

A decorative border at the top of the page features various green silhouettes. From left to right, it includes a person walking a dog, a person on a bicycle, a church with a clock tower, a suspension bridge, a family of four (mother, father, and two children), a person in a wheelchair, a person running, and a person on a horse. There are also several trees and birds scattered throughout the border.

Forest of Dean District Council  
**LOCAL PLAN**

Strategic Housing and  
Economic Land  
Availability Assessment  
2026 (SHELAA)

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## I Foreword

**I.1** This document includes the list and methodology for sites included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) for 2026. The SHELAA has been completed for the Forest of Dean District since 2008. This is the 18th iteration to be completed for the district. The aim of this exercise is to have a clear understanding of land which is available throughout the district and to identify as many sites as possible that have housing and employment potential in the area. Each year the SHELAA builds on previous assessments of land availability in the Forest of Dean District. A site will remain on the list unless there are changes to the site or requested to remove it from the study, as past sites will be carried forward.

## 2 Introduction

**2.1** Local authorities must assess and monitor land availability within their districts to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing and Economic Land Availability Assessment (SHELAA) as set out in the National Planning Policy Framework (NPPF) revised 2024 <https://www.gov.uk/government/publications/national-planning-policy-framework--2> and Planning Practice Guidance (PPG). <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

**2.2** This SHELAA assessment is revisited on an annual basis and forms an important part of the evidence base which provides information for the Local Plan policies and allocations for the Forest of Dean's emerging Local Plan. However, the SHELAA is not a policy making document and it is the role of the Local Plan to make policy making decisions. The SHELAA is simply one part of the evidence base for the Local Plan.

**2.3** Once again, this year, the brief for the SHELAA has been expanded to include both housing and employment land. Therefore, the call for sites invited suggestions from the community for land either for housing or economic uses, or a combination of the two. This year's process is referred to as a SHELAA (Strategic Housing and Economic Land Availability Assessment) as opposed to just a SHLAA (Strategic Housing Land Availability Assessment).

**2.4** Section 7 contains the list of 2026 new site submissions, including a summary of comments for each site, made by the 2026 SHELAA panel. In addition, Section 8 provides details on a list of sites submitted to the 2026 SHELAA which have been considered at previous years SHLAA panels.

### 3 Background

**3.1** The SHELAA process is complementary to the plan making process and the allocation of sites in the Forest of Dean's emerging Local Plan. The purpose is to provide a future reserve of sites that can be considered for allocation in order to deliver new dwellings and employment sites. Smaller sites generally are not considered for plan allocations and instead, form the basis of the supply of unallocated infill or conversions otherwise known as windfall.

**3.2** The land supply trajectory for the plan draws from policy compliant approved sites, meaning they are either allocated or have planning permission. In contrast, the SHELAA is compiled from a different starting point, in which the current policy framework is set aside. Sites are instead assessed as to whether they could reasonably and practically be developed.

**3.3** The assessment is updated annually on the basis of a "call for sites", whereby interested parties, landowners and developers are able to submit sites which they consider suitable for housing and/or employment, and wish the site to be considered for that purpose. This assessment is carried out by a panel who seek to establish whether or not sites tendered to the Council in an annual "call for sites" are developable.

**3.4** These sites are then considered for allocation should additional land be required as part of a plan review.

**3.5** The process has been running in the Forest of Dean district since 2008, and the results are cumulative. This means that sites submitted in the annual call for sites back to 2008 may still be held on the register. Some have gained permission or have been allocated for development, and some have been built or are under construction. Some have been removed at the request of owners and or agents or reduced or reconfigured in size.

**3.6** The primary role of the Strategic Housing and Economic Land Availability Assessment is to:

- identify sites and broad locations with potential for housing and employment development;
- assess their development potential, and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

**3.7** New sites are added each year, but the nature of the process is that the majority are already identified some having been so for a number of years. Map references show all the current sites and the year in which they were first tendered. In 2008, the first year in which the study took place, about 300 sites were included. Subsequent years' studies each added somewhere in the region of 25 to 50 new sites.

**3.8** The full cumulative set of SHELAA sites for the Forest of Dean can be found on the following webpage <https://www.fdean.gov.uk/planning-and-building/planning-policy/strategic-housing-land-availability-assessment/>

**3.9** The SHELAA can also inform as well as make use of sites in Brownfield land registers. Brownfield land is defined by government in the NPPF glossary as "Previously developed land". The register contains all the information required by government legislation. Brownfield Land registers provide up to date and consistent information on sites that identify previously developed land suitable for residential development. It lists sites that are considered suitable, available and achievable for housing to encourage development on brownfield land. This is available on the Council's website.

<https://www.fdean.gov.uk/media/totffndm/brownfield-land-register-2025.csv>

## 4 Submissions and Process 2026

**4.1** The 2026 SHELAA 'Call for Sites' was interested in submissions for housing and employment, or sites which could potentially accommodate a combination of both. Newly submitted sites in 2026 varied from 0.06 ha to 54 ha. In all, approximately 444 ha of land were contained within the sites submitted in 2026. Some represent sites submitted in previous years. Sites assessed by the panel provide for 312 ha of land.

**4.2** In total there were 98 sites submitted in 2026. This includes 62 new or amended sites submitted, and 36 sites which have been submitted in previous years SHELAAAs. There are suggested sites in Coleford, Lydney and Newent, as well as in a number of villages across the district.

**4.3** The SHELAA submissions are presented to a panel which includes builders, developers, registered providers, agents and others involved in the housing and economic delivery, as well as FoDDC representatives (Planning Policy, Strategic Housing, Development Management, Sustainability Ecology, Drainage and Conservation). The panel provides the final assessment of sites which usually meets on an annual basis. The 2026 panel meeting was conducted in person at the Council Offices in Coleford. The Panel took place on 11th May 2026. The panel deliberate on the development potential of new sites, whilst sites that are considered by the panel to be too remote, too difficult to access or otherwise unsuitable are discounted from the assessment. However, planning policy considerations such as the location of settlement boundaries and the principles of the hierarchy are set aside.

**4.4** Sites which have permission or are already allocated are reviewed in the SHELAA process, though only as a means of establishing their status in the overall supply. They are included in the planned housing trajectory as their availability and deliverability has already been established through the Allocations Plan examination. The supply available from this source exceeds that needed by the Allocations Plan by a considerable margin. Sites not included in the Allocations Plan are capable of being developed from the pool from which additional allocations may be drawn for future plans. Although some will almost certainly come forward, there may be others that will not be selected despite their technical suitability.

## 5 Members of the SHELAA Stakeholder Panel

### 5.1 Table listing name, job title and organisation of panel members.

<b>Name</b>	<b>Position</b>	<b>Representing</b>
Alex Thrift	Flood Risk Management Officer	FODDC
Anna Welsh	Planning Policy Officer	FODDC
Barbara Pond	Head of Operations and Business Development	GRCC
Claire Giles	Planning Policy Assistant	FODDC
Conrad Moore	Forward Planning Manager	FODDC
Clive Reynolds	Development Control Manager	FODDC
Emma Hughes	Principal Planning Officer	FODDC
Hannah Ramsay	Senior Planning Officer	FODDC
Jennifer Jones	Principal Planning Policy Officer	FODDC
Jo Gallagher	Assistant Planning Policy Officer	FODDC
Josh Gibbs	Planning Lead	GWT
Juliet Hynds (Dr)	Head of Evidence	GWT
Keith Chaplin	Housing Strategy & Enabling Officer	FODDC
Lauren Gaunt	Planning & Development Surveyor	Bruton Knowles
Marcel Venn	Land & Planning Director	Marcel Venn Associates
Matt Green	Senior Planning Officer	FODDC
Minette Matthews	Senior Conservation Officer	FODDC
Nicola Lawrence	Biodiversity Officer Ecology	FODDC
Owen Fry	Associate Director	Powells Rural
Robin Cordina	Senior Land and Planning Manager	M F Freeman
Stephen Symonds	Principal Building Inspector	FODDC
Victoria Stevens	Assistant Planner	Robert Hitchins
Sarah Walker	Gloucestershire Rural Housing Enabler	GRCC

## 6 Housing Supply and Planning Policy in the Forest of Dean

**6.1** The current Local Plan is formed by the Core Strategy (CS) adopted in 2012, the Allocations Plan (AP) adopted in 2018, and the Cinderford Northern Quarter Area Action Plan 2012. The Forest of Dean District Council is currently in the process of producing a new Local Plan which will replace the current Local Development Framework to set out how the Forest of Dean will develop over the next 19 years until 2045. A Regulation 18 consultation on the Draft Local Plan 2021 to 2045, ended on 19th August 2024. It was envisaged that the publication (Reg 19) version of the plan would be made available for formal representations in spring 2025. However, in light of the government's revisions to the National Planning Policy Framework (NPPF) December 2024 and standard method housing figure which commands a significant uplift in housing requirements. The Council reviewed the strategy and all potential options for delivery to inform the direction of the new Local Plan, a consultation on Options to Deliver the Additional Housing Requirements, was undertaken and ended on the 11<sup>th</sup> September 2025. A consultation on the Revised Draft Plan (Regulation 18) ended 18<sup>th</sup> March 2026. This builds upon previous consultations and focuses on additional development in the districts most sustainable settlements. It also proposes the creation of two new settlements. There are 9 made Neighbourhood Development Plans for Alvington, Coleford, Dymock, Forest Edge South (this includes Whitecroft, Pillowell, Yorkley, Oldcroft & Viney Hill & Parkend), Huntley, Longhope, Lydney, Mitcheldean & West Dean (including Berry Hill, Christchurch & Edge End). There are two Neighbourhood Development Plans currently being developed for Newent, and Churcham and 2 currently under review for Lydney and Coleford. The spatial strategy for the Forest of Dean district (FoDD) is expressed through the adopted Core Strategy (CS) and its settlement hierarchy. The CS and AP take account of this hierarchy, the role and function of existing settlements, and the interrelationships between them.

**6.2** The FoDD has a distinctive settlement pattern with no single dominant centre, with the current strategy seeking to both preserve this overall pattern of development and take advantage of the most sustainable locations for future growth. The main towns are connected to a network of medium to large sized villages with services to support further growth.

**6.3** The current policy framework promotes the existing role and function of the four market towns – Cinderford, Coleford, Lydney and Newent, which are the main population and rural service centres for the FoDD. Regeneration efforts have largely been directed to the Cinderford Northern Quarter and at Lydney Harbour. Development is promoted in Coleford and Newent that corresponds with the scale and function of these towns. Employment land is identified in all towns but again the greatest opportunity is at Lydney, with focus on the harbour and a large site to the east of the town. Cinderford has been identified as having the greatest need, which is reflected in relatively high deprivation and education under-achievement statistics for this community. The existing plan has delivered key elements of the Cinderford Area Action Plan, which has included a mixed-use zone, focused around Gloucestershire College and associated infrastructure, together with employment and housing.

**6.4** The housing trajectory explains how the requirements for a five year housing land can be met, and to look at the supply of land over the whole district. Further details are provided in the housing delivery statement and in the accompanying trajectory. Housing Action Plan can be found.

<https://www.fdean.gov.uk/media/540jowaq/housing-strategy-action-plan.pdf> The 2025 Housing Trajectory note can be found

<https://www.fdean.gov.uk/media/exwns3yw/housing-trajectory-sept-2025.xlsx>

## 7 List of 2026 sites with panel feedback

### 7.1 [Hyperlink to SHELAA map](#)

**7.2** Sites submitted for 2026, like all sites considered in the SHELAA process, include some that may be able to be developed but are not in locations where they are likely to be taken up by developers/ builders for a variety of reasons. When assessing them the panel had in mind their relative accessibility, their relationship with services and transport routes as well as vulnerability to flooding and proximity of protected sites. Sites that were considered by the panel to be unlikely to be taken up have been marked in the report accordingly. They are still included on the map for information.

### 7.3 Table showing panel comments and the decision for each site.

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26030	<a href="#">New House Farm, Awre, GL14 1EW</a> <b>Awre Parish</b>	New site	2.732 ha	Housing	Outside Settlement Boundary (SB). Public right of Way (PROW) crosses site. Listed buildings (LB's) within 200m. Agricultural land classification Grade 3/ small part Grade 1. Archaeological remains found in vicinity. No relevant planning history.	Potential for no. of homes, may come under rural exception site. Pre-determined Archaeological Assessment & potential evaluation may be required. Within a Greater Horseshoe Bat Zone (radio tracking evidence). Grade 2 LB's & CA nearby, impact on their setting. Infrastructure issues, remote off a small lane, difficult access lanes to Awre, increased traffic implications.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no
26045	<a href="#">Velthouse Lane, Blaisdon, GL17 0AD</a> <b>Blaisdon Parish</b>	New site	5.947 ha	Housing	Outside SB. PROW in proximity. LB's within 250 m. Part of site groundwater vulnerability minor. Part of site at risk of flooding from surface water. Adjoins Local Wildlife Site (LWS) Blaisdon Railway Line. & Regionally Important Geological site (RIGS) Blaisdon Wood. Archaeological remains found in the vicinity. Agricultural land classification Grade 3. Mineral Consultation Area. No relevant planning history.	Large site outside the village. Option for a smaller row of homes closer to the village, larger development may come under a rural exception site. Ecology concerns requires HRA (proximity to Blaisdon Hall Bat Sac) full season surveys & detailed mitigation required. Woodland/canopy cover potential measures considered to expand surrounding woodlands. LB's & CA setting consideration. Heritage Impact Assessment may be required. Pre-determined Archaeological Assessment/potential evaluation may be required. Lanes no footpath connection.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no
26059	<a href="#">Land to the north of Beach Lane, Bromsberrow HR8 1PO</a> <b>Bromsberrow Parish</b>	New site	0.3756 ha	Housing	Outside but immediately adjoins SB. Inside RDLP Policy RLP.71 Land north of Beach Lane Allocation. Ground water vulnerability is major. Agricultural land classification Grade 2. Within 300m LWS Bromsberrow Sand Pit. Site contains no known archaeological features. Waste infrastructure. Mineral Consultation Area & Coal Resource area. Planning history - P1185/18/FUL - creation of agricultural access. approved 2018	Has potential. Good site. Adjoins SB.	Included in SHELAA.  Achievability – yes Availability – yes Suitability – yes Deliverability - yes
26086	<a href="#">Land west of Dyke House Lane, Bromsberrow Heath, HR8 1QY</a> <b>Bromsberrow Parish</b>	Amended site smaller (from 2020 Ref: 20007, 2019 Ref: 46, 2017 Ref: 618)	1.3648 ha	Housing	Outside but adjoins SB. LB Grove House in proximity. Ground water vulnerability is major. Agricultural land classification Grade 2. Within 500m of RIG site & LWS Bromsberrow Heath Pit. No recorded Heritage Assets. Waste infrastructure. Mineral Consultation Area & Coal Resource area. No relevant planning history.	Has potential. Levels - north part of site - gradient issues, parcel is level part of field. Outside but adjoins SB, good location due to proximity to settlement, lack of infrastructure, access relatively narrow - requires investigation, fairly steep, proportionate to Bromsberrow.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/constraints from Local Plan	Panel Assessment	Final Recommendation
26088	<a href="#">Land north of Beach Lane, Bromsberrow Heath. HR8 1PQ</a>  <b>Bromsberrow Parish</b>	New site SHELAA site 2026 Ref: 26087 is opposite.	0.6580 ha	Housing	Outside but close to SB. Close to Policy RLP.72 Housing Allocation. Within 1km of RIGS & LWS Bromsberrow Heath Pit. Groundwater vulnerability is major. Agricultural land classification Grade 2. No recorded Heritage Assets. Some archaeological remains in the vicinity. Mineral Consultation Area & Coal Resource area No relevant planning history	Reasonable based on ribbon development opposite. Similar, to the above site SHELAA Ref: 26086. (Outside but adjoins SB, good location due to proximity to settlement, lack of infrastructure, access relatively narrow - requires investigation, fairly steep. Proportionate to Bromsberrow.)	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26020	<a href="#">Land at Churcham, (off Oakle St), GL2 8AG</a>  <b>Churcham Parish</b>	New site	13.8528 ha	Housing/ Employment/ combination	Outside SB. LB in proximity. PROW crosses site. Part of site in flood zone 2 & 3. Risk of flooding from surface water. LWS Oakle Street Ponds close by. Archaeological remains/finds in vicinity of site. Agricultural land classification Grade 3. Waste infrastructure. Mineral Consultation Area & Coal Resource area. No relevant planning history.	Has potential. Wider strategic concern, in combination with new town; long term knock-on effect of traffic. Issues around roundabout. Poor public transport connectivity, poor active travel accessibility needs improvements. FRA required - Flood risk vulnerability issues. Lower Severn Drainage board require consultation. Sequential test - availability for some of site; if not subject to flood risk. Heritage/archaeological interests - water meadows non designated heritage assets. Impact as open to views from Grade 2* Listed Building. Heritage Impact Assessment required. Pre-determined Archaeological Assessment/evaluation may be required.	Included in SHELAA with caveats re: flooding & Heritage. Highway improvements.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26003	<a href="#">Land at Snigs End, Opposite Village Hall, Corse GL19 3RQ</a>  <b>Corse Parish</b>	Amended (from 2022 Ref: 22046 - larger site now). adjoins SHELAA site 2026 Ref: 26007 Land west of Snigs End.	7.0251 ha	Housing	Outside SB. Locally Valued Landscape (LVL). Adjacent to Conservation Area (CA). Close to LWS's Corse Wood & School Meadow, close to Orridge St Meadows Site Special Scientific Interest (SSSI) & within 100m LB's. PROW runs through & borders site. Part of site at risk of flooding from surface water. Agricultural land classification Grade 3. Waste Infrastructure. No significant archaeological remains in the area. No relevant planning history.	Has potential – more facilities in Staunton, to when the site was first put forward. Sensitive development required. Concern re LWS grassland meadow & SSSI. Significant Heritage concerns, adjoins CA. Snigs End CA is on the at-risk register, due to development within its setting eroding the settlement plan. Heritage Impact Assessment required. Possible pre-determination Archaeological Assessment/evaluation may be required.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - yes
26007 Site A	<a href="#">Land to west of Snigs End, Corse GL19 6DA</a>  <b>Corse Parish</b>	New site	16.9521 ha	Housing	Outside SB. Adjoining CA. LVL. Very small part of site to north & central area in flood zone 2 & 3. Risk of flooding from surface water. PROW adjoins site to north-east. Within 350 m of SSSI Orridge St Meadows, within 400m LWS School Meadow, in LNRS ACIB. Within 130 m Listed Building. Waste infrastructure. Mineral Consultation Area. Agricultural land classification Grade 3. No recorded archaeological remains. Gas pipeline crosses bottom of site. No planning history.	Has potential. Needs new access onto A417. Consideration re: sewage works. Sensitive development required owing to Chartist Settlement, significant heritage concerns. Heritage Impact Assessment required. Possible pre-determination Archaeological Assessment/evaluation may be required. Immediately to the east of the sewage works. Area could be prone to flooding. Impact on Local wildlife sites. Potential measures for nature recovery required. Poor public transport connectivity, poor active travel accessibility. As per previous SHELAA site Ref: 26003 as above.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - yes
26007 Site B	<a href="#">Land at Staunton, Snigs End GL19 6DA</a>  <b>Corse Parish</b>	New site (Assessed in conjunction with 26007 Site A, above – very subtle difference to boundary & different Agents).	16.9521 ha	Combination & other	Outside SB. Adjoining CA boundary. LVL. Very small part of site to north is in flood zone 2 & 3. Risk of flooding from surface water. Waste infrastructure. Mineral Consultation Area. PROW adjoins site to north-east. No recorded archaeological remains. Within 350 m of SSSI Orridge St Meadows,	Mixture of housing & solar panels could be interesting. Heritage Impact Assessment required. Pre-determination Archaeological Assessment/evaluation may be required. Impact on Local wildlife sites. Potential measures for nature recovery required. Poor public transport connectivity. Active travel accessibility improvements required. Reasons as per SHELAA	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - yes

					within 400m LWS School Meadow, in LNRS ACIB. 130 m to LB. Agricultural land classification Grade 3. Gas pipeline crosses bottom of site. No planning history.	Ref: 26007 site A (proximity to Sewage works, impact on wildlife & Heritage concerns).	
26013 Site A	<a href="#">Lawn Farm, Corse, GL19 3RH. (smaller site)</a> <b>Corse Parish</b>	New site. Refer to SHELAA site Ref: 26013 Site B larger site below.	28.1459 ha	Housing	Outside SB. LVL. PROW crosses SW of site, listed building nearby. SSSI Orridge St Meadows & LWS's Corse Wood & School Meadow nearby. In LNRS ACIB. No recorded archaeological remains. Risk of flooding from surface water drainage. The gas pipeline runs through site. Agricultural classification Grade 3. No relevant planning history.	Has potential to provide large no of homes, access needs upgrading, topography not challenging. Very large allocation. Flood risk concerns (future flood climate change), multiple watercourses running through the site. Sewage works vulnerability (poorly performing). Foul & surface water concerns. Impact on Local wildlife sites, Heritage concerns. Heritage Impact Assessment may be required. Pre-determination Archaeological Assessment may be required. Potential measures for nature recovery are required. Poor public transport connectivity & poor active travel accessibility.	Excluded from the SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no
26013 Site B	<a href="#">Land to east A417 Lawn Farm, Barn Lane Corse GL19 3RH</a> <b>Corse Parish</b>	New site. Also refer to SHELAA ref: 26013 Site A smaller site.	40.2266 ha	Housing	Outside SB. LVL. Small part of site in CA. LB nearby. PROW crosses through site. SSSI Orridge St Meadows & LWS's Corse Wood & School Meadow nearby. In LNRS ACIB. No recorded archaeological remains. Risk of flooding from surface water. Gas pipeline runs through the site. Agricultural Land classification Grade 3. No relevant planning history.	Impact on Local wildlife sites. Potential measures for nature recovery are required. Heritage concerns. Heritage Impact Assessment may be required. Pre-determination Archaeological Assessment may be required. Poor public transport connectivity, active travel accessibility improvements required. As per SHELAA site Ref: 26013 site A – (Potential. Foul & surface water & Heritage concerns).	Excluded from the SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no
26062	<a href="#">Land at Orridge Street, Corse GL19 3DA</a> <b>Corse Parish</b>	New site.	0.8071 ha	Housing	Outside SB. LVL. Small area of site at risk of surface water flooding. Within 1k of LWS School Meadow. Agricultural land classification Grade 3. Waste infrastructure. No planning history.	10 houses & under. Access poor onto Orridge Street, if connected to other sites proposed in the area, may be worth consideration, on its own not suitable. Next to SSSI. Same reasons as above sites previously assessed in Corse. Foul & surface water & Heritage concerns.	Excluded from the SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no
26090	<a href="#">Land south of Jubilee Place, Staunton. GL19 3RS</a> <b>Corse Parish</b>	Amended site from 2019 ref: 685. The site boundary represented on the SHELAA map includes strip of land not to be assessed in relation to this submission. Larger site in 2020 Ref: 151 20088 included land next door.	7.4253 ha (7 hectares without the strip of land)	Housing	Outside but immediately abuts SB. Policy AP.109 - LVL. Adjoins CA. Adjoins Policy RLP.100 Housing allocation. Waste Infrastructure. Some archaeological findings in the area. Mineral consultation Area.	Reflects previous suggestions of sites in that area. If all sites come to fruition, they could create a new town. Access through adjoining site. An extension to an adjoining outline planning permission for 50 dwellings. Note earlier sites in this panel nearby excluded. Directly borders the SB to the north. A continuation of the settlement. Due to progressed size of site archaeological assessment/potential evaluation needs to be included. Heritage impact significantly different from the other sites, an appeal east of site, changes views & relationships, from a heritage perspective, as it bordered the CA. Potentially intervisibility from behind Snigs End Farm, where there are Grade 2 listed barns. Harm to a further Grade 2 Listed building, requires mitigation. Poor public transport connectivity & poor active travel accessibility, Improvements may be required.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26008	<a href="#">Greenacres, Morse Rd, Drybrook, GL17 9AH</a>  <b>Drybrook Parish</b>	New site.	0.6434 ha	Housing	Outside but adjacent SB. Groundwater vulnerability minor. Coal Authority Low Risk Area. In proximity, Ruardean Hill LWS. Lies within Create Neutral Grassland. Mineral Consultation Area & Coal Resource area. Agricultural land classification 3. No relevant planning history.	Has potential. Access needs careful consideration from Morse Rd. Suitable & achievable. Bats & ecology concerns & retention & enhancement of grasslands.	Included in SHELAA with caveat re: Ecology.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26014	<a href="#">Field off Eastwood Road, Harrow Hill, GL17 9JY</a>  <b>Drybrook Parish</b>	Applicant request reconsideration Included. 2020 ref: 20025. Excluded 2025 ref: 25088	0.2249 ha	Housing	Inside SB. Locally Distinctive Area (LDA) Policy AP6, Important open area (IOA). Ground water vulnerability is minor. Coal Authority Low Risk Development Area. RIGS & LWS Nailbridge Scars, within 300m. LWS Fairplay Iron mine within 900 m. covered by woodland creation measures. Mineral Consultation Area & Coal Resource area. Agricultural land classification 3. P1079/20/APP dwelling on land adjacent to site. Granted Consent 2020.	Has potential. Opportunity for small development. 700m from greater & Lesser Horseshoe hibernation roost & 1.6 km from bat sac. Requires full surveys, mitigation & lighting surveys, dependent on the results may be able to resolve ecology issues. Good site to facilitate public access to greenspace & nature.	Included in SHELAA as per 2020, with caveat regarding ecology.  Availability – yes Achievability – yes Suitability – yes Deliverability – yes
26023	<a href="#">Land at Fern House, Baptist Way, Ruardean Hill, GL19 7AR</a>  <b>Drybrook Parish</b>	Amended previously considered in 2020 ref: 67 & 2018 Ref: 18028 45	0.1298 ha	Housing	Inside SB. Important open area. Forest Statutory boundary. Coal Authority Low Risk Area. Mineral Consultation Area & Coal Resource area. Ground water vulnerability is minor. Existing acid grassland. Close to LWS Ruardean Hill. Agricultural land classification 3. No relevant planning history.		Not considered. Too small under threshold.
26031	<a href="#">Old Allotment adja. Rock House, The Hollow, Ruardean Hill GL17 9AS</a>  <b>Drybrook</b>	New site.	0.0911 ha	Housing	Outside SB. Forest Statutory boundary. Ground water vulnerability is minor. Very small part of site at risk of flooding from surface water. Coal Authority Development Low Risk Area. Mineral Consultation Area & Coal Resource area. Agricultural land classification 3 & part non-agricultural. Site within LNRS. No relevant planning history.		Not considered. Too small under threshold.
26051	<a href="#">Nansfield Business Park, Nansfield Farm, Castle Tump, Newent GL18 1LS</a>  <b>Dymock Parish</b>	New site. Applicant requests consideration under Policy RLP.114 employment site away from SB.	6.5562 ha	Combination	Outside SB. A PROW crosses site. LB Castle Tump Cottage & Scheduled Ancient Monument Motte & Bailey Castle within 300m. Coal Authority Development Low Risk Area. Mineral consultation Area. Ground water vulnerability is minor. Part of site (south) at risk of surface water flooding. Within 600m of LWS's Moors Farm & Woodland Coppice. No identified archaeological remains in the area. Agricultural land classification Grade 3. P1427/22/FUL c/u agricultural buildings to B8 Storage and Distribution Approved 2022.	Well considered for employment. Gas transmission pipe running east to west. Herefordshire & Glos canal original & allocated route needs to be factored into development. Heritage Impact Assessment may be required. Pre-determination Archaeological Assessment & evaluation may be required. Poor public transport connectivity, poor active travel accessibility.	Included in SHELAA with caveat employment only & not for housing.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26070	<a href="#">Land at Hill Ash House, Ledbury Road, Dymock, GL18 2D</a> <b>Dymock Parish</b>	New site.	1.090 ha	Specialist older people's housing C3 supported by existing care home	Outside SB. Dymock NDP. Adjacent to LB Hill Ash House. Ground water vulnerability is minor. LWS Vell Mill Daffodil Meadow & Scheduled Ancient Monument Medieval Moat within 900m. Some archaeological findings in the area. Agricultural land classification Grade 2. Mineral Consultation Area. Planning history Relates to Care Home.	Based on the existing care provision adjacent to the site this could support an extension. Site is isolated. Loss of trees. Significant Heritage concerns would form part of historic former gardens associated with the listed building & traditional orchard land. The setting of the listed building, may preclude development. Heritage Impact Assessment recommended.	Excluded from SHELAA. Achievability – yes Availability – yes Suitability – no Deliverability - no
26087	<a href="#">Land to the west of Heath Close, Bromsberrow Heath HR8 1PW</a> <b>Dymock Parish</b>	Amended (smaller site than 2020 Ref: 20008 (47) & 2019 Ref: 47, 2017 Ref: 616. SHELAA site Ref: 26088 opposite site.	1.4418 ha	Housing.	Outside but adjoins SB. LB Heath House within 250m. Ground water vulnerability is major. Within 900m of RIGS & LWS Bromsberrow Heath Pit. No recorded archaeological remains. Roman findings in the area. Agricultural land classification Grade 2. Mineral Consultation Area & Coal Resource area No relevant planning history.	Reasonable to continue ribbon development. Included as per SHELAA site. 26088 & 26086 (outside but adjoins SB, good location due to proximity to settlement, lack of infrastructure, access relatively narrow - requires investigation, fairly steep, proportionate to Bromsberrow.) Partially intersect LNRS. Woodland to the west should be buffered/protected. Pre-determination Archaeological Assessment & evaluation may be required.	Included in SHELAA. Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26033	<a href="#">Land at 19 Foley Rise, Hartpury, GL19 3BN</a> <b>Hartpury Parish</b>	Amended site - larger. Smaller site in 2007	0.3524 ha	Housing	Inside SB. Important open area. Part of site ground water vulnerability is minor. Important Open Area (IOA). Agricultural land classification 3. Partially covered by LNRS	Access exists for a small infill site. Access location concerns between two houses onto a housing estate, potential disturbance. Appeal dismissed on site adjo. re visual impact. Foul water flooding concerns, in immediate vicinity. Poorly functioning sewage pumping station outside Corse. Note Hartpury has the poorest foul water flooding in the district, including immediate vicinity. Impact on IOA. Tree line to west potential important wildlife corridor.	Excluded from SHELAA. Achievability – yes Availability – yes Suitability – no Deliverability - no
26034	<a href="#">Paddock, Broad House, Broad Street Hartpury, GL19 3BN</a> <b>Hartpury Parish</b>	New site	0.1284 ha	Housing	Outside but immediately adjoins SB. Site is adjacent to Policy LP88 & Policy RLP.76 Land south of Broad St Hartpury. Site adjoins Policy RLP.77 Land north of Broad St Hartpury. Groundwater vulnerability is minor. Within 700m of LWS Hartpury Meadows. Agricultural land classification grade 3. P0306/05/APP two dwellings refused 2005.		Not considered. Too small under threshold.
26066	<a href="#">Chapel Farm, Over Old Road Hartpury, GL19 3BJ</a> <b>Hartpury Parish</b>	New site.	0.4468 ha	Housing/ combination	Outside but close to SB. Site adjacent to Policy RLP 75 Land at Over Old Rd Hartpury. Adjoins Listed Methodist Church. Groundwater vulnerability is minor. Part of site south at risk from surface water flooding. Within 500m of LWS Hartpury Meadows. Within LNRS. Agricultural land classification Grade 3. Mineral consultation Area. No relevant planning history.	Has potential. Heritage consideration site layout. Opportunities for mitigation & potential enhancement. Consideration given for retention/creation of grassland. Potential surface water flooding issues could be altered to mitigate. Foul Water flooding concerns. Poorly functioning sewage pumping station.	Included in SHELAA. Availability – yes Achievability – yes Suitability – yes Deliverability - yes

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26091 Site A	<a href="#">Land to west of A417, north of Dents Lane, Hartpury, GL19 3DG</a> <b>Hartpury Parish</b>	New site. Also refer to site SHELAA Ref: 26091 Site B. (Sites form part of larger site 2025 Ref: 25102)	1.2260 ha. (2 ha combined 2 sites).	Combination.	Outside SB. Policy AP.13. Policy RLP.78 Hartpury University & College. In proximity to LB. Part of site at risk of surface water flooding. Ground water vulnerability is minor. Adjoins LWS Darley Wood, Close to LWS's Top Lodge & Rudgeley Wood. Agricultural land classification Grade 3. Mineral consultation Area. Planning history relates to college use.	Opportunity to extend facilities of Hartpury College. FRA required. Detailed ecology surveys due to location. Adja. Ancient Woodland, woodlands would need to be buffered, 1.7 m from lesser horseshoe hibernation site. HRA required for the bat sac. Both sites could potentially provide expansion provided the uses are directly related to college use. Could be justified if restricted occupation to person's employed at the site. Good source of employment & diversification.	Included in SHELAA with caveat as part of an agreed master plan & related to existing uses on site.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26091 Site B	<a href="#">Land to west of A417, north of Dents Lane, Hartpury, GL19 3BB</a> <b>Hartpury Parish</b>	New site. (1 of 2 sites) also refer to Site A above. (Sites form part of larger site 2025 Ref: 25102).	0.9569 ha. (2 ha combined 2 sites)	Combination	Outside SB. Policy AP.13, Policy RLP.78 Hartpury University & College. In proximity to listed building. Site directly adjoins LWS Darley Wood, close to Top Lodge & Rudgeley Wood. Agricultural land classification Grade 3. Mineral consultation Area. Planning history related to Hartpury college.	Opportunity to extend facilities of Hartpury College. FRA required. Detailed ecology surveys due to location. Adja. Ancient Woodlands, Woodlands would need to be buffered, 1.7 m from lesser horseshoe hibernation site. HRA required for the bat sac. Both sites could potentially provide expansion, provided uses directly related to college use. Could be justified if restricted occupation to person's employed at the site. Good source of employment & diversification.	Included in SHELAA with caveat as part of an agreed master plan & related to existing uses on site.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26091 Site C	<a href="#">Land to west of A417 Hartpury (Hartpury University &amp; College), Hartpury, GL19 3DG</a> <b>Hartpury Parish</b>	New site. 3rd site. (Sites form part of larger SHELAA site 2025 Ref: 25102)	1.4893 ha	Combination care home/retirement living development complementary to established uses of Hartpury University & college	Outside SB. Policy AP.13. Policy RLP.78 Hartpury College. In proximity to LB. Ground water vulnerability is minor. Part of site at risk of surface water flooding. Close to LWS Darley Wood, Top Lodge & Rudgeley Wood. Possible archaeological remains in the vicinity. Agricultural Land Classification Grade 3. Planning history related to Hartpury college.	As per sites ref: 26091 site A & B. Poor infrastructure to support elderly person's. Opposite Grade 2* Listed Building School setting would need to be considered. Pre-determined archaeological assessment may be required.	Excluded from SHELAA as not a suitable location for suggested use.  Achievability – yes Availability – yes Suitability – no Deliverability - yes
26018	<a href="#">Huntley Field, Land opp. Elton House, Newent Lane, GL19 3HH</a> <b>Huntley Parish</b>	New site.	0.5949 5 ha	Housing & Traveller site	Outside SB. LWS's nearby Castle Hill & Cherry Woods & Great Adams Wood. Agricultural land classification Grade 3. Site appears to be rough grassland & scrub. Mineral consultation Area. P1978/18/FUL - new entrance Granted 2019.	New access required. Busy lane additional houses would increase traffic & potential congestion, difficulty passing other vehicles. Not suitable for housing. 500m from lesser horseshoe maternity roost – HRA required due to bat sac. Light spillage for bats extending away from settlement out into feeding areas. Boundary hedges provide connectivity to woodlands. Outside SB isolated for housing. Remote	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no
26039	<a href="#">Land North of A40 Huntley, GL19 3EA</a> <b>Huntley Parish</b>	Amended a different configuration to 2020 Ref: 157 & 2017 Ref: 157. Forms part of larger site 2023 Ref: 23003. SHELAA site 2026 Ref: 26055 adjoins site.	17.864 5 ha	Housing.	Outside but immediately adjoins SB. Site adjoins policy RLP.79 allocation former golf course. PROW crosses site. Ground water vulnerability. Part of site at risk of flooding surface water. LWS Birdwood coppice within 159m. Partially covered with LNRS measures for wet woodland. Agricultural land classification Grade 3. No relevant planning history.	Has potential. Good site for an extension to Huntley. Access adequacy implications, looks narrow, potential to provide from A40 & Tibberton Lane. Poor public transport connectivity & active travel accessibility may need highway improvements. 1.2 km from a Lesser Horseshoe Maternity Roost. HRA for Bat Sac required. Areas may be prone to flooding or surface water. May have some impact on archaeology, may require evaluation.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26043	<a href="#">Land to the South of the A40, Huntley, GL19 3DZ</a> <b>Huntley Parish</b>	Amended to site submitted 2020 Ref: 159 20085 omits part of site. 2023 Ref: 23092 & 2020 Ref: 148 smaller site(s). 2025 25045	7.7864 ha	Housing	Outside but close to SB. Within 70 m of listed building. Ground water vulnerability minor, agricultural land classification grade 3. In NDP, nothing allocated No relevant planning history.	Has potential. Good site for an extension to Huntley. Poor public transport connectivity & poor active travel accessibility. May need some highway improvements to accommodate increase in traffic. May have some impact on archaeology, may require evaluation. Adjoins SB. Good Access onto A40. Ideal for	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes

		adjoins site. & 2026 26019 adjoins site.				small scale development forming a natural extension to Huntley.	
26079	<a href="#">Blakemore Park, Little London, Longhope, GL17 0PH</a> <b>Longhope Parish</b>	Amended (is larger than 2020 Ref: 20034) & 2015 Ref: 498.	6.8029 ha	Housing	Outside SB. Longhope NDP. PROW crosses & touches site. RIGS Dick Whittington Farm Park cutting within 100m site. LWS Colemans wood within 300 m. In LNRS. Ground water vulnerability is minor. Part of site to east at risk of flooding from surface water. Agricultural land classification Grade 3. Planning history associated with Farm Park.	In close proximity to Ley Brook, FRA is required. 2 Rivers Housing would not consider. Extend Swallow Lakes with cabins instead. Concerns re gradient, levels an issue, steep gradient falling from east to west (1 in 6). Not for housing. Retain for employment. Visual impact doubling size makes it inappropriate for any use, effect on the landscape. Some archaeology known in the area may need pre-determination archaeological assessment & potential further investigation. LNRS GI connectivity extensive surveys required.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability – no
26001	<a href="#">Field at Heathville, Joys Green Rd, Lydbrook, GL17 9SX.</a> <b>Lydbrook Parish</b>	Amended now smaller than (2009 Ref: 386 - site larger)	0.2559 ha	Housing.	Outside SB. Forest Statutory boundary. Within 325 m LWS Hangerberry Hill & close to Cherry Orchard Farm LWS. Ground water vulnerability is minor. Coal Authority Development Low Risk Area. Coal Resource & Mineral Consultation Area. Agricultural land classification urban & non-agricultural. No relevant planning history.	Access, topography & ecology issues. Outside SB, not accessible, not easily deliverable. No pavements/footways to settlement. Steep site/gradient & visual impact.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability – no
26006	<a href="#">Appleby Paddock, Bream Rd, Lydney, GL15 5JV</a> <b>Lydney Parish</b>	New site.	0.5097 ha	Housing.	Outside but adjoins SB. Policy RLP.43 west of Lydney is opposite this site. Coal Authority Development Low Risk Area. Mineral Consultation Area. Zone of influence Severn Estuary. Groundwater vulnerability is minor. PROW adjoins site to SE. Agricultural land classification Grade 2. No relevant planning history.	Has potential as a small development. Heritage concerns Grade 2 Listed building to the south & potentially curtilage listed barns, need to be addressed if anything comes forward. Some archaeological activity in the vicinity may need pre-determination archaeological assessment & potential evaluation.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability – yes
26025	<a href="#">Land Opposite Hunters Lodge, Driffield Road, Lydney, GL15 4LJ</a> <b>Lydney Parish</b>	Not amended since 2008 ref: 288. Applicant requests reassessment. Adjoins SHELAA site 2025 Ref: 25006.	0.0666 ha	Housing or to existing development for recreation or landscaping.	Outside but immediately adjacent to SB. Adjoins Policy RLP 47 Housing Allocation. Coal Authority Low Risk Area, Mineral Consultation Area. Groundwater vulnerability minor, Zone of influence Severn estuary. Agricultural land classification 3. No known archaeology on site, or in immediate vicinity. No relevant planning history.		Not considered. Too small under threshold.
26026	<a href="#">Plummers Farm, Lydney, GL15 4ES</a> <b>Lydney Parish</b>	2025: Ref: 25093, 2024: Ref: 24073 2022: Ref: 22132. Applicant requested a reassessment. Re: flood risk mitigation with culverts to allow flow of water to pass.	2.4755 ha	Housing/Employment/Combination	Outside but adjacent to SB. Policy RLP.42 Lydney East is in proximity. Groundwater vulnerability is minor. Zone of influence Severn Estuary. Covered by LNRS. Part of site is in flood zone 2 & 3. Risk of flooding from surface water. Archaeological activity in vicinity of site. Agricultural land classification 3. No relevant planning history relates to works to footbridge and roundabout	Flood Risk as part of wider Lydney flood alleviation schemes, carried out with GCC. Firmly within flood zone 3b at risk of flooding from climate change. The land & Plummers Farm are known to flood. Tangible mitigation, unlikely to overcome issues. Unlikely to meet LNRS requirements, loss of nature recovery. Archaeological impact potentially historical railway. Archaeological Assessment/evaluation may likely be required. Flooding, drainage, ecology & Heritage concerns.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability – no

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26041	<a href="#">Land to rear of West Winds Highfield Rd, Lydney. GL15 5NB</a> <b>Lydney Parish</b>	New site.	0.2915 ha	Housing	Inside SB. Adjoins Policy RLP. 42 Lydney East. Ground water vulnerability is minor. Zone of influence Severn Estuary. Agricultural land classification Grade 3. Mineral consultation Area. No planning history.	Should be viewed in context with adjacent site referred to as being built. Potential, if access can be achieved through this site other wise would not be acceptable. Low levels of archaeology in the close vicinity. Archaeological assessment & potential evaluation may be required. As the site is located inside SB it is not considered as a SHELAA site.	Not included as a SHELAA site, as located inside settlement boundary.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26052	<a href="#">Hurst Farm, Land to the East of A48 Bypass, Lydney. GL15 5UD</a> <b>Lydney Parish</b>	Amended site larger than 2025 Ref – 25095. (Includes solar farm could be phased looking to remove solar farm by 2038.) Smaller site in 2024 Ref: 24078	Whole site 75.255 ha. Site area 44.8 ha (54.8 ha + solar farm)	Combination.	Mainly outside but south part of site inside SB. Part of site to south mixed-use employment Policy AP47, part of site is in Policy RLP.42 Lydney East, remaining part of Lydney East adjoins site. Part of site to the east is in Flood zone 2 & 3. Public footpath crosses site. Ground water vulnerability is minor. Part of site to the east of site at risk of surface water flooding. Zone of influence Severn. LWS adjoins site to SE, within 150 m of a SAC, SPA, SSSI. Adjoins Ancient Woodland. Mineral consultation area. Grade 3 agricultural land classification. P1327/04/OUT Erection of a business park. Granted 2012. P1358/13/FUL solar park Granted 2013.	Concerns over flooding. Continuation of development in Lydney Area. Sets precedent if solar farm included in site. Abutting SB. Low levels of archaeological activity, Archaeological Assessment & evaluation may be required. Public transport connectivity & active travel accessibility improvements may be required. Major ecological issues. Impact on Estuary & woodland next to it. Shadow HRA required. Impact on setting of listed building, detailed Heritage Assessment required. Some of land allocated. Opposite housing - linkages are key. Could be viable, would have to be tested. Primary school requirement. Suitable pedestrian crossing off A48 possible requirement - active travel bridge. Recreational impact cut off A48 possible disturbance to walkers.	Included in the SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26038	<a href="#">Folly Farm, Abenhall Road Mitcheldean, GL17 0DU</a> <b>Mitcheldean Parish</b>	Amended (site smaller to 2021 Ref: 29 21029 - much larger site)	3.6790 ha	Housing	Outside SB. Listed building close by St Michaels church & Old Rectory. LWS's Flaxley Woods, Hope Wood & Lady Grove Bank, SSSI Land at Grove Quarry nearby. Coal authority Low Risk Area. Mineral consultation Area. PROW adjoins site. Agricultural land classification Grade 2. No planning history.	Abenhall Rd is a narrow lane, entrance needs to be well designed. A good site, within close proximity to Mitcheldean. Opposite Dene Magna School. Ecology bat sacs within 950 m, two surrounding within 3 km of site. Some archaeological activity in vicinity of site, may need assessment & evaluation. Topography is quite flat, potential for intervisibility & open views, Heritage Assessment required. Grade 2* Listed church nearby. Scheme further to NW dismissed at appeal. Views visible from Plump Hill, landscape visual impact considerations.	Inclusion in SHELAA with caveats re landscape.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26089	<a href="#">Land off Churchill Way, Mitcheldean, GL17 0AU</a> <b>Mitcheldean Parish</b>	Amended. larger site to 2020 Ref: 84 - 20033 is a smaller site.	0.9384 ha	Amended. larger site to 2020 Ref: 84 - 20033 is a smaller site.	Outside but immediately adjoins SB. Adjoins Policy AP.95. & Policy RLP.86. St Michaels Close Housing allocation. In proximity to listed St Michaels Church. Groundwater vulnerability is minor. Coal Authority Development Low Risk Area. Mineral Consultation Area. Within 400m LWS SSSI Stenders Quarry & LWS & SSSI Scully Grove. Close to site of medieval manor house. Site lies within LNRS. Agricultural land classification non- agricultural. No planning history.	Entrance from Churchill Way. Has potential would need to consider gradient. Previously allocated could be again. Considerations for the bat sac approx. 700m from the site. Potential measures for mixed mosaic habitat & grasslands, field boundaries & tree line should be buffered. Archaeological assessment & evaluation may be required. Adjacent SB. Some landscaping will be required. Visual impact may be less as the site is now halved in size.	Included in the SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability – yes

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26065	<a href="#">Land off Bradfords Lane, Newent, GL18 1RF</a> <b>Newent Parish</b>	Amended - Formed part of SHELAA 2013 465, 2011 Ref: 428, 2008 Ref: 122 & 2007 Ref: 122.	2.5007 ha	Housing	Outside but immediately abuts SB. Risk of flooding from surface water. Designated LWS Mantley Chase Orchard. Agricultural land classification Grade 1. Mineral Consultation Area & Coal Resource Area. Archaeological finds reported in the area. P0245/15/FUL Retrospective application for an agricultural dwelling. Refused 2015.	Further information required re: quality of the orchard trees & daffodils on site. LNRS should be safeguarded for nature recovery. Suggestion about splitting the site could be an option. Designated open area should be protected during construction. LWS features. BNG may be difficult due to veteran trees & 800 m from maternity roost, for horseshoe bats, consideration for protected species within BNG calculations. In close proximity to Grade 2 Listed Buildings, Heritage Impact Assessment is required. Some archaeological investigation & evaluation may be required.	Excluded from SHELAA owing to ecology issues.  Achievability – yes Availability – yes Suitability – no Deliverability – no
26021	<a href="#">Land to the west of Lambsquay Road, Clearwell. GL16 8JR</a> <b>Newland Parish</b>	No change as per 2025 Ref: 25019. Agent/applicant wants it re-assessed.	1.9897 ha	Housing.	Outside but adjoins SB. Adja. to CA. Listed building adja. Listed Roman Villa site within 500m. Adjacent to The Wye Valley & Forest of Dean SAC, Old Bow & Old Ham Mines SSSI, Tudor Farm Bank SSSI within 500m of the site. LWS Clearwell Meend. Directly adjoins Regionally Important Geological sites. Stock Wood, Clearwell & Stock Wood, Scowles. Coal Authority Low Risk Area. Mineral Consultation Area. Ground water vulnerability Major. Agricultural land classification Grade 3. No relevant planning history.	Challenging topography, surface water run off concerns, poor access. 2 Rivers Housing would not consider. Archaeologically sensitive. Non-Designated Heritage Asset. Heritage Impact Assessment required. Sensitive ecological site, as site lies between a nationally designated site, LWS & irreplaceable habitat. HRA required. Reasons as per previous SHELAA panel 2025 Ref: 25019 – (Opposite mines. Adjacent to SSSI. Listed Roman villa within 500m of the site adjacent to woodlands. Severely constrained, opposite SAC. Levels issues. Setting of CA. Barns & associated yards worthy of consideration as Non designated Heritage Asset).	Excluded from SHELAA.  Achievability - no Availability – yes Suitability – no Deliverability - no
26004	<a href="#">Land adjacent to Glynchbrook, GL19 3LG</a> <b>Redmarley Parish</b>	New site. Site adjoins SHELAA site Glynchbrook 2023 Ref: 23100A & 2022,2020.	0.8773 ha	Housing	Outside SB (Revised DLP Policy RLP.60 forms part of site). Listed building is in proximity. LWS 1000m away. Agricultural land classification 3. Mineral consultation Area. No planning history.	Archaeological activity in the vicinity. Biodiversity considerations due to woodland scrub, BNG viability issues. Consideration given to safeguarding site. Would need to be considered as part of Glynchbrook plans. Poor access, no pedestrian routes, no facilities. If part of bigger scheme for a new settlement & joins it, could have potential.	Excluded from the SHELAA as an individual site.  Achievability – yes Availability – yes Suitability – no Deliverability - no Unless part of wider site.
26029	<a href="#">The Old Granary, Ledbury Rd., Redmarley. GL19 3LA</a> <b>Redmarley Parish</b>	New site. Close to Glynchbrook SHELAA 2023 Ref: 23100A. & SHELAA site 20206 Ref: 26094.	0.4677 ha.	Housing	Outside SB. Close to Policy RLP.60 Glynchbrook. LWS to south, Flood zone 3 to east of site. Agricultural land classification 3. Mineral Consultation Area. No relevant planning history,	Flood risk concerns, detailed FRA required. Remoteness, no services, no transport. Same considerations as SHELAA Ref: 26004 above on its own it fails.	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no Unless part of wider site.
26069	<a href="#">Durbridge Road Nursery, (Fortnams Nursery), Redmarley. GL19 3LP</a> <b>Redmarley Parish</b>	New site.	1.3636 ha	Housing with Employment	Outside SB. PROW crosses the site. Ground water vulnerability is major. Within 200m LWS Robinsons Wood & within 400m LWS Grove Coppice south. Mineral Consultation Area. Agricultural land classification 2. No planning history.	Has potential, a small lane, access needs to be carefully considered. Outside SB, away from village, unlikely to be pavements, poor access. Remote. Brownfield as a nursery. Heritage Impact Assessment required (setting issues).	Excluded from SHELAA.  Achievability – yes Availability – yes Suitability – no Deliverability - no

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26002	<a href="#">Land at Whippingtons Corner, Staunton, GL16 8NT</a> <b>Staunton (S) Parish</b>	New site	0.3726 ha	Housing	Outside but immediately adjoins SB. Wye Valley National Landscape. Housing Allocation Policy RLP.98. Close to listed church. Coal Authority Low Risk Area. Mineral Consultation Area. Groundwater vulnerability is major. Within 400m Scowles Ancient Monument & LWS's Blakeswood & Stanton Woods to the south & west. Agricultural land classification non-agricultural. No relevant planning history.	Finish off the existing estate. Access provision & services available. Adjacent to ancient woodland, buffering of ancient woodland is important for biodiversity, record of lesser horseshoe hibernation roost, within 500m, consideration for bat sac. Allocation in RDLP.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26009	<a href="#">(Rear of Sunlight) Land off Ledbury Road, (A417 Hethlepit Cross), GL19 3QN</a> <b>Staunton (N) Parish</b>	New site.	0.5993 ha	Housing	Outside SB. Agricultural land classification Grade 3. Within 700m LWS Staunton Coppice & Grasslands. No known archaeology, in the area. No relevant planning history.	Has potential. More remote, would be reliant on cars. Would need to be considered in context of other sites being put forward in this area. Away from existing SB. Distance to facilities.	Excluded from SHELAA.  Availability – yes Achievability – yes Suitability – no Deliverability - no
26027	<a href="#">Land off Chartist Way, Staunton, GL19 3RF</a> <b>Staunton (N) Parish</b>	New site	1.0431 ha	Housing	Outside but immediately abuts SB. Locally Valued Landscape (LVL). Directly adjoins CA. Listed building within 60m of site. Flood zone 2 & 3 to west of site. Risk of flooding from surface water on part of site. No known archaeology within or adjacent site. Agricultural land classification 3. P0901/14/OUT O/A 45 dwellings. Refused Dismissed on Appeal 2014. P0901/14/OUT O/A 45 dwellings. Approved 2018 - relates to adjoining site residential development.	Obvious extension onto Chartist Way. LVL. Not within CA it forms part of the original Chartist settlement. No. of Chartist Cottages along The Crescent has Listed & Non-designated Heritage Assets. Heritage concerns in terms of the setting of the Cottages and the interrelationship, important to their special interest and group value. Scope if it follows the pattern of development. Future flood risk implications due to climate change. Would need to consider results of an FRA in relation to the brook. Concerns re foul network, which goes to Pittsmill Pumping Station to the south.	Included in the SHELAA with a caveat re: flood risk, foul drainage & heritage.  Availability – yes Achievability – yes Suitability – yes Deliverability – yes
26071	<a href="#">Land adj Wyedean School, Sedbury, NP16 7AA</a> <b>Tidenham Parish</b>	Amended. Smaller than 2025 Ref: 25028, same as 2024 Ref: 24054, different to 2022 Ref 22029, 2012, 2008, 2007 no change. Transport plan & house no's reduced since last SHELAA.	2.6198 ha	Housing	Outside but immediately abuts SB in current LP, inside Settlement Boundary for Draft LP. Policy LP.80 Allocation. Policy RLP 94 Allocation. New Recreation Space - Important Open Area & Recreation Space pitch and recreation area. PROW touches site. Within 700m of LWS Park Grove. Agricultural land classification Grade 2. Mineral consultation Area. PI557/15/APP small part of a larger site previously developed 110 houses. Approved 2015.	Has potential & worth considering in context of any other proposed development in the area. Implications re: access location. Surface water issues, Sedbury Lane floods & part of the adjacent site, the field to the northeast & site to the west have minor surface water flood risk. Sewers erupt periodically at the top corner of the site. Small part of site identified for woodland creation/restoration important for biodiversity. Archaeological features. Archaeological assessment & evaluation may be required.	Included in SHELAA with caveats, risk of surface water & sewage, & access location, archaeology.  Availability – yes Achievability – yes Suitability – yes Deliverability – yes
26078	<a href="#">Land At Sedbury - Land south-west of Bridget Drive, NP16 7AR</a> <b>Tidenham Parish</b>	New site.	2.3523 ha	Housing	Outside but immediately adjoins SB. Directly Adjoins Scheduled Ancient Monument Offas Dyke. SE coastal pipeline transects site. Archaeological findings in the vicinity. Directly adjoins SSSI Pennsylvania fields. SAC, SPA,	Constraints. An opportunity to extend off Offas Close. Concerns around flooding & effect on the existing homes. Proximity to the sewage works. Other sites are better. Overlaps LWS, extends further than SSSI. Coastal & flood plain grazing marsh is a priority	Excluded from SHELAA.  Availability – yes Achievability – yes Suitability – no Deliverability - no

					SSSI Severn. In LNRS. Estuary to NE within 800m. Part of site to south in flood zone 2 & 3. Part of site at risk of flooding surface water. Agricultural land classification Grade 3. Mineral consultation Area. No relevant planning history.	habitat. Important for biodiversity in LNRS. Advice required from Historic England & County Archaeologist about constraints. Heritage Impact Assessment required. Bridget Drive late 20th Century example of ship building housing, potential to be non-designated heritage assets. Offas Close turns into a Lane at this point.	
26092	<a href="#">Land at Bishton Lane, Tidenham, NPI6 7LG</a> <b>Tidenham Parish</b>	New site. Directly adjoins SHELAA site's 2019 ref: 27 19023 & 2025: 25021 (& directly adjoins other site - 2024 24075)	Total site 20.353 ha. Of which 8 ha within this site area.	Housing	Outside SB small part of site immediately adjoins SB. Listed buildings adjoin the site. PROW's cross site. Part of site Ground water vulnerability is Major. Part of site at risk of surface water flooding. Within 500m Wye Valley Woodlands SAC. Scheduled Ancient Monument Offas Dyke. SSSI Lower Wye Gorge near site. Archaeological findings from the site & in the area. Within 800m LWS Park Grove. Mineral Consultation Area. Agricultural land classification (mainly) Grade 2 & urban & no- agricultural. No relevant planning history.	Has potential, an opportunity for delivery of new homes, 2 Rivers Housing in the area, garden drainage is an issue & some surface water flooding, a detailed FRA required. Important for biodiversity for expanding linking woodland. Concerns relating to bat sac, Dayhouse Quarry maternity & hibernation roosts. Dormice records on site & surrounding area. BNG & HRA, required for the bat sac & rivers. Size and infrastructure. LB's surrounding site, visual impact - Heritage Impact Assessment required. Topography might obscure views, landscape is a constraint. Public Transport Connectivity & Active Travel improvements may be required.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26011	<a href="#">Land at Coopers Road, Christchurch, GL16 7AL</a> <b>West Dean Parish</b>	Amended, smaller site. Included SHELAA 2024: Ref: 24063. 2022: Ref: 22015 different larger site configurations, & 2007. SHELAA 2023: Ref: 23082 adjoins site.	0.0643 ha	Housing	Outside but near to SB. Groundwater vulnerability is minor. Coal Authority Development High Risk Area. Mineral Consultation Area. Coal Resource Area. No known archaeological, features within the site. Agricultural land classification urban. No relevant planning history.		Not considered. Too small under threshold.
26012	<a href="#">Bream Rugby Club, High St. Bream, GL15 6JE</a> <b>West Dean Parish</b>	New site.	0.6751 ha	Housing & employment.	Inside SB. Mixed Development site Policy AP82. Policy LP84 Mixed development site (Housing & Employment). Revised Draft LP Policy RLP 68. Adjoins recreation space. Close to Bream Tufts LWS. Groundwater Vulnerability Minor, Coal Authority Low Risk Area, Mineral consultation Area. No known archaeology within the site. Agricultural land classification urban. P1217/19/FUL - Redevelopment of site to provide 8 dwellings. Approved 2019.	Has potential. Expectations over land value need to be considered & location of the Rugby club. If retained, traffic relating to the use of the rugby pitches & club need to be accommodated on site. In an area that could become of importance for biodiversity for grassland restoration/creation. Mixed use site.	Included in SHELAA. Caveat Rugby club should be retained.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26022	<a href="#">Stone Cottage, Whitehaven, St Swithins Rd, Oldcroft, GL15 4NF</a> <b>West Dean Parish</b>	New site.	0.3528 ha	Housing/ Holiday accommodation	Outside SB. Forest Statutory boundary. Coal Authority Low Risk Area, Mineral Consultation Area. Ground water vulnerability is minor. Zone of influence Severn Estuary. No known archaeology, within or adjacent to site. Agricultural land classification non-agricultural. No relevant planning history	Poor access & the cost implications could outweigh development. There are better sites available. Proximity to irreplaceable habitat, ancient woodland is important for biodiversity. Dark Corridor (bat related) buffer for the woodland. Small site - makes development constrained. Distance from settlement, proximity to Settlement is an issue.	Excluded from SHELAA.  Availability – yes Achievability – yes Suitability – no Deliverability - no

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26049	<a href="#">Badgers Yorkley Wood Road Yorkley, GL15 4TY</a> <b>West Dean Parish</b>	New Site	0.4038 ha	Housing	Outside SB. Ground water vulnerability is minor. Coal Authority Development Area High Risk. Mineral Consultation Area & Coal Resource Area. Zone of Influence Severn Estuary. No known archaeology within site, close to some archaeological findings. Agricultural land classification urban. P1031/22/FUL Two storey dwelling. Refused 2022 dismissed Appeal	Small area of site falls within an area that could become important for biodiversity for restoration/creation of grassland. May need pre-determination archaeological assessment/ potential evaluation. Planning permission refused & dismissed on appeal. Poor access & remote from settlement	Excluded from SHELAA.  Availability – yes Achievability – yes Suitability – no Deliverability - no
26064	<a href="#">Land off Highview Road, (Yew Tree House, Highview Road, Yorkley, GL15 4UA</a> <b>West Dean Parish</b>	Amended smaller site in 2021 Ref: 12 21012, & 2008 Ref: 196.	0.4929 ha	Housing	Inside SB. Important Open Area. Locally Distinctive Area. Forest Edge South NDP. Coal Authority Development Low Risk Area. Mineral Consultation Area & Coal Resource Area. Zone of Influence Severn. Site contains no known archaeological findings, archaeological features in the vicinity of the site. Agricultural land classification urban. No relevant planning history	Important Open Area, used by local people. Due to the location, could submit an application as within existing settlement, surrounded by development, could be visually prominent, narrow lane, access is poor & could impact on neighbours. Pre-determination archaeological assessment/ potential evaluation may be required.	Included in SHELAA. Caveat consideration must be given to IOA & LDA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26067	<a href="#">Land North of Lydney Road, Bream, GL15 6AP</a> <b>West Dean Parish</b>	No change from 2025. Agent requests reassessment as they are now proposing housing and employment. As per 2025 Ref: 25016 2024 Ref 24016, 2023 Ref: 23024, 2020 Ref: 122, 2014 & 2008	1.2581 ha	Housing & Employment	Outside but immediately abuts SB. Policy RLP.69 Allocation. Ground water vulnerability is major. Coal Authority Development Low Risk Area. Mineral Consultation Area. Zone of influence Severn Estuary. SAC & SSSI within 300m. within 400m LWS's Brockhollands & Old Park & Old Bargains Wood. Some archaeological features have been found nearby. Agricultural land classification urban. P0332/24/OUT O/A up to 30 houses. Refused 12.02.2025 - Appeal dismissed	Whether housing or employment, concerns over smell. Site is surrounded by homes, without odor issues would be an option. Existing residents are suffering. Site falls in an area that could become important for biodiversity. Due to size of development, it may require pre-determination archeological assessment & evaluation. Appeal decision clear is not suitable for development, even if solely for employment. Complaints could prejudice the existing business. Removed from Draft LP & is excluded for housing & employment.	Excluded from SHELAA.  Availability – no Achievability – yes Suitability – no Deliverability - no
26076	<a href="#">Land adj to The Old Post Office, Pillowell, GL15 4RA</a> <b>West Dean Parish</b>	New site.	0.3473 ha	Housing	Inside SB. Important Open Area, Conservation Area. Locally Distinctive Area. Forest Edge south NDP. Coal Authority Development Low Risk Area. Mineral Consultation Area & Coal Resource Area. Zone of Influence Severn Estuary. Ground water vulnerability is minor. Within 60m of LWS Yorkley Bottom. No known archaeology within site. Agricultural land classification urban. P1949/05/FUL c/u agricultural land to residential curtilage. Approved 2005. P 1116/24/FUL - widening of access, driveway to serve existing dwelling..... Approved 2024.	Very small site, off a small road. Individual (self-build). Site falls in an area that could become important for biodiversity for restoration/creation of acid grassland mixed mosaic habitats. Previous HRA done, roosting Lesser Horseshoe bats on site, HRA with mitigation required. In IOA within the CA, is in CA appraisal. Traditional historic orchard, important to character of settlement. Topography complex, steep, significant amount of landscaping & engineering works, highly problematic from Conservation perspective.	Excluded from SHELAA.  Availability – yes Achievability – no Suitability – no Deliverability - no

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/ constraints from Local Plan	Panel Assessment	Final Recommendation
26010	<a href="#">Field Adj Elton Corner Petrol Station, property and garden adjoining field Elton Rd. Newnham-on-Severn, GL14 1JQ</a>  <b>Westbury-on-Severn Parish</b>	New site.	3.3227 ha	Housing, employment combination	Outside SB. Groundwater vulnerability is minor. North part of site flood zone 3. Risk of surface water flooding lower part of field. LWS Broughtons Wood within 500m. Agricultural land classification mainly grade 3, part in grade 2. Archaeological findings in vicinity of site. No relevant planning history.	Good potential access to highways. There is a bus stop. An FRA is required to determine what part of the field is affected by flooding & surface water run-off. Site is flat & very visible. Proximity to services, other than the Petrol Station. Heavily wooded, landscaped, mature boundary, to the west. Whole site in an area could become important for biodiversity for grassland creation. Grade 2 listed buildings nearby, would not preclude development, Heritage Impact Assessment. Required. Location nowhere near a settlement, not a sustainable place to build. Remote.	Excluded from SHELAA.  Availability – yes Achievability – yes Suitability – no Deliverability - no
26042	<a href="#">Selwyn &amp; Wellspring Cottages Hartlands Hill, Minsterworth, GL2 8JY</a>  <b>Westbury-on-Severn Parish</b>	New site.	4.6299 ha	Housing	Outside SB. Part of site in flood zone 2 & 3. Within 200m SPA & SSSI Walmore Common. PROW crosses site. No known archaeology adjacent or within site. Agricultural land classification Grade 3. P0440/26/FUL – Demolition of single storey extension erection of single & two storey extensions. Pending.	Has potential. Access needs to be carefully considered as on A48. Given size of site predetermined archaeological evaluation may be required. All of site within area important for biodiversity grasslands creation incl. flood plain meadows. Mitigation through HRA required. Previous bat radio tracking has identified bats on both sides of river, a likely crossing point, concerns re: light spillage around that area. Greater Horseshoe Dean Hall roost. Flood risk zone is on the extremity of the site, for majority of the site flood risk may not be an issue, area not known well enough. Remote, distance to nearest settlement & no facilities.	Excluded from SHELAA.  Availability – yes Achievability – yes Suitability – no Deliverability - no
26085	<a href="#">Land at Glevum, Riverside Lane, Broadoak, GL14 1JF</a>  <b>Westbury-on-Severn Parish</b>	Amended different smaller to 2007: Ref: 201 no report	0.8196 ha	Housing	Outside SB. Risk of flooding from surface water. Agricultural land classification Grade 2 & Grade 3. No known archaeology, within or adjacent to site. Planning history relates to business use.	Planning approval granted to provide 2 new buildings for employment use Within an area important for bio-diversity grassland creation incl. flood plain meadows. Grade 2 Listed buildings to the north of the site, a lot of intervisibility consideration needs to be given to mitigation & views. The vast majority of site is impacted by surface water flooding, usable land looks small, carries as much prominence as from rivers & sea in the latest EA legislation. Rail track runs to the rear. Remote as a housing site.	Excluded as a SHELAA site.  Availability – yes Achievability – yes Suitability – no Deliverability - no
26005	<a href="#">Tregenna, Netherend, GL15 6NS</a>  <b>Woolaston Parish</b>	Amended. Formed part of a much larger site in 2007 ref 207	0.5757 ha	Housing	Outside SB but immediately adjoins SB. Zone of Influence Severn Estuary. Ground water vulnerability is minor. Mineral consultation Area. No known archaeology, within or adjacent to the site. Agricultural land classification Grade 3. No relevant planning history.	This site has potential & should be considered. Whole site within an area that could become important to biodiversity for acid grassland/mixed mosaic habitats creation/restoration. Proximity to settlement boundary some services.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes

Ref	Site name/hyperlink to map	New site or for Amended sites – year previously received	Site Area (ha)	Site Type	Attributes/Constraints from Local Plan	Panel Assessment	Final Recommendation
26040	<a href="#">Land to the south of Longlands, Woolaston Common Road, GL15 6NU</a> <b>Woolaston Parish</b>	New site.	0.2461 ha	Housing	Outside but near to SB. Ground water vulnerability minor. Zone of influence Severn Estuary. Mineral Consultation Area. No known archaeology, within or adjacent to the site. Agricultural land classification Grade 3. No relevant planning history.	Whole site is within areas that could become important for biodiversity for grassland mixed mosaic habitats creation/management. No significant issue for LNRS. The Common is very narrow. Not an ideal site, access would be difficult. There are better sites to consider.	Excluded from SHELAA  Availability – yes Achievability – yes Suitability - no Deliverability - no
26044	<a href="#">Land between Birchwood Road &amp; Ring Fence Road off Woolaston Common Road</a> <b>Woolaston Parish</b>	New site.	0.9081 ha	Housing	Outside but immediately abutting the SB. Groundwater vulnerability is minor. Part of site to north at risk of flooding from surface water. Agricultural Land Classification Grade 3. Zone of Influence Severn Estuary. No known archaeology, within or adjacent to site. No planning history.	Location of the site for development to infill the area. Ecology risks would be challenging to build with a line of trees with a TPO, amber risk for Great Crested Newts. The whole site is within areas that could become important for biodiversity for grassland, mixed mosaic habitats creation/restoration. HRA required due to Severn Estuary. Proximity to SB some services.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes
26073	<a href="#">Land to the south of Woolaston. (Netherend Farm)</a> <b>Woolaston Parish</b>	Amended (Smaller than 2024 - 24037, 2022 - 22087, 2020 126, 2018 - 18002)	10.3523 ha	Housing	Outside but immediately abutting the SB. PROW's cross site. Listed building within 200m. Zone of Influence Severn Estuary. Ground water vulnerability is minor. Small area of the southern part of site at risk of surface water flooding. Mineral consultation Area. Contains earthwork remains of medieval/post medieval lane. Agricultural land classification Grade 3. No relevant planning history.	Site has been considered before. FRA required. Capacity issues with the foul drainage in the Netherend Area. Whole of site outside LNRS areas, apart from small areas on southern boundary potential for acid grassland restoration/creation. Severn Estuary HRA required. Given the size of the site, a predetermination archaeological evaluation will be required. Adjacent to SB. Public Transport Connectivity, poor Active travel accessibility, improvements may be required.	Included in SHELAA.  Availability – yes Achievability – yes Suitability – yes Deliverability - yes

## 8 Updates for previous SHELAA sites

**8.1** The purpose of the assessment is to identify suitable, available and achievable land for housing and economic development and the Council also considers whether it is deliverable. It is one important source of evidence to inform plan making. It is not normal practice to reassess sites through the SHLAA which the council is already aware of.

**8.2** Unless otherwise informed the council retains all sites submitted to be considered in the Local Plan process moving forward. They inform an important part of the evidence base, however, being considered acceptable as a SHLAA does not guarantee the site will be developed in the future. Whether a site will be allocated depends on policy and practical considerations. The Local Plan process determines whether sites are suitable and deliverable for a particular use and public consultation has to be undertaken in respect of the available options.

**8.3** The following sites were confirmed by the agent/ owner to still be available. The SHLAA Panel comments made in respect of these sites can be read in the relevant reports.

**8.4** Table list of sites previously considered and year of panel.

Site Reference	Parish	Site name	Year previously submitted
26080	Awre	<a href="#">Land belonging to Guy Hall Farm, Awre</a>	2022 ref: 22133
26081	Awre	<a href="#">Land belonging to Guy Hall Farm, Awre</a>	2022 Ref: 22134
26082	Awre	<a href="#">Land belonging to Guy Hall Farm, Awre</a>	2022 Ref: 22135
26028	Coleford	<a href="#">The Field, Poolway Road, Broadwell</a>	2020 Ref: 69 & 2015 Ref: 514
26035	Coleford	<a href="#">Land behind 10A Main Road, Mile End</a>	2020 Ref: 73
26058	Coleford	<a href="#">Coleford Health Centre, Land on the east side of Cinder Hill, Coleford</a>	2022 Ref: 22120
26068	Coleford	<a href="#">Whitehall Farm, Coalway Road, Coleford</a>	2024 Ref: 24057, 2022 Ref: 22025, 2020 Ref: 20156 (156).
26072	Coleford	<a href="#">Gorse Farm East, The Gorse, Coleford</a>	2025 Ref: 25041, 2024 Ref: 24018, 2023 Ref: 23008, 2022 Ref: 22060, 2020 ref: 20092
26037 Site A	Drybrook	<a href="#">Land at Roebuck Meadows, Ruardean Woodside</a>	2025 Ref: 25025 & 2024 Ref: 24076
26037 Site B	Drybrook	<a href="#">Roebuck Meadows, Ruardean Woodside</a>	2022 Ref: 22014 & 2007
26047	Drybrook	<a href="#">Land adj. to Chase View, Forest Rd, Ruardean Woodside</a>	2024 Ref: 24081, 2022 Ref: 22021 (021), 2020 Ref: 168, 2014 Ref: 486
26063	English Bicknor	<a href="#">Land west of English Bicknor</a>	2025 Ref: 25010
26019	Huntley	<a href="#">Land to rear of Beechwood &amp; Meadow View, A40 Huntley</a>	2020 Ref: 148, 2017 Ref: 636, 2011 Ref: 435,
26046	Huntley	<a href="#">Land north of Huntley, Byfords Road, Huntley</a>	2025 Ref: 25054
26055	Huntley	<a href="#">Land off Fairways Huntley</a>	2025 Ref: 25012, 2023 Ref: 23002, 2020 Ref: 20095, (158), 2017, 2011 & 2007.
26048	Littledean	<a href="#">Nailsmith Court, George Lane, Littledean</a>	2022 Ref: 22013 & 2021 Ref: 5
26083 Site A	Littledean	<a href="#">Land at Court Farm, Broad St (second option)</a>	2024 Ref: 24055
26083 Site B	Littledean	<a href="#">Land at Court Farm, Broad St, Littledean</a>	2024 Ref: 24056
26053	Lydney	<a href="#">Land north of Bream Rd, Lydney</a>	2025 Ref: 2502, 2024 Ref: 24038A & 2023 Ref: 23042A
26054	Lydney	<a href="#">Land west of Lydney (Bream Rd), Lydney</a>	2025 Ref: 25053, 2024 Ref: 24038, 2023 Ref: 23042, 2022 Ref: 22076 & 2021 Ref: 7
26056	Mitcheldean	<a href="#">Land off Carisbrook Rd, Mitcheldean</a>	2025 Ref: 25049, 2024 Ref: 24058, 2023 Ref: 23019, 2022 Ref: 22055, 2020 Ref: 105, 2018 ref: 568 (18019) & 653 (18032)
26016	Newent	<a href="#">Spring Bank, Malswick, Newent</a>	2022 Ref: 22048
26017	Newent	<a href="#">Land at Coxmore Farm, Malswick</a>	2025 ref: 25047 & 2024 Ref: 24039
26024	Newent	<a href="#">Land adjacent to 3 Ross Road, Newent</a>	2025 Ref: 25004
26094	Redmarley	<a href="#">Land at Hanover Green Cottage, Redmarley</a>	2022 Ref: 22078

Site Reference	Parish	Site name	Year previously submitted
26060	Ruardean	<a href="#">Farmland at Crooked End, Ruardean</a>	2020 Ref: 103 (20049) & 2010 Ref: 408
26061	Ruardean	<a href="#">Farmland, adjacent Highfield Rd, Ruardean</a>	2020 ref: 104 & 2010 Ref: 407
26084	Ruardean	<a href="#">Land at Warfield Farm, Ruardean</a>	2025 Ref: 25030, 2024 Ref: 24045, 2022 Ref: 22107
26032	Ruspidge & Soudley	<a href="#">Top Rd, Upper Soudley</a>	2020 Ref: 92 & 2015 Ref: 213
26057	Tidenham	<a href="#">Land south of A48 Tutshill.</a>	2025 Ref: 25020, 2024 Ref: 24053, 2023 Ref: 23020, 2022 Ref: 22042, 2020 Ref: 107 & 2018 Ref: 18003
26077	Tidenham	<a href="#">Land south-east of Sedbury. (West of Buttington Lodge Rd from Buttington Terrace to the Old Ferry Inn, Beachley</a>	2011 Ref: 421
26015	West Dean	<a href="#">South Field between Grove Road &amp; Marians Walk, Christchurch</a>	2025 Ref: 25071
26036	West Dean	<a href="#">Land adjacent to Brooklyn, Church Walk Viney Hill Oldcroft</a>	2010 Ref: 402
26093	West Dean	<a href="#">Land between Bracelands Drive &amp; Forest Holidays campsite, Christchurch</a>	2022 Ref: 22117
26050	Westbury-on-Severn	<a href="#">Land on Stantway Lane, Stantway Lane, Westbury on Severn.</a>	2024 Ref: 24005 & 2023 Ref: 23049

**8.5 The following sites were confirmed to be no longer available by the owner/agent. The sites have therefore been removed from the SHELAA.**

26074 - St.Briavels Parish. [The Langetts, St.Briavels.](#) Previously assessed in 2008 Ref: 135.

26075 - St.Briavels & Hewelsfield Parish. [Land at Hewelsfield Road, St.Briavels.](#) Previously assessed in 2022 ref: 22099 & 2021 Ref: 21020.

## 9. Glossary of Terms

<b>AP</b>	<b>Allocations Plan</b>
<b>BNG</b>	<b>Biodiversity Net Gain</b>
<b>CA</b>	<b>Conservation Area</b>
<b>CS</b>	<b>Core Strategy</b>
<b>EA</b>	<b>Environment Agency</b>
<b>FoDDC</b>	<b>Forest of Dean District Council</b>
<b>FRA</b>	<b>Flood Risk Assessment</b>
<b>GRCC</b>	<b>Gloucestershire Rural Community Council</b>
<b>HIA</b>	<b>Heritage Impact Assessment</b>
<b>HRA</b>	<b>Habitats Regulations Assessment</b>
<b>IOA</b>	<b>Important Open Area</b>
<b>LB's</b>	<b>Listed Building's</b>
<b>LDA</b>	<b>Locally Distinctive Area</b>
<b>LNRS</b>	<b>Local Nature Recovery Strategy</b>
<b>LP</b>	<b>Local Plan</b>
<b>LVL</b>	<b>Locally Valued Landscape</b>
<b>LWS</b>	<b>Local Wildlife Site</b>
<b>NDP</b>	<b>Neighbourhood Development Plan</b>
<b>NPPF</b>	<b>National Planning Policy Framework</b>
<b>PROW</b>	<b>Public Right of Way</b>
<b>RDLP</b>	<b>Revised Draft Local Plan</b>
<b>RIGS</b>	<b>Regionally Important Geological &amp; Geomorphological Sites</b>
<b>SAC</b>	<b>Special Area of Conservation</b>
<b>SB</b>	<b>Settlement Boundary</b>
<b>SHELAA</b>	<b>Strategic Housing &amp; Economic Land Availability Assessment</b>
<b>SHLAA</b>	<b>Strategic Housing Land Availability Assessment</b>
<b>SPA</b>	<b>Special Protection Area</b>
<b>SSSI</b>	<b>Site of Special Scientific Interest</b>
<b>TPO</b>	<b>Tree Preservation Order</b>
<b>ZoI</b>	<b>Zone of Influence</b>