

## **Annual Assembly: Coleford NDP (CNDP) Monitoring May 2023**

Following the making of Coleford Neighbourhood Development Plan, 1 October 2018, it became part of the Local Plan as a key planning document to shape the parish of Coleford, and interlink with the Council's Five Year Plan.

Statistical monitoring evidence stemming from FoDDC is updated each October.

Given CNDP is approaching 5 years old, it should be considered for review by the new Council; this is doubly important as the draft Local Plan from FoDDC is expected around June/July and we need to parallel that in schedule and aim to complete just after. (FoDDC Forward Planning is coming to the standard Planning Committee April 25 2023.)

Furthermore, initial work based on Census 2021 information shows significant changes which would necessitate review, not least that the population of Coleford has increased by just under 10% 2011-2021 to 9275. See Census 2021 later.

### **1. CNDP used by Council in its consideration of planning applications**

- a. Each planning meeting has CNDP on the table and in its considerations of applications. Policies are cited in comments to FoDDC as appropriate.
- b. Large developments are considered seriously, and are often taken to Full Council: part of North Rd Broadwell has gained permission (37/70); Ellwood Rd (49) is still under consideration; Forest Grove at Lower Lane, Barratts are completing a total of 203 houses after the follow-up application gained permission for another 23; At Tufthorn Ave, Sion Place and St Hilaire Ave have been completed (64) and another 23 are under Appeal; Poolway phases 1 and 2 are still under consideration (140).
- c. The Green Ring CNE2 has been challenged a number of times, and the policy is always considered in full when responses are made. CNDP has been quoted in Appeal findings.
- d. Heritage and Conservation Area/Town Centre policies are being used to enforce actions where applications and conditions are in conflict.
- e. CE2 maintaining employment land has also been applied where housing has been requested on existing employment land.
- f. At Appeal, Planning Inspectors have also recognised NDP policies and commented in dismissing some Appeals

### **2. NDP used by Coleford Town Council in its forward planning considerations**

- a. We note the progress of the larger development sites, and an appraisal of the status of remaining larger sites is ongoing.
- b. CTC have asked for Section 106 monies associated with larger developments to be allocated for cycle/footpaths as part of Active Travel, but to date none has been allocated.
- c. Given changes with Government approaches to Planning, the detail on a move to a Levy would hopefully mean that as CNDP exists 25% of such monies would have to come to Coleford for improvements when planning permissions are given. Watch that space.
- d. CTC has responded to consultations from FoDDC re draft Local Plan, and had some workshops to keep abreast of CNDP implications.

- e. Work with FoDDC to consider a local Design Code involved visiting Forest sites and working with councillors from District and other parishes. This would help to keep local distinctiveness (also part of CH policies)
- f. Coleford's Active Travel plan is based on work by UWE in order to promote Coleford as a walking/cycling centre and reflect climate action.

### **3. NDP used in related work.**

- a. Surface water has been reviewed by CTC and modelled with GCC Flood Authority and a budgeted programme is in place to improve infrastructure in three phases based around flow from Thurstan's Rise direction (Slut's Brook); Gloucester Rd (Thurstan's Brook) and barriers within infrastructure. After each of these phases the modelling of the system will be checked before the next phase is carried out.
- b. The Coleford Clock Tower Committee is very aware of the historic environment and the Conservation Area. The newly appointed Conservation Architects, Dittrich, Hudson Vasetti Architects (DHVA ) have this firmly in view, whilst trying to gain maximum benefit for the restoration and use of this iconic building.
- c. The Council's Environment Committee uses CNDP in terms of Local Green Spaces (CC2) and natural environment (CNE1-4). Climate change policies may be an area for more strength in any review of CNDP.
- d. Gateway enhancement has been planned in, but working with partners has been slow in progressing: Active Travel and the Mushet Place corridor, and the trees at Lords Hill still need effecting.

### **4. Specific issues-**

- a. Funding streams have been progressed through FoDDC as the central body. Levelling Up funding was attracted to help improve the Town Centre,, and UKSPF funding
- b. The new Health Centre has been passed by FoDDC but no progress is evident on the site.
- c. Five Acres planning application has yet to come to CTC planning for comment, though in consultation several points were made. This is outside the CNDP area, but involves our residents in terms of use. No swimming pool is included within the plan at this time.
- d. Still under consideration by FoDDC: application by Traffic Lights for two drive-through restaurants, KFC and Greggs; St John's Church apartments; Ellwood Rd
- e. St John St TRO and GCC new application re waiting.

### **5. NDP used by Forest of Dean District Council as the Local Planning Authority**

- a. As part of the Local Plan the NDP is relevant and part of FoDDC planning officers resources when addressing all planning applications for Coleford
- b. Planning enforcement has been approached a number of times regarding the correct fulfilment of conditions.

### **6. Annual Monitoring data (see separate Oct 22 monitoring for stat detail)**

### **Coleford parish April 2021/ March 2022**

- **Housing:** 100 completions    106 not started            89 under construction
- No figures available for housing for older people or lifestyle type homes
- 58 affordable homes delivered 21/22

#### **7. Census 2021 info and changes (as at release Jan 23 – see last page)**

#### **8. Need for CNDP” material modifications” review <sup>1</sup>**

- a. FoDDC Local Plan full draft expected June/July to new FoDDC, CNDP needs to be in general conformity. The latest part of the Development Plan carries more weight.
- b. Census 2021 and changes
  - i. number/rate of population expansion (see above)- *new site allocations? Extensions v first houses?*
  - ii. Population structure: *housing for older/ those with disabilities*
  - iii. Housing need, design – *could be additional element to same plan*
  - iv. Reduction in green spaces/ Green Ring- *green infrastructure context*
  - v. Climate change: *stronger policies?*
  - vi. Employment change: *work from home, annexes, local shopping/ online*
  - vii. Active Travel and diminution of public transport – *impact of housing with home employment space?*
- c. minor adjustments and additions to the character assessment as new housing is completed: and consideration given whether to consider a Coleford Design Code within a Forest Design Code.
- d. From recent experience: consider
  - i. Conservation Area Statement/ stronger policies
  - ii. Traffic management
  - iii. Infrastructure improvements
  - iv. Effective use of Section 106 monies
  - v. Maintenance of distinctive character
  - vi. Planning related to younger/older/health

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<sup>1</sup> [Neighbourhood planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

7. continued **Census figures, with some changes noted**

<b>Coleford</b>	<b>2011</b>	<b>2021</b>	<b>Change</b>
<b>population</b>	<b>8359</b>	<b>9275</b>	<b>916</b>
<b>households</b>	<b>3685</b>	<b>4183</b>	<b>498</b>
<b>Aged 65+</b>	<b>2078</b>	<b>2721</b>	<b>+5%</b>
<b>With disability</b>	<b>931</b>	<b>1960</b>	
<b>Household with one class of deprivation<sup>2</sup></b>		<b>1549</b>	
<b>Household with 2 or 3 classes of deprivation</b>		<b>856</b>	
<b>More than one car per household</b>	<b>1433</b>	<b>1807</b>	<b>+4%</b>
<b>Owned dwelling</b>	<b>2518</b>	<b>2995</b>	<b>-1%</b>
<b>Social rent</b>	<b>631</b>	<b>767</b>	<b>0%</b>
<b>Work from home</b>		<b>888</b>	
<b>Managers &amp; professional occupations</b>	<b>794</b>	<b>996</b>	<b>+5%-</b>
<b>Qualifications none</b>	<b>30%</b>	<b>22%</b>	<b>-8%</b>
Level4+	<b>19</b>	<b>24%</b>	<b>+5%</b>
Those over 16 in usual employment	<b>4137</b>	<b>4,860</b>	<b>+723 +3%</b>
Industry Manufacturing	<b>18</b>	<b>12%</b>	<b>-6%</b>
construction	<b>10</b>	<b>13%</b>	<b>+3%</b>
Wholesale/retail/repair	<b>15</b>	<b>15%</b>	<b>0%</b>
Human health & social work activities	<b>11</b>	<b>14%</b>	<b>+3%</b>

Change 2001-2011 was just 8 people

Not comparable due to Disability Act, but 21% in 2021

Not fully comparable, but in Coleford parish 57% had 1,2,3 deprivations in 2021

<sup>2</sup> See definition of deprivation 2021 census (education; health; employment; disability) on detailed sheet