The site must be developed along with suitable landscaping and play space.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires play space which has positive effects on health.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 15 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed.

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy requires that issues including the setting of the conservation area are addressed and highlights that a high quality design and appropriate scale shall ensure a good relationship with the conservation area.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,6,7 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.99 Land at Swan Inn, Staunton

A site of 1.3ha is allocated for approximately 17 dwellings at the Swan Inn, Staunton, to be developed as in the current planning permission.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 17 dwellings which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Neutral impacts. A positive policy in terms of SA objectives 2. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.• Include more detail in the policy.		

Policy RLP.100 Land East of Gloucester Road, Snigs End, Corse Grange

A site of 3.5ha is allocated for approximately 50 dwellings at Land West of Gloucester Rd, Snigs End, Corse Grange, to be developed as in the current planning permission.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 50 dwellings which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Neutral impacts. A positive policy in terms of SA objectives 2. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none">• Take policy forward.• Change name of policy to Land west...		

Policy RLP. 101 Land to rear of the Firs, Westbury on Severn

Land is allocated for approximately 35 new dwellings on land to rear of the Firs, Westbury on Severn. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include the setting of the conservation area, addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the conservation area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The development of the site shall include natural green space and the policy also requires pedestrian access from a number of points. These measures have positive effects for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 35 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, the development of the site shall include natural green space and there shall be

		structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed. The development of the site shall include natural green space and works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Policy is not specific to this issue, however, the creation of pedestrian routes and open green space benefits local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian accesses as well as open green space, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy states that particular issues such as the setting of the conservation area shall be addressed with high quality design and appropriate scale.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,3,6,7, 10 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.102 Whitecroft Road

3.4ha on Whitecroft Road is allocated for about 66 dwellings and employment use, using existing accommodation or in new purpose built space.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 66 dwellings, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks provision of employment use, which will support the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 2,3 and 5. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.103 Land to East of New Road, Whitecroft

Land at to the south of Whitecroft and east of New Road, Whitecroft is allocated for 200 dwellings , as shown on the policies map. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Policy requires both pedestrian access and safe access as well as provision of natural green space and public outdoor playing space which are all long-term benefits for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 200 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that that issues including landscape impacts are to be addressed as well as provision of natural green space and structural landscaping buffer along site (hedgerows and trees).

7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and the provision of natural green space to provide net gain for biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.104 Land off Deer Park, Yorkley

Land at Deer Park, Yorkley is allocated for 55 dwellings, as shown on the policies map. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	The development of the site shall include natural green space and public outdoor playing space. The policy also requires pedestrian access from a number of points. These measures have positive effects for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 55 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, the development of the site shall include natural green space and there shall be structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and the development of the site shall include natural green space. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Policy is not specific to this issue, however, the creation of pedestrian routes and open green space benefits local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian accesses as well as open green space, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy states that particular issues such as the setting of the conservation area shall be addressed with high quality design and appropriate scale.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,3,6,7, 10 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.105 Land adjacent the Nags Head, Yorkley

Land Adjacent the Nags Head, Yorkley is allocated for 20 dwellings, as shown on the policies map. The site must be developed along with suitable landscaping and should provide pedestrian access from the site. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include addressing potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the local area. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The development of the site shall include natural green space and public outdoor playing space. These measures have positive effects for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 20 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, the development of the site shall include natural green space and use of high quality design. There shall be structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide

		green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and the development of the site shall include natural green space. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Policy is not specific to this issue, however, the creation of pedestrian routes and open green space benefits local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,3,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.106 Land to rear of Homelea, Netherend

Land for approximately 12 dwellings is allocated to the rear of Homelea, Netherend. The site must be developed along with suitable landscaping. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. A new landscaping edge shall be provided along the southwest and a reinforced boundary to the north site incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The development of the site shall include natural green space and public outdoor playing space. These measures have positive effects for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 12 dwellings of high quality design, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, the development of the site shall include natural green space and use of high quality design. There shall be structural landscaping buffer along the site boundaries

		incorporating existing and new native hedgerows and trees to provide green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and that works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. The development of the site shall include natural green space. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,3,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Full stop between ‘landscaping’ and ‘Affordable’. 		

Policy RLP.107 Land at Netherend Farm, Woolaston

Land at Netherend Farm is allocated for approximately 12 new dwellings and associated open space. The site must be developed along with suitable landscaping and should provide pedestrian access from a number of points. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space in accordance with local standards. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The development of the site shall include natural green space and public outdoor playing space. The policy also requires pedestrian access from a number of points. These measures have positive effects for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 12 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects accessible natural green space and public outdoor playing space, which has positive effects on providing recreation/leisure facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, the development of the site shall include natural green space and there shall be

		structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and the development of the site shall include natural green space. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Policy is not specific to this issue, however, the creation of pedestrian routes and open green space benefits local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires pedestrian accesses as well as open green space, which supports active travel and helps achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy states that particular issues such as the setting of the conservation area shall be addressed with high quality design and appropriate scale.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 1,2,3,6,7, 10 and 12. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.108 Land at Burnt House Farm, Netherend

Land at Burnt House Farm, Netherend, as shown on the policies map, is allocated for approximately 20 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 20 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, and expects structural landscaping buffer along the site boundaries incorporating

		existing and new native hedgerows and trees to provide green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,3,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP. 109 Land adjacent Severn View road

Land adjacent Severn View Road Woolaston, as shown on the policies map, is allocated for approximately 23 new dwellings. Affordable housing will be for those with a local connection to address local housing needs. Particular issues to address include potential ecological and landscape impacts and achieving an appropriate safe access. A high quality design and appropriate scale shall ensure a good relationship with the surrounding area. Works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Structural landscaping buffer along the site boundaries incorporating existing and new native hedgerows and trees to provide green infrastructure.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks provision of approximately 23 dwellings and affordable housing for those with a local connection, which assists in meeting local housing needs. The construction methods are dependent on development and according with other LP policies/guidance.
3. To provide accessible community services, recreation and leisure facilities.	+	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy highlights that issues including landscape impacts are to be addressed, and expects structural landscaping buffer along the site boundaries incorporating

		existing and new native hedgerows and trees to provide green infrastructure. All of which have positive effects on protecting and enhancing the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that issues including addressing potential ecological impacts are addressed and works to mitigate against the identified impacts of development upon the Severn Estuary SAC, SPA and RAMSAR site will be necessary preferably onsite and potentially off site. Also structural landscaping buffer along site boundaries with native hedgerows and trees to provide GI will be adopted. All of the above have long-term positive effects for this SA objective.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impacts. A positive policy in terms of SA objectives 2,3,6 and 7. Neutral impacts on all other SA objectives with some also depending on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

ECONOMY AND INFRASTRUCTURE SECTION

Policy RLP.I10 Economic Development

Economic development will be supported throughout the district in accordance with the LP's spatial strategy and its allocations. Employment generating uses will be encouraged where they provide new and more diverse types of employment and are supported by appropriate infrastructure. The location of new development must be justifiable in terms of the settlement hierarchy and policy LP.4 A Quality Living and Working Countryside (Outside Defined Settlement Boundaries) being within a defined settlement, be allocated in the Local Plan or represent a sustainable exception supporting an enterprise which is established in the countryside or needs such a location.

New development will be required to meet the sustainability targets in the Local Plan and Climate adaptation for both construction and operation, be accessible by a variety of means including making appropriate provision for active travel and demonstrate its contribution to minimising waste and achieving high levels of recycling. Opportunities for renewable generation and storage on site will generally be supported, for example provision of PV on roofs.

Land presently used for employment will be expected to remain so, unless allocated for another purpose. In order to encourage this, a range of employment generating uses appropriate to each site will be considered favourably. Where a site is underused and unsuitable (by way of environment or location) for any employment generating use, (including service based uses) then a mixed use may be appropriate (eg. employment and housing) and failing that an alternative non employment use will be considered subject to compliance with other policies of the LP.

Employment generating uses must be appropriate for the site on which they are proposed. This may mean simple compatibility with neighbouring uses (whether other employment or residential for example) but also in respect of their wider impacts including traffic and other environmental impacts. Employment generating uses include retail but proposals for this will need to demonstrate they are compatible with national policy and will not adversely affect town centres. They should demonstrate why the location proposed is suitable.

Existing employment sites which are located away from defined settlements will be supported for continued employment use and may be intensified subject to not having an adverse impact on their surroundings. Expansion of the sites occupied (including by change of use for example from agriculture to business (Class E) will need to be justified in terms of the need for the particular use, the case for agricultural

diversification in support of rural enterprise, available transport connections, and the lack of other suitable alternatives. See Policy LP.4 A Quality Living and Working Countryside (Outside Defined Settlement Boundaries) “development in the countryside”.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy allows for mixed use (including housing) if the site is underused and unsuitable for employment.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The focus of this policy is to promote the provision of sustainable employment.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that employment generating uses must be appropriate for the site on which they are proposed and respect the environment.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires that new development meets sustainability targets, including active travel, minimising waste and achieving high levels of recycling as well as renewable generation and PV on roofs. This is highly beneficial for achieving net zero on a short, medium and long-term basis.
11. To reduce waste generation and achieve sustainable management of waste.	+	Policy expects waste minimisation through recycling.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 2, 5, 7, 10 and 11. Neutral impacts on all other SA objectives, dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• Include local economies and circular economies• Change LP to Local Plan		

Policy RLP.111 New Employment Development

New employment development will be provided through a range of sites and premises across the district. Strategic employment sites will be allocated, mixed use developments encouraged and the expansion of existing businesses and rural diversification supported. Employment sites will be provided in order to increase the range and choice of sites available and to address the self containment of settlements in terms of homes/jobs balance. small work places, live-work units and facilities for co-working will be supported as part of new housing developments.

Existing employment sites will be safeguarded unless new proposals are put forward that intensify the employment use of part of the site, supported by enabling development as set out in other policies in the Local Plan. sites allocated for mixed use redevelopment should aim to provide for at least the same or an increase in the level of job opportunities as existed when the employment space was previously used, subject to viability and site specific circumstances.

Permission will be granted for industrial or business development, or for the expansion or intensification of existing industrial or business uses, recognising the specific locational requirements of different sectors, provided that the proposals would:

1. Be of a type and scale of activity that does not harm the character, appearance or environment of the site or its surroundings or to the amenity of occupiers of nearby properties
2. Be readily accessible by public transport, wherever possible, and by bicycle and foot, or contribute towards provision of new sustainable transport infrastructure to serve the area, in order to make the development accessible by those modes.
3. Have a layout, access, parking, landscaping and facilities that are appropriate to the site and its surroundings
4. Use sustainable construction techniques and provide for renewable or low carbon energy sources in association with the proposed development
5. Enable provision of infrastructure in ways consistent with cutting carbon dioxide emissions and adapting to changes in climate (including SuDS and green infrastructure)
6. Demonstrate how the principles of industrial development can be complementary to local economic growth from other supporting employment uses have been taken into account.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy requires new development to be accessible by public transport, bicycle and foot which have positive benefits for health (in particular active travel)
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	The focus of this policy is to promote the provision of sustainable employment of all different types.
6. To protect and enhance the landscape.	+	Policy requires development of type and scale that does not harm the character, appearance or environment of the site, as well as green infrastructure, which has long-term positive effects for the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that employment generating uses must be appropriate for the site on which they are proposed and respect the environment as well as having green infrastructure.
8. To maintain and improve air quality.	+	Policy requires new development to be accessible by public transport, bicycle and foot which have positive benefits for improving air quality.
9. To maintain and improve water quality and to achieve	+	Policy requires SuDs which has positive effects on water management.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy requires new development uses sustainable construction techniques and provides for renewable or low carbon energy sources, cutting carbon dioxide emissions. It also requires new development to be accessible by public transport, bicycle and foot. All of this has positive effects for achieving net zero on a short, medium and long-term basis.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1 and 5-10. Neutral impacts on all other SA objectives, dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Capital letter for 'small' (last sentence in first paragraph) 		

Policy RLP.II2 Employment Generating Uses – Identified Sites

Land within or adjoining the following settlements is allocated for employment generating uses and / or their intensification:

Cinderford (78ha), Coleford (28ha), Lydney (101ha), Newent(8ha), Beachley (4ha) as part of the redevelopment of the site, Mitcheldean (29ha for intensification), Whitecroft (1.4ha continued employment use) and Aylburton (1.47ha).

In addition the following sites not directly linked to settlements are identified for additional employment generating uses, for intensification or for change to their employment provision:

Hartpury College/ University, Taurus Crafts Lydney, Staunton Court, Stone End Farm Churcham, Lightmoor Near Cinderford, Whitemead Park Parkend, Dayhouse Quarry Tutshill, Cannop Depot and Cycle centre and land at Stowfield, Lydbrook.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Policy is not specific to this issue, however, Hartpury University/College is an educational setting.
5. To create a more vibrant and sustainable local economy.	+	The policy supports employment as well as tourism which is all to the benefit of the local economy.

6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: This policy is wholly focussed on employment generating sites and thus has a mainly neutral impact with the exception of SA objective 5 being positively impacted upon.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.I I3 Town Centres

Proposals for town centre uses will be directed sequentially within town centre boundaries. A variety of uses will be encouraged, to maintain the vitality and viability of all the District centres to maintain and enhance their existing range of uses. this may involve widening the range of uses (including housing where appropriate and encouraging convenient and accessible shopping, leisure, service and employment facilities to meet the day to day needs of residents.

On new settlements and urban extension sites, which are not within easy walking distance of existing shops and services, new local centres will be established or existing retail and leisure functions adapted to serve the needs of the residents. Such centres should be of a scale appropriate to the site and not undermine the role or function of other centres.

Retail, leisure and other uses (including entertainment, cultural and tourist uses as well as other mixed uses) that would support the vitality and viability of the centres will be supported provided they are ..

1. are of a scale and nature that is appropriate to the size and function of the centre
2. would not lead to unsustainable trip generation from outside their catchments; and
3. inaccessible location with good connections to the town centres.

Within all four centres are more concentrated areas (frontages shown on the policies map) within which business and retail uses are concentrated. Here the conversion of ground floor space to residential will not be permitted and premises will be expected to retain any ground floor "shop" front.

Environmental improvements will be supported in town centres especially those which improve pedestrian circulation and access and those that provide additional greenspace.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Seeks to improve pedestrian circulation, additional greenspace and access, all of which have positive effects on health and wellbeing.

2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy allows housing where appropriate thereby assisting in meeting local housing targets.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy includes provision for a wide range of uses including community and leisure.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Encourages a variety of uses, and concentration of business and retail. Protects ground floor space and shop fronts.
6. To protect and enhance the landscape.	+	Seeks environmental improvements and greenspace.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	+	Seeks environmental improvements which can have positive effects on air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Impacts positively upon SA objectives 1, 2,3,5,6 & 8. Neutral impact upon all other SA objectives.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- What about PD rights?
- Typo 'wll' should be 'will'

Policy RLP.114 Employment Sites Away from Settlement Boundaries

The use and development of the following sites will be supported. Changes will be expected to occur within the areas identified on the policies map unless there is a material justification to depart from the policies of the Local Plan.

Taurus Crafts, Lydney.

A site of about 6.6ha is identified for a continuation of mixed tourism and recreational use and more general employment generating uses which may include retail associated with products made on site or linked to the garden centre or tourism uses. Special considerations include the local historic landscape, listed buildings and ecology as well as any potential impact on the Severn Estuary. Development proposals will need to demonstrate they are compatible with these interests and their safeguarding.

Staunton Court.

A site of about 3.4ha is identified for continuing employment uses. Special considerations include the need to protect the listed buildings and their settings within the site and beyond as well as the protected local landscape in which it is located.

Stone End Farm Churcham.

1.8ha of land allocated for continued employment uses within the area defined.

Lightmoor, Near Cinderford.

A site of about 3.7ha allocated for continued employment generating uses or for change of use of the entire site to tourism related enterprise, which may include an element of B1 uses and accommodation. Special considerations include the need to protect and preserve the former engine house which is listed and at risk and safeguard the Local Wildlife sites which adjoin the allocation.

Whitemead Park, Parkend.

The existing 13.5ha tourism and leisure complex is identified and will be retained in the current use. Any additional development including redevelopment will need to avoid harm and respect its location within the statutory forest. This will include the need to avoid the potential impact on the local landscape, ecology including the protective designations at Nagshead and flood risk.

The DEEP Campus, Tidenham

A site of about 21.7ha is identified for further development of activities including but not confined to those related to the water body. These may include education, training, research and other employment and could include recreational use. The site must be compatible with the continued use of the Greenway recreational route. Any development proposals will need to take fully into account the ecology of the site itself, the site's role in supporting wildlife and its relationship to nearby designated sites.

Cannop Depot and Cycle Centre.

The present 2.2ha site designated for employment and recreation purposes, any proposals will need to be related to the existing cycle based uses and be ancillary to the main use as a recreation centre. Any development proposals will need to avoid harm to the local ecology and landscape character. Existing buildings related to the former mine and are heritage assets should be retained with suitable interpretation for the public.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however several of these employment sites are recreational uses which also support local ecology and landscape, all of which can have benefits for health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Most of the employment sites in the policy will attract visitors and include a leisure/recreation facility.
4. To facilitate the development of academic and vocational skills.	+	The section for The DEEP includes education and training.
5. To create a more vibrant and sustainable local economy.	+	The policy supports employment but also attracting visitors and tourism which is all to the benefit of the local economy.
6. To protect and enhance the landscape.	+	The policy highlights the need to protect the landscape for some of the employment sites listed.

7. To conserve and enhance biodiversity, flora and fauna.	+	The policy highlights the need for special consideration for ecology (Severn Estuary) at Taurus Crafts as well as the safeguarding of the adjoining Local Wildlife Site at Lighmoor and ecology at Whitemead.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy is not specific to this issue, however, it does highlight the need for Whitemead to have special consideration of potential flood risk affecting part of the site.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however, by supporting cycle based uses, this would have benefits for achieving net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	The policy is not specific to this issue, however, it does highlight the fact that many of the sites are successful employment sites after their repurposing. Re-using existing buildings is benefits to waste management.
12. To safeguard historical and cultural assets	+	The policy understands the need to protect heritage for several of the employment sites within it.
Overall Impact: Overall, a positive policy. Impacts positively on SA objectives 1, 4-7, 9-10 and 12. Neutral impacts on all other SA objectives, with some also depending on the development itself. It is noticeable that most of the major employment sites which are located away from settlements focus on some sort of recreation/tourism use and are therefore impacted by landscape and ecology, which this policy deals with in a sensitive and appropriate manner.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.115 Land at Stowfield, Lydbrook

Redevelopment of the land at Stowfield can be supported where:

1. The environmental and European wildlife impacts can be adequately mitigated against
2. The development proposed can address flood risk issues
3. Development will not be adversely affected by historic uses including contamination and
4. The sensitive landscape setting can be conserved and enhanced.

Development may include the following:

North of the main road

North of the main road within an area of about 8ha the Local Plan can support a variety of employment uses. The location of uses will be agreed as part of a development brief with the Local Planning Authority. This is likely to include HRA and a plan for the phasing of development.

South of the main road

South of the main road an area of about 1ha is allocated for compatible residential and employment generating uses as part of the mixed development.

All Proposals should be of a high standard of design that can create providing a unique sense of place. Development must mitigate adverse impacts upon the Wye Valley Woodland SAC, River Wye SAC, Wye Valley and Forest of Dean bat SACs (in a manner commensurate with their statutory status). To be compatible with the National Landscape designation any proposal must recognise the intrinsic character and beauty of the area as well as the benefits from natural capital and ecosystem services. Proposals will need to be prepared and considered in relation to the Habitats Regulations and the presence of horseshoe bats.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however avoiding/mitigating risks from site conditions (contamination) will create a healthier environment which will benefit human health and well being.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Policy seeks a mixed use of the site to include housing.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue.
5. To create a more vibrant and sustainable local economy.	+	The policy supports an area for a variety of employment to the north and a mixture of housing and employment to the south of the main road.
6. To protect and enhance the landscape.	+	Policy requires that there must be fully compatible with the National Landscape with any development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires that any development will not cause adverse effects on European Nature conservation designations. Also, a HRA is required as part of the planning process, recognising the several nearby SACS.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy requires that development will not be subject to unacceptable flood risk.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	+	The policy expects that the environmental impacts of development are acceptable and should not be adversely affected by contamination from past uses.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall, a positive policy in terms of SA objectives 1-2, 5-7, 9 and 11. Neutral impacts on SA objectives 3,4,8,10 and 12, with some also depending on the development itself. This is a rural brownfield site in a highly sensitive location in terms of ecology, landscape, flood risk and contamination, which the policy deals with in a sensitive and appropriate manner to achieve the most sustainable development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.		

Policy RLP.II16 Community Services and Infrastructure

Where planning permission is required, development which involves the loss of individual shops, public houses, village halls and other community facilities will be supported where all the criteria below is satisfied:

1. there is no prospect of the current use continuing (which is evidenced)
2. there are adequate similar use facilities either within that settlement or adjoining countryside which cater for the needs of the local population and is accessible by walking or cycling - a distance of 800m
3. the current or previous use is no longer viable, demonstrated by audited financial and marketing evidence over an agreed reasonable period.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however protecting existing and supporting new community facilities will create a healthier environment which will benefit human health and well being.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy focuses on the protection and support of community facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy focuses on the protection and support of community facilities, which has a very positive impact on the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy does not include measures for carbon reduction, but if local services are available using active travel or public transport, this will have a positive impact on carbon reduction.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. A positive policy in terms of SA objectives 1,3,5 and 10. Neutral impacts on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

Policy RLP.117 Active Travel

New development must demonstrate that it maximises the opportunities for active travel, supporting the accessibility and ease of healthier and low carbon forms of travel, both for travellers and the local environment.

Development proposals should provide accessible, safe and direct routes to key local hubs (such as schools, shops, town centres etc) integrating high-quality green infrastructure and street trees to improve comfort and appeal to active travellers

Covered, secure and safe cycle storage should be provided for every new residential property, place of work, community and public facilities or areas.

Proposals for development, improvements or upgrades of strategic and national routes, as identified in appropriate plans, will be supported. Where development proposals are well related to such routes they will be expected to support their delivery through construction, preparatory works and/or financial contributions.

High Priority strategic routes are:

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy seeks opportunities for active travel, supporting ease of healthier travel, whilst providing accessible, safe and direct routes to local hubs, integrating green infrastructure. Also expected cycle storage for every property, work and community facilities. This all has positive effects on improving health and wellbeing in local populations, by reducing the reliance on cars and providing the population with a means to take a more active approach to reaching their destination.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

3. To provide accessible community services, recreation and leisure facilities.	+	The policy seeks opportunities for active travel, supporting ease of healthier travel, whilst providing accessible, safe and direct routes to local hubs, integrating green infrastructure and this is a means of benefiting recreation/leisure.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – however, policy expects integration of green infrastructure.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – however, policy expects integration of green infrastructure.
8. To maintain and improve air quality.	+	Policy encourages safe active travel which would help to reduce reliance on cars and improve air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy encourages safe active travel which would help to reduce reliance on cars and thus reduce carbon emissions.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Positive impacts on SA objectives 1,3,8 and 10. Neutral impacts on all other SA objectives dependent on the development itself.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. 		

- Where are the routes?

Policy RLP.II 8 Cycle Routes

Throughout the district the opportunity will be taken to establish additional and improved cycle connections, especially where they provide linkages between settlements serving existing and planned development. Where feasible contributions will be sought from developments that may benefit. The design of any routes should enable their use as green infrastructure and minimise the use of all but minor roads. The LP will support the increased use of cycling as a means of travel as well as the expansion of recreational opportunities. Examples of routes that will be supported include:

1. The establishment of a route between Lydney and Parkend.
2. Christchurch/ Berry Hill Cycle Route
3. The establishment of new cycle routes from Christchurch and Berry Hill to Coleford and to the main recreational cycling area in the Forest of Dean.
4. Christchurch to Coleford Cycle Route
5. The establishment of a cycle route to Coleford from Christchurch.
6. Newent to Gloucester
7. Land will be safeguarded for the establishment of a cycle route from Newent to Gloucester.
8. Wye Valley
9. Further extension of the Wye Valley Greenway including connections to the planned development at Beachley and other centres.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The policy seeks to provide and support cycle routes, and increase the use of cycling as a means of travel as well as recreation. This has obvious health benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy seeks to provide and support cycle routes, and increase the use of cycling as a means of travel as well as recreation.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	The policy seeks inclusion of green infrastructure where possible and appropriate which will benefit the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy seeks inclusion of green infrastructure where possible and appropriate which will benefit biodiversity.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however by supporting and providing a clean form of travel through cycling, this will have a knock-on beneficial impact on air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however by supporting and providing a clean form of travel through cycling, this will have a knock-on beneficial impact for achieving net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall, a positive policy particularly in terms of SA objectives 1 & 3, 6,7,8 and 10. Neutral impacts on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• Take account of Active Travel Strategy		

Policy RLP.119 The reinstatement of the Herefordshire and Gloucestershire Canal

The reinstatement of the Herefordshire and Gloucestershire Canal is supported by the Local Plan and land as specified below is protected from other development. This comprises:

1. The original route as shown on the policies map where it has not been subsequently obstructed and is not the subject of agreed diversions.
2. Diversions agreed with the landowner that have the support/ approval of the LPA.
3. Land as shown on the policies map which provides for a continuous route where 1 or 2 above do not apply
4. Land agreed to be protected for essential ancillary structures.

The reinstatement of the canal may use alternative areas to those protected and may divert from the protected lines (either the original route or additional land under 3 above) where there is agreement with the landowner to do so. These alternatives will require planning permission as will various other work associated with the canal.

In evaluating planning applications for the canal, the full range of policies in the local plan will be relevant and evaluation of the impact on the landscape will be especially important. Overall the canal like other development will be expected to make a positive contribution to the area through which it passes especially in respect of its impact on the landscape, recreational benefits, biodiversity benefits and provision of green infrastructure.

The requirements of the Environmental Impact Assessment Regulations, including cumulative impacts, will need to be considered, any may apply whether or not planning permission is required.

A small section of the canal route lies within a high risk area in respect of former coal mining activity and further consultation with the Coal Authority will be required, as will a Coal Mining Risk Assessment.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects the canal to make a positive contribution to the area through which it passes especially in respect of its recreational benefits as well as green infrastructure which has positive benefits in terms of health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – not relevant to this policy.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects the canal to make a positive contribution to the area through which it passes especially in respect of its recreational benefits as well as green infrastructure which has positive benefits for this SA objective.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific on this issue.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific on this issue, however, the reinstatement of the canal may in places enhance tourism.
6. To protect and enhance the landscape.	+	Policy expects the canal to make a positive contribution to the area through which it passes especially in respect of its impact on the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy expects enhancement of biodiversity through improved landscaping and GI.
8. To maintain and improve air quality.	0	Positive contributions to landscape, biodiversity and GI can have positive effects on air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific on this issue.

I0. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral, but EIA requirements noted.
I1. To reduce waste generation and achieve sustainable management of waste.	0	Neutral, but former mining activity is noted.
I2. To safeguard historical and cultural assets	+	Policy seeks reinstatement of this heritage asset
Overall Impact: Mixed impact, but mainly positive. Impacts positively (and very positively) upon SA objectives I,3,6,7,9 & 12. Neutral impacts upon all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.120 Dean Forest Railway

The further development of the Dean Forest Railway is supported. Land will be safeguarded at Parkend (west of Cannop Road) and also at Lydney, Policy LP.52 Lydney Railway Station and the settlement description for Parkend.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy safeguards the Dean Forest Railway, which is recreational facility.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	By safeguarding the Dean Forest Railway, which is an historical and cultural asset as well as being recreational, this would have benefits for the local economy through tourism.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainable water resources management.		
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development. However, it is noted that this railway is not for general transport purposes (it provides recreational travel). Plus some of the train engines are diesel or steam, which may not improve carbon emissions. However, this may be offset depending on the development details.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy safeguards the Dean Forest Railway, which is an historical and cultural asset as well as being recreational.
<p>Overall Impact: Mixed impact. But positive policy particularly in terms of SA objectives 3, 5 and 12. Neutral impacts on all other SA objectives, with some also depending on the development itself.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> • Take policy forward. • Need to exchange # (Policy number for Railway Station Area). 		

ENVIRONMENT SECTION

Policy RLP.121 Nature Conservation – Protected Sites

Sites protected for their nature conservation value will be protected from development.

International sites

Development that could have an adverse effect* (either individually or in combination with other developments) upon an internationally designated nature conservation site (including proposed sites and sites acquired for compensatory measures) will not be permitted.

Development within identified zones of influence and on land functionally linked to protected sites must demonstrate (including through HRA) that it will not have an adverse effect on the protected sites and will be required to provide suitable mitigation where necessary *that is where adverse effects cannot be ruled out as assessed by HRA or other appropriate assessment.

National sites

Development that is likely to have an adverse effect upon a nationally designated nature conservation site (either individually or in combination with other developments) will not be permitted. Exceptions will only be considered where the benefits of development at the site clearly outweigh the impact development is likely to have both on (a) its special features and (b) the national network of Sites of Special Scientific Interest. Where a proposal is permitted appropriate mitigation or compensation will be required.

Local sites

Development proposals that are likely to cause harm to locally identified wildlife sites and Local Nature Reserves, where such harm cannot be satisfactorily mitigated or adequately compensated for, will not be permitted unless it can be demonstrated that the benefits of the proposal clearly outweigh the impact of the development on the nature conservation value of the site.

Development should maintain Local Geological Sites for their scientific and educational value. Development that significantly adversely affects local geological features will be permitted only where comparable sites can be identified or created elsewhere, or the impact can be adequately mitigated through other measures. This policy must be considered alongside the requirement for the establishment of BNG and any mitigation

in relation to the development sites themselves in addition to the possibility of the development having an impact on the protected site itself and its area of influence. Policy LP. 99 Habitat And Species Protection below (irreplaceable habitats is also of key importance).

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy is not specific to this issue, however by improving nature conservation, this would have positive impacts on local landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	The whole policy seeks to promote nature conservation (BNG, GI) and protect sites of local importance.
8. To maintain and improve air quality.	+	Policy does not include this issue, however, nature conservation measures could have positive impacts on the air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy does not include this issue, however, nature conservation measures would have positive impacts on the climate.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Generally positive for SA objectives relating to nature/biodiversity. Impacts positively upon SA objectives 6-8 and 10. Neutral impacts upon all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• LP.99 isn't the correct reference		

Policy RLP.122 Habitat and Species Protection

Irreplaceable Habitats

Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including ancient woodland and veteran trees, unless there are wholly exceptional reasons and a suitable compensation strategy will be delivered.

Local Nature Recovery Strategy (LNRS) compliance

All major development proposals or where the development is within 200m of a LNRS corridor proposals must demonstrate how they align with any adopted or emerging Local Nature Recovery Strategy (LNRS). Proposals must

1. Protect habitats of importance as identified within the LNRS;
2. Deliver measurable Biodiversity Net Gain (BNG), informed by the biodiversity opportunity areas shown in the emerging LNRS interactive mapping.
3. Demonstrate compliance by submitting a written assessment explaining how the scheme has considered the LNRS. The assessment should be prepared by a competent person, appropriate to the scale and technical requirements of the context and include spatial evidence and overlays of LNRS mapping with post-development site plans.

Habitats and Species

All development proposals will be considered in the context of the relevant Local Authority's duty to promote the protection and recovery of priority species and habitats. Adverse impacts on European, UK protected species, UK Priority and locally important species must be avoided, subject to the legal tests afforded to them where applicable. Development should seek to preserve, restore and re-create priority habitats, ecological networks and the protection and recovery of priority species set out in the Natural Environment and Rural Communities Act 2006, Biodiversity Action Plan, Local Nature Recovery Strategy. Where adverse impacts are likely, development will only be supported where the need for and benefits of the development clearly outweigh these impacts. In such cases, appropriate mitigation or compensatory measures will be required.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	By protecting natural irreplaceable habitats, this will also ensure protection and enhancement of the landscape.
7. To conserve and enhance biodiversity, flora and fauna.	+	The enhancement and preservation of biodiversity is at the core of this whole policy.
8. To maintain and improve air quality.	+	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Protecting irreplaceable habitats such as ancient woodland can help to reduce carbon emissions.

11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mixed impact. Impacts positively upon SA objectives 6-8 & 10. All other impacts are neutral dependent on the development.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.123 Green and Blue Infrastructure

All development proposals should, where appropriate to their nature and scale

1. protect existing green and blue infrastructure and the functions this performs
2. increase the functionality of existing and planned green and blue infrastructure especially where this helps to mitigate the causes of and addresses the impact of climate change
3. improve the quality of existing green/blue infrastructure, including local networks and corridors, specifically to increase its attractiveness as a recreational opportunity and its value as a habitat for biodiversity
4. protect and improve access to and connectivity between existing and planned green/blue infrastructure to develop a continuous right of way and greenway network and integrated ecological system/network
5. secure new green/blue infrastructure in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies
6. provide long-term management arrangements for enhanced green/blue infrastructure within development sites.

Where a loss or negative impact on green/blue infrastructure functionality or ecological system/network is unavoidable development proposals will need to demonstrate what mitigation measure are proposed an/or replacement green/Blue infrastructure will be provided. Any replacement or mitigation measure should seek to secure a net gain in biodiversity and be deployed as closely as possible to the affected green/blue infrastructure asset. These and other features such as the Herefordshire and Gloucestershire Canal are expected to provide important additions to the network. Other features, not all linear, will also be expected to embrace a dual role and these include cycle tracks, footpaths, and recreation areas along with any new roads.

Development that is demonstrably harmful to an identified strategic green/blue infrastructure asset or adversely affects the functioning and/or implementation of the approved strategic green/blue infrastructure projects will not be permitted

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, by increasing GI which can be used for recreation spaces and creates an improved landscape, biodiversity, improved air quality and quality of living, this helps to improve health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy places an emphasis on spaces that can fulfil a number of different roles (for example as space for nature, recreation, routes for active travel and flood storage).
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	GI and BI can be beneficial to the local landscape, providing attractiveness.
7. To conserve and enhance biodiversity, flora and fauna.	+	GI and BI provides provision for habitat. Loss of GI/BI has negative impact on ecological system.
8. To maintain and improve air quality.	+	Creating and enhancing Green Infrastructure can benefit local air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy seeks to provide BI, but does not go into depth on water management.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy identifies that GI and BI can help to mitigate the causes of and addresses the impact of climate change.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mixed impact. Policy has a positive impact on SA objectives 1,3,6-10. Policy will have a neutral impact on all other SA objectives.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward
- Insert full stop on last word.
- Typo in point 3 – should be ‘including’
- Typo – should be ‘measures are’
- Typo – should be ‘green/blue’ not ‘green/Blue’

Policy RLP.124 Biodiversity And Biodiversity Net Gain

Development proposals must provide an assessment of biodiversity of a site prior to development and demonstrate a net gain of at least 10% in accordance with the NPPF.

Development over 2.5ha or 100 new dwellings must demonstrate a net gain of at least 20%, subject to a viability assessment.

BNG should be provided on site in a consistent manner with the other policies of the plan. The principle of habitat connectivity should be applied so that net gain resulting from a development is also best able to contribute to the wider area including the LNRS.

Where the full BNG requirement cannot be met on site the following hierarchical approach for offsite provision must be followed.

- Immediate locality
- Forest of Dean District administrative and Biosphere area
- Gloucestershire County
- Regional
- National

The above principle will be applied to smaller developments as well as those defined as major, with applicants being required to demonstrate how new development will have a net positive impact on the site's biodiversity.

Biodiversity enhancements

In addition to BNG requirements proposals for new dwellings, two storey extensions or application areas over 50sqm provide at least two permanent artificial biodiversity enhancement features appropriate to the location and nature of development. These may include, but not exclusively:

- Bird boxes/nesting features
- Bat boxes / nesting features
- Accessible hedgehog highway routes
- Wildfire ponds or water features
- Amphibian and/or reptile refugia

Provisions for wildlife should be specific to the development and informed by local species records and connected habitats. The council may produce further on creating habitats and shelter for wildlife.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy is not specific to this issue, however, by requiring BNG, this can benefit the landscape through planting and protection of the BNG areas.
7. To conserve and enhance biodiversity, flora and fauna.	+	The whole focus of this policy is not just mitigation, but enhancement of biodiversity, flora and fauna.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however, by BNG can improve air quality through planting.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy is not specific to this issue, however, by improving biodiversity, it may help reduce carbon emissions through increased planting.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 6,7,8 and 10. Neutral impact on all other SA objectives, dependent on development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">Take policy forward.		

Policy RLP.125 Biodiversity Generally

All development must demonstrate a positive approach to reducing the impacts of external lighting on wildlife, neighbours and general light pollution.

Lighting must follow the principles of "right light, right place, right time" and take a hierarchical approach to lighting provision

1. Avoid unnecessary lighting - through design and layout
2. Reduce the spatial and vertical luminance
3. Restrict impact - through directional luminaires, full cutoff fittings, warm correlated colour temperature ($\leq 2700\text{--}3000\text{ K}$),

Luminance, vertical illuminance and obtrusive light must be controlled to prevent adverse light spill onto habitats, hedgerows, bat commuting/foraging routes, watercourses and heritage features.

Lighting columns, fittings and mounting heights must be sited and specified to reduce upward and horizontal spillage; horizontal lux on sensitive features should be minimised and demonstrated in a lighting layout and contour plan.

Where proposals are within or adjacent to ecological networks, statutory or non-statutory wildlife sites, or areas known to support light-sensitive species (e.g., bats, otter, nocturnal invertebrates), applicants must submit an External Lighting and Ecological Impact Assessment prepared by a competent ecologist and lighting designer showing predicted illuminance and proposed mitigation. Mitigation may include directional shielding, timers/curfews, motion activation limited to short-duration, low-intensity triggers, and avoidance of continuous overnight illumination where wildlife impacts would occur.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent	0	Neutral impact – policy is not specific to this issue. Dependent on development.

sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy is not specific to this issue, however, by managing the effects of lighting and reducing light pollution, this can benefit the landscape as a whole.
7. To conserve and enhance biodiversity, flora and fauna.	+	The whole focus of this policy is about reducing impacts of light pollution on wildlife.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 6 and 7. Neutral impact on all other SA objectives, dependent on development.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.

Policy RLP.126 Renewable Energy

The Council is committed to supporting the transition to a zero carbon future and will seek to maximise appropriately located renewable and low carbon energy generation (electricity and heat) in the district, and also as part of the wider Gloucestershire Local Area Energy Plan.

Proposals will be supported for renewable and low carbon energy schemes (including ancillary development), where the direct, indirect, individual and cumulative impacts of the following are, or will be made, acceptable:

1. As a result of renewable energy development scale, siting or design impacts on the landscape character, visual amenity, nationally designated landscapes and their settings, biodiversity, water quality, flood risk, townscape and heritage assets of the district, highway safety, aviation and defence navigation system/communications are satisfactorily addressed;
2. Impacts on the amenities of sensitive neighbouring uses and local residents are minimised (including noise, dust odour, shadow flicker, air quality and traffic);
3. The wider environmental, economic, social and community benefits directly related to the scheme outweigh any significant adverse effects; and
4. The proposal is consistent with other relevant policies in the Local Plan.

Support will be given to community-led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/ manage the project and distribute any income from it.

In areas that have been designated for their national importance, as identified in the National Planning Policy Framework, renewable energy infrastructure will only be permitted where it can be demonstrated that it would be appropriate in scale, located in areas that do not contribute positively to the objectives of the designation, is sympathetically designed and includes any necessary mitigation measures.

The Council will require that where renewable energy installations become non-operational the facility will be removed and the site will be fully restored to its original condition as soon as is reasonably practical.

Thermal Energy Distribution: Heating and Cooling Networks

The Council will support proposals for, and encourage the inclusion of, heating and cooling distribution networks, providing they comply with other relevant policies within the local plan.

Where feasible, new major development should provide new/purpose built low carbon heating/cooling networks. It is expected that networks:

1. Are designed for cost effective future connection to a proposed or planned network.
2. Employ individual or communal sustainable, renewable, or low carbon heating and/or cooling.
3. Make use of ambient or secondary heat sources (in conjunction with heat pumps where required).
4. Demonstrate compliance with appropriate technical standards (currently CIBSE's Heat Networks Code of Practice for the UK);
5. Be registered with the Heat Trust;
6. Use renewable and/or low carbon sources for their energy centre
7. Provide heat and/or cooling services at a fair and affordable price; and
8. Where refrigerants are to be used, the global warming potential should be taken into account.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy supports low carbon energy schemes where impacts on the amenities of sensitive neighbouring uses and local residents are minimised (including noise, dust, odour, shadow flicker, air quality and traffic) and also to ensure that the wider social and community benefits directly related to the scheme outweigh any significant adverse effects. These measures have positive impacts on health and wellbeing.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The whole policy focusses on measures to reduce carbon emission to achieve net zero which will provide sustainably constructed and more affordable homes for the future.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy seeks to ensure that the wider social and community benefits directly related to the scheme outweigh any significant adverse effects.

4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy seeks to ensure that the wider economic benefits directly related to the scheme outweigh any significant adverse effects.
6. To protect and enhance the landscape.	+	Policy supports low carbon energy schemes where impacts on the landscape are minimised.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy supports low carbon energy schemes where impacts on biodiversity are minimised.
8. To maintain and improve air quality.	+	Policy supports low carbon energy schemes where impacts on air quality are minimised.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Policy supports low carbon energy schemes where impacts on water quality and flood risk are minimised.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The whole purpose of the policy is to encourage/support low carbon energy in order transition to a zero carbon future.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy supports low carbon energy schemes where impacts on heritage assets are minimised.
Overall Impact: Mixed impact. Impacts very positively upon SA objectives 1,2, 3, 5-8, 10 & 12. Neutral impact on all other SA objectives dependent on the development.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.127 Sustainable Design, Construction and Low Carbon Energy

All development should contribute to both mitigating and adapting to climate change.

All new development must follow a fabric first approach, utilise landform, layout, building orientation and landscaping to minimise energy consumption and adopt the following energy hierarchy:

- I. Minimise the demand for energy;
- II. Maximise energy efficiency;
- III. Utilise renewable energy;
- IV. Utilise low carbon energy; and
- V. Utilise alternative energy sources / offset residual emissions.

Residential Development

New build residential development [\[AC1\]](#) [\[AC2\]](#) is required to achieve a zero-carbon in operation standard by adopting the energy hierarchy to significantly reduce the heat and power demand of the building. The total energy demand should then be provided by onsite (preferably on-plot) renewable energy generation (generating as a minimum the same amount of renewable energy on-site as the development demands over the course of a year). This demand includes all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance.

New build residential proposals must include an Energy Statement detailing how zero – carbon in operation will be achieved including total energy demand and renewable generation calculations, and will need to demonstrate the following:

1. no fossil fuel primary space heating or hot water systems are installed;
2. a site average space heating demand of 15kWh/m²/yr;
3. a site average total energy demand of 35 kWh/m²/yr; and
4. no single dwelling unit to have a total energy demand in excess of 40 kWh/m²/yr, irrespective of amount of on-site renewable energy production. (For the avoidance of doubt, 'total energy demand' means the amount of energy used as measured by the metering of that home, with no deduction for renewable energy generated on site).

Where the use of on-site renewable energy generation to meet total energy demand is demonstrated to be not technically feasible (for example with apartments) or is not economically viable, the energy statement should first demonstrate how the proposal will meet the space

heating and total energy demand thresholds and then secondly, how renewable energy generation will be maximised as much as possible. Finally, and as a last resort, any residual energy which cannot be met by onsite generation is to be offset through developer contributions.

Passivhaus

As an alternative to an energy statement, compliance with this policy can be demonstrated by providing evidence of Passivhaus Plus or Premium certification; or - Passivhaus Classic, provided this is supplemented with evidence to demonstrate how total energy demand will be met by onsite renewable energy generation.

Exceptions

In some areas (add Zone / Map Link / List) it is acknowledged that meeting all requirements of this policy for residential development may not be possible in some cases in order for development to be viable. Consequently, for proposals in this area the Energy Statement submitted must adopt the energy hierarchy and set out the extent to which the space heating and total energy demand thresholds can be met in order to enable the development to become viable.

Non-residential Development

All new non-residential development is required to achieve a zero-carbon in operation standard, by adopting the energy hierarchy to significantly reduce the heat and power demand of the building. The total energy demand should then be provided by onsite (preferably on-plot) renewable energy generation (generating as a minimum the same amount of renewable energy on-site as the development demands over the course of a year. This demand includes all energy use (regulated and unregulated), calculated using a methodology proven to accurately predict a building's actual energy performance.

New build non-residential proposals must include an Energy Statement detailing how zero – carbon in operation will be achieved including total energy demand and renewable generation calculations.

Opportunities for renewable energy to mitigate all operational emissions should be maximised unless this would not be appropriate for planning or technical reasons due to site specific circumstances for example if the building is over-shadowed by trees/other buildings, or if a green roof solution is being proposed.

Any residual energy which cannot be met by onsite generation is to be offset through developer contributions.

Existing Buildings

Where planning permission is required for an existing building (including extensions and change of use), retrofitting measures to reduce carbon emissions, improve energy performance, and increase resilience to climate change (e.g. the alleviation of summer overheating) will be supported. Whenever possible, Retrofit work should be conducted following PAS 2035, with any works conducted on heritage (pre-1919) or protected buildings also requiring professionals to have relevant qualifications (e.g. ABBE Level 3 Energy Efficiency for older Buildings or equivalent certification) to ensure that changes are made using correct materials and avoid harming the building's fabric, character or hygrothermal (moisture and heat) performance. No fossil fuel shall be used for primary space heating or hot water systems.

Opportunities should be sought to facilitate carbon reduction through retrofitting at whole-street or neighbourhood scales, thereby reducing individual costs, improving viability, and supporting coordinated programmes for improvement.

Proposals that help to secure a sustainable future for historic buildings and other designated and non-designated heritage assets will be supported and encouraged where they:

1. conserve (and where appropriate enhance) the design, character, appearance and historical significance of the building; or
2. facilitate their sensitive re-use where they have fallen into a state of disrepair or dereliction and are at risk (subject to such a re-use being appropriate to the specific heritage asset).

Embodied Carbon

All development should take opportunities to reduce embodied carbon through design, choice of construction materials and construction methods (e.g. using locally sourced materials, offsite modular construction and construction waste minimisation practices).

To avoid the waste of embodied carbon in existing buildings and minimise the creation of embodied carbon in new build, repairing, refurbishing, re-using and re-purposing existing buildings over their demolition will be supported.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, by improving energy performance, this can result in lower costs for households, alleviation of summer overheating and improvements in air quality, all of which have health benefits.

2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The whole policy focusses on measures for sustainable design to reduce carbon emission to achieve net zero which will provide sustainably constructed and more affordable homes for the future.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Policy is not specific to this issue, however, it does encourage use of local construction materials, which could have benefits for the local economy.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
8. To maintain and improve air quality.	+	Policy supports low carbon energy schemes which has benefits on air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Policy supports low carbon energy schemes where impacts on water quality and flood risk are minimised.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The whole purpose of the policy is to encourage/support low carbon energy in order transition to a zero carbon future.
11. To reduce waste generation and achieve sustainable management of waste.	+	Policy states that 'to avoid the waste of embodied carbon in existing buildings and minimise the creation of embodied carbon in new build, repairing, refurbishing, re-using and re-purposing existing buildings over their demolition will be supported'.

12. To safeguard historical and cultural assets	+	Policy requires that whenever possible, retrofit work conducted on heritage (pre-1919) or protected buildings require professionals to have relevant qualifications (e.g. ABBE Level 3 Energy Efficiency for older Buildings or equivalent certification) to ensure that changes are made using correct materials and avoid harming the building's fabric, character or hygrothermal (moisture and heat) performance. Also, proposals that help to secure a sustainable future for historic buildings and other designated and non-designated heritage assets will be supported and encouraged where they: conserve (and where appropriate enhance) the design, character, appearance and historical significance of the building; or facilitate their sensitive re-use where they have fallen into a state of disrepair or dereliction and are at risk (subject to such a re-use being appropriate to the specific heritage asset).
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Overall Impact: Mixed impact. Impacts very positively upon SA objectives 1,2, 8, 10-12. Neutral impact on all other SA objectives dependent on the development.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- What are AC1 and AC2?

Policy RLP.128 Climate Adaptation

Our climate has and is changing. Development must respond to the impacts of our changing climate. New development must include and demonstrate how it responds to:

- Warmer wetter winters
- Hotter drier summers
- Increase in intensity of rainfall and storm events

Measures Should include

Outdoor areas that provide shade, sited to take advantage of natural airflow with seating

Use of vegetation, for providing shading and on surfaces including also roofs and vegetated walls to reduce heating

Rainfall water management to respond sudden increases and for cooling public areas

Be designed to enable airflow through buildings,

Open water features and fountains

Shaded public spaces and footpaths

External finishes that are designed to avoid heat absorption; and

Site layout and orientation to maximise cooling providing an interconnection of greenspaces and corridors.

Using solar gain when required but avoid excessive heating (such as from positioning and shading of windows to gain winter sun but limited summer exposure- more overhead)

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	The whole policy focusses on measures to adapt to climate change and some of these are health related, such as improving shade, air flow, and cooling public spaces, etc.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	The whole policy focusses on measures for climate adaptation to provide sustainably constructed and more affordable homes for the future.
3. To provide accessible community services, recreation and leisure facilities.	+	The policy requires elements such as shaded public spaces and footpaths and open water features and fountains, to provide recreation facilities.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	The policy requires elements such as shaded public spaces and footpaths and open water features and fountains, use of vegetation for providing shading, including roofs and walls and this will help to conserve and enhance biodiversity.
8. To maintain and improve air quality.	+	The policy requires construction to be designed to enable airflow through buildings,
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The policy supports rainfall water management.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	The whole policy focusses on measures to alleviate climate impacts, and as a consequence this can help reduce carbon emission to achieve net zero.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.

Overall Impact: Mainly positive impacts on SA objectives 1-3 and 7-10. Neutral impacts upon all other SA objectives.

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward
- What does More Overhead refer to?

Policy RLP.129 Design Principles

New development will be expected to be of a high quality design making a positive and enduring contribution to the quality of the area in which it is proposed. To do this it will need to do the following and comply with any other LP relevant policies:

1. Meet climate change objectives through design solutions including the orientation of buildings and their construction taking into account potential heating and cooling avoiding fossil fuels see [Construction And Use Of Buildings](#)
2. Establishing or supporting a strong sense of place,
3. Take account of local character, supporting local distinctiveness and history and demonstrating how these considerations inform the design solutions proposed,
4. Ensure that the style and nature of materials used in developments demonstrates an appreciation of traditional characteristics, styles and materials that are in use in the locality, making use of such styles and materials where appropriate
5. Being visually attractive, employing good architecture and landscaping with a range of integral open space serving a variety of purposes which respects the amenity of residents and others.
6. Demonstrate why any proposed demolition is necessary as opposed to the reuse of existing buildings.
7. Contribute to environmental enhancement, for example through the design and use of open space, GI and multi purpose SUDs features
8. Adopt an inclusive approach to produce safe and accessible environments that will embrace the needs of all different groups in the community.
9. Providing layouts with pedestrian and cycling routes integrated within the overall layout and having a distribution of open space which allows connectivity within the development and to adjoining areas
10. Being designed to support the use of public transport and
11. Achieving safe and suitable lighting without excessive scatter which meets any ecological or amenity requirements such as the need to respect the CPRE or other mapping of dark skies.

Proposals should show how they achieve the above by reference to the relevant local and national design guidance and other material including any required or otherwise submitted in support of a planning application.

Communal local energy generation and district heating schemes which use renewable sources will be encouraged.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy expects development to be designed to support public transport use and provide layouts for pedestrian and cycling routes. Also expects construction of housing takes into account orientation for heating and cooling. All of which have health benefits.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	+	Expects visual attractiveness, good architecture and respects amenity of residents. Policy takes into account heating and cooling of houses and expects the adoption of accessible and safe environments that embraces all different communities.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy expects development to be designed to support public transport use and provide layouts for pedestrian and cycling routes, which can provide recreation facilities and access to community services.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy requires environmental enhancement, design and use of open space, GI and multi-purpose SUDS, as well as taking into account local character. Plus it requires the employment of good architecture and landscaping.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy requires environmental enhancement, design and use of open space, GI and multi-purpose SUDS, as well as taking into account local character. Plus it requires the employment of good architecture and landscaping, which would be beneficial to biodiversity.

8. To maintain and improve air quality.	+	Policy does not include this issue specifically, however, design measures to improve locality and landscaping measures could have positive impacts on the air quality.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy includes the design of multi-purpose SUDS features.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Schemes must be designed to support use of public transport, allow for active travel, pedestrian and cycle routes. Construction must take into account orientation of buildings and environmental enhancement.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy is not specific to heritage assets, but does mention local distinctiveness and history. Plus, the general design advice would still be relevant and beneficial. Could refer more specifically to heritage assets within policy.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 1-3 and 6-10 and 12. Neutral impacts on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.130 Historic Character and Distinctiveness

In order to maintain its cultural identity and sense of place, development should protect and promote the special qualities, historic character and local distinctiveness of the district. Development proposals will be required to demonstrate that they preserve and enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic architectural, landscape or townscape quality. Particular attention should be paid to the following:

1. Local distinctive and cohesive style that provides local character to towns and villages
2. The built form and setting of the traditional settlements in and around the Forest of Dean (Statutory Forest).
3. Protected buildings and structures, including designated and non-designated heritage assets
4. Remaining features (buildings, structures and sites) relating to the industrial history of the area.
5. Individual buildings or structures that are of historical or cultural significance and or contribute to the character of a settlement or locality
6. Other buildings or areas of local and or national cultural significance
7. Open spaces of historic and/ or cultural significance

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of local historic environment.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of local historic environment.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue.

5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of local historic environment.
6. To protect and enhance the landscape.	+	Historic landscapes are protected by this policy.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue.
12. To safeguard historical and cultural assets	+	The whole policy focuses on the protection and promotion of historical and cultural assets.
Overall Impact: Overall, a positive policy which focuses on protection and promotion of local heritage. Impacts positively upon SA objectives 6 and 12 in particular with neutral impact on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.131 Locally Distinctive Areas

Development will be supported where proposals avoid harm to the character of Locally Distinctive Areas as defined in the Local Plan. Development will be supported where it enhances important features. The following will need to be considered

1. Gaps in existing frontages
2. Irregular areas of open land, especially forest waste
3. views through and including the above
4. walls and other means of enclosure
5. traditional buildings and structures
6. the prevailing density/ grain of an area or part
7. orientation of buildings.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of LDAs.

6. To protect and enhance the landscape.	+	Policy resists development which is harmful to character of LDAs.
7. To conserve and enhance biodiversity, flora and fauna.	0	Neutral impact – policy is not specific to this issue, but could have knock-on positive affect if development is considerate of LDAs.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue.
12. To safeguard historical and cultural assets	+	The policy considers traditional buildings and structures as important features.
<p>Overall Impact: Overall, a positive policy focusing on the protection of the Locally Distinctive Areas, and whilst the policy has a neutral impact on most of the SA objectives, there could be a positive knock-on effect from this level of protection. Impacts positively upon SA objectives 6 and 12 in particular with neutral impact on all other SA objectives.</p> <p>Possible Changes to the Draft Policy/Mitigation and Recommendations:</p> <ul style="list-style-type: none"> Take policy forward. 		

Policy RLP.132 Locally Valued Landscapes

The following locally valued landscapes are identified on the policies map. They should be considered alongside other national and local designations such as National Landscapes and the Statutory Forest. Development within them must demonstrate that it does not have an adverse impact taking account of their nature and purpose as referred to below and elsewhere in the LP. Proposals for landscape and/ or biodiversity enhancements of the areas compatible with their function will be supported subject to other policies of the LP.

Hartpury University and College: An area within which an overall landscape strategy is sought in order to enhance the local landscape including especially the setting of Hartpury House while supporting the continued development of the establishment.

May Hill: Development proposals within the identified area (LVL) will be required to demonstrate that they will not adversely affect the character and landscape setting of May Hill and should show how they add to (i.e. enhance) the overall quality of the area. The assessment of all proposals will include consideration of the following aspects in addition to protection and enhancement of biodiversity required by other LP policies.

1. Visual- whether proposals would have a detrimental effect on long distance or local views of or from May Hill
2. Amenity (in addition to visual) – whether proposals could adversely affect the settled nature and tranquillity of the locality, by virtue of noise and other disturbance (e.g. traffic).
3. Whether and how the development proposed would contribute to or enhance the landscape character of May Hill.

Staunton Corse/ Lowbands: Two areas which form the wider setting for the Staunton/ Corse and Lowbands Conservation Areas and within which development proposals must demonstrate that they are not detrimental to the protection of the Conservation Area, and other heritage assets including the local landscape itself.

Coleford: An area which adjoins Coleford town and abuts the various satellite settlements and which provides its largely open setting along with parts of the statutory forest . New development must demonstrate that it does not detract from the open setting of the town, its satellite settlements or an appreciation of the local landscape.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts by providing natural recreation resources which improves health and wellbeing generally.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	+	Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts by providing natural recreation resources.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	+	Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts by attracting visitors.
6. To protect and enhance the landscape.	+	Policy focuses on protected Locally Valued Landscapes.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts for biodiversity.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	+	Policy is not specific to this issue, however, protecting the landscape would have positive knock-on impacts for local heritage.
Overall Impact: Overall, a very positive policy providing benefits across the board from the provision and protection of Locally Valued Landscapes. Impacts positively upon SA objectives 1,3,5-7 and 12, and neutral impact on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations: <ul style="list-style-type: none">• Take policy forward.• Remove space before full stop for 'statutory forest.'		

Policy RLP.133 Water and Rivers

Part 1:

Safeguarding water is vital to the prosperity and environment of the Forest Dean. Development must demonstrate that it will avoid adverse impacts and where possible deliver improvements to the water environment in terms of water quality, resource and flood management.

The following types of development will only be permitted where they adequately demonstrate that there will be no adverse impacts or additional risks to the water environment including, but not exclusivity, areas identified in Part 2 of this policy:

- Major developments
- Within 5km of a Special Area of Conservation
- Within 100m of a water course, drainage channel, flood zones 2 & 3.
- On or Adjacent to a water course or feature that is hydrologically linked to the wider catchment.
- Where screening is required by Natural England Standing advice
- The construction and/or operation for the prosed development represents an increased level of risk to the water environment

Part 2:

1. Cumulative impacts and catchment-scale approach

- cumulative effects of the proposed development together with existing, committed and reasonably foreseeable developments on water quality, quantity, flood risk and ecological condition at the catchment scale.
- Where local or catchment deficits in water quality, flood storage or ecological function exist, the council may require proportionate off-site mitigation, habitat restoration or contributions to agreed catchment-scale measures.

2. Water quality and pollution prevention

2. Water quality and pollution prevention

- Proposals must demonstrate no net deterioration in surface water or groundwater quality and must not cause or exacerbate risks to water and drainage infrastructure.
- A Pollution Prevention and Water Quality Management Plan must be submitted for all developments that could affect water quality via surface, ground or air pathways. The plan must set out construction-phase controls and operational pollutant control measures (CEMP), specify source-control and treatment measures and identify monitoring and trigger levels.

3. Flood risk and climate resilience

- Development must be located outside the functional floodplain unless there is an overriding justification and no reasonably available alternative site; where development is permitted in areas of residual risk it must be sequentially and sustainably located and designed to be safe for its lifetime without increasing flood risk elsewhere.
- The applicant must submit a site-specific Flood Risk Assessment proportionate to the scale and climate allowances and local guidance. Where a flood risk assessment or other supplementary material is necessary it will need to meet the requirements of the LLFA/ EA and address any issues raised
- Development must incorporate design measures to maintain or enhance floodplain storage, maintain flood flow routes and set aside realistic exceedance routes for vehicles and pedestrians.

4. Sustainable Drainage and runoff management

- Surface water must be managed by a hierarchy that seeks to retain infiltration on-site, then attenuate and treat to achieve greenfield-equivalent runoff rates and volumes.
- Applicants must provide a detailed Sustainable Drainage (SuDS) Strategy showing design, treatment trains, exceedance flow routes, maintenance arrangements and verification testing. SuDS must be designed to treat urban and agricultural pollutants, support biodiversity and provide, where appropriate, quality environment for people.

5. River form, connectivity and ecology

- Where proposals affect protected sites, priority habitats, protected species or local nature recovery strategy priority area , in accordance with other policies within the plan applicants must provide ecological surveys, mitigation, compensation and a biodiversity net gain statement consistent with national and local biodiversity objectives.

- Riparian buffer zones of appropriate width of at least 10m must be provided and retained along watercourses to protect banks, nutrient filtering, bankside and instream habitat and natural connectivity for fish and wildlife.
- Development must avoid culverting or channel realignment unless demonstrably necessary and where exceptional environmental improvements are secured.

6. Hydrology, abstractions and groundwater

- Proposals that require or may influence water abstractions, dewatering or groundwater interception must demonstrate no unacceptable impact on baseflows, wetland function, springs or groundwater-dependent terrestrial ecosystems.
- Groundwater protection measures and appropriate contamination risk assessments must be submitted for sites with potential for contaminated land or pollutant pathways to water.

7. Long-term management, monitoring and securement

- Proposals must include a long-term management and maintenance plan (LEMP) for SuDS, riparian strips, habitat enhancements and any engineered water management features, setting out responsibilities, funding, monitoring metrics and trigger-based remedial actions.
- Required management, monitoring and delivery of mitigation must be secured by planning condition or legal agreement for an agreed timescale proportionate to the feature and risk.

SA Objective:	Impact	Commentary
I. To improve the health and well being of the populations and reduce inequalities in health.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent sustainably constructed and affordable home.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.

4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy includes positive benefits for conserving and enhancing biodiversity, including habitat enhancements, requirements for surveys, mitigation, compensation and biodiversity net gain where required.
8. To maintain and improve air quality.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	The whole purpose of this policy is to achieve sustainable water management, and this includes the following: water quality; pollution prevention; flood risk, sustainable drainage; climate resilience; hydrology, ground water, river form and long term management.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
11. To reduce waste generation and achieve sustainable management of waste.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Mixed impact. Impacts positively upon SA objectives 7 and 9 and neutral impact on all other SA objectives.		
Possible Changes to the Draft Policy/Mitigation and Recommendations:		
<ul style="list-style-type: none"> • Take policy forward. • Duplicated '2. Water Quality and pollution prevention' 		

Policy RLP.134 Site Conditions

Our industrial heritage means that there are many sites that have had one or more industrial or commercial uses which may have resulted in soil and water contamination that may need to be addressed. Sites which pose a current and imminent hazard to health, buildings, water or the environment will need to be managed under the contaminated land provisions of the Environmental Protection Act 1990. Therefore development proposals must demonstrate the following:

1. The impact of the development on any land contamination or risk to the development from ground instability including any mining legacy -
2. The incorporation of appropriate remediation measures and verification works where contamination and /or stability issues are identified
3. The potential for the development to cause pollution on site or elsewhere taking account of any mitigation measures to avoid pollution or environmental improvements where existing problems occur
4. The development's potential impact on groundwater, watercourses and any protected abstractions
5. Any potential impact on the sterilisation of mineral resources and consideration of the potential for the prior extraction of those mineral resources ahead of development
6. Waste minimisation and management during construction (including site preparation) and use of the development proposed

Development that is not able to be satisfactorily accommodated in respect of the above will not be permitted.

In addition in areas at high risk from former mining activity a risk assessment will be required as will consultation with the Coal Authority. Development proposals must then comply with any requirements arising.

SA Objective:	Impact	Commentary
1. To improve the health and well being of the populations and reduce inequalities in health.	+	Policy is not specific to this issue, however avoiding/mitigating risks from site conditions (pollution, stability, etc) will create a healthier environment which will benefit human health and well being.
2. To meet local housing needs, by ensuring everyone has the opportunity to live in a decent	+	The policy seeks to only permit development where there are no risks from site conditions, which works in conjunction with a suitably constructed home.

sustainably constructed and affordable home.		
3. To provide accessible community services, recreation and leisure facilities.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
4. To facilitate the development of academic and vocational skills.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
5. To create a more vibrant and sustainable local economy.	0	Neutral impact – policy is not specific to this issue. Dependent on development.
6. To protect and enhance the landscape.	+	Policy is not specific to this issue, however mitigation/enhancement to site conditions can provide landscape benefits.
7. To conserve and enhance biodiversity, flora and fauna.	+	Policy is not specific to this issue, however mitigation/enhancement to site conditions can provide biodiversity benefits.
8. To maintain and improve air quality.	+	Policy is not specific to this issue, however mitigation/enhancement to site conditions can provide air quality benefits.
9. To maintain and improve water quality and to achieve sustainable water resources management.	+	Policy highlights the need for developments to satisfactorily accommodate the provision of water supply and the development's impact on groundwater, watercourses and any protected abstractions.
10. To reduce carbon emissions that cause climate change and to achieve net zero.	+	Policy does not include measures for carbon reduction, but mitigation/enhancement/waste management, etc. can have a positive impact on carbon reduction.
11. To reduce waste generation and achieve sustainable management of waste.	+	Policy requires development to take account and mitigate for land stability, contamination, pollution on site or elsewhere, environmental improvements and mitigation. Policy highlights waste minimisation and management requirements.
12. To safeguard historical and cultural assets	0	Neutral impact – policy is not specific to this issue. Dependent on development.
Overall Impact: Overall, a very positive policy providing benefits across the board by ensuring site conditions are dealt with in a sustainable and safe way. Impacts positively upon SA objectives 1,2, and 6-11 and neutral impact on SA objectives 3-5 and 12, with some also depending on the development itself.		

Possible Changes to the Draft Policy/Mitigation and Recommendations:

- Take policy forward.
- Delete word 'ere' in first paragraph.