

NDP Monitoring Report Oct 2021 -2022 to be presented to Full Council meeting 25 Oct 2022

Part One Current CNDP

Housing figures from FoDDC

Year April 2021 to March 2022

For Coleford Parish:		100 completions,	106 not started	89 under construction
	(20/21)	7	182	98

NB: Coleford Settlement as defined by FoDDC includes Berry Hill/ Broadwell ward. Reorganisation of ward boundaries was completed for elections May 2019.

Year April 2020 to March 2021

Within Coleford settlement boundary		completed	not started	under construction
And in Coleford		53	23	39
(W Dean part)		04	14	06
	(2020/21)	7	32	67
Outside settlement boundary		47 completions	83 not started	50 under construction
in Coleford parish	(2020/21)	0	150	31

The percentage of affordable housing provided in any development : 40% policy only relates to large sites; applied at Lower Lane. NB Tufthorn, Stantonbury 64 dwellings 100% affordable; viability report for Ellwood Rd under independent assessment

The percentage of houses that have been built to Lifetime Home standards: none of the properties have been secured along Lifetime Homes regarding accessibility. Currently data not collected re renewable energy new homes, but 64 at Tufthorn have solar panels.

Update on large sites: as at October 2022:

Poolway Farm Gloucester Rd:	full application submitted for 90 August 2022, pending
Ellwood Rd, Milkwall:	application submitted end 2021 for 49, viability report being independently assessed
Kings Meade addition:	full application not received (discussions pre 2005)
North Road Worcester Walk Broadwell (P0635/19)	application received for 35 on part of site, awaiting info, pending
Ex Sonoco Tufthorn Avenue	65 dwellings completed 2021/22; 23 refused 2022 now gone to Appeal
Forest Grove/ Lower Lane Berry Hill 1482/14 (appeal granted)	180 dwellings, 47 complete, rest under construction; 23 more p permissions 2021/2

FoDDC housing trajectory 2021-22

FoDDC 2021/22 housing sites trajectory	capacity	complete 21/22	Minimum deliverable					Minimum available 2027-32 (developable)	28/29	29/30	30/31	31/32	minimum		
			22/23	23/24	24/25	25/26	26/27						27/28	5yr	6-10yr
former Kings Head	8	0	0	0	0	3	0	0	0	0	0	0	0	0	0
Max deliverable				3									3		3
Newland St former WCs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
max				8									8		8
Poolway Farm	140	0	0	0	0	0	0	35	35	35	35	0	0	140	140
max					35	35	35	35					105		140
Milkwall Ellwood Rd	48	0	0	0	0	0	0	24	24	0	0	0	0	48	48
max					24	24							48		48
Kings Meade addition	48	0	0	0	0	0	0	12	18	18	0	0	0	48	48
max					18	18	12						48		48
North Road Broadwell	70	0	0	0	0	0	0	15	20	20	15	0	0	70	70
max					15	20	20	15					55		70
Ex Sonoco Tufthorn Avenue	65	48	17	0	0	0	0	0	0	0	0	0	0	17	17
max			36										36		36
Milkwall Club	7	2	0	5	0	0	0	0	0	0	0	0	0	5	5
max			5										5		5
Forest Grove	203	47	40	40	40	36	0	0	0	0	0	0	0	40	40
max			40	40	40	40	23						183		183

How has the lack of 5 year supply affected application consents and/or delivery? It has to be considered as set out in the NPPF so there are instances of the “tilted balance” being applied and a permission being given or recommended where a site is not policy compliant (including at Appeal) The so called tilted balance is where the policies in a LP for the supply of housing (or part of one) is set aside because there is no five year land supply. The test is then one of where the development can be regarded as sustainable.

Housing need: the no of households on FoDDC’s housing register (by number of bedrooms required) who have indicated Coleford as one area of preference (out of 3) in which they are seeking affordable housing.

At Oct 22	1 bed	2 bed	3 bed	4 bed	5 bed		Oct 21
Coleford	310	113	53	16	2		
Broadwell	67	32	15	2			
Coalway	39	34	14	4	1		
Mile End	27	13	8	1			
Coleford parish	369	142	65	16	2	594	612

No of applicants aged 65 or older = 68
 No of applicants requiring ground floor accommodation = 80
 No of applicants registered disabled = 58

Banding of households
Gold – 12
Silver – 95
Bronze - 484

New Affordable Housing delivered:

2021-22

Total no Affordable homes = 58,
 Tufthorn Avenue – 48 Affordable homes, Forest Grove -10 Affordable homes
 Tenure - 31 Affordable Rented homes and 27 Shared Ownership homes.
 Properties by no of Bedrooms - 27 x 2 bed, 27 x 3 bed, 4 X 4 bed

2022-23

Total no Affordable homes = 29,
 Tufthorn Avenue – 16 Affordable homes, Forest Grove -13 Affordable homes
 Tenure - 25 Affordable Rented homes and 4 Shared Ownership homes
 Properties by no of Bedrooms - 12 x 1 bed,11 x 2 bed, 4 x 3 bed, 2 X 4 bed

Affordable housing with planning permission yet to be delivered:

Forest Grove (both current permission and permission for additional 23 properties)
 Total no Affordable homes = 58,
 Tenure - 46 Affordable homes for Rent and 12 Shared Ownership homes

Appeal decisions: Coalway Rd housing appeal resubmitted: Tufthorn 23 houses, Woodgate Rd bungalow submitted. 6 Bowens Hill Rd dismissed.

Planning and Infrastructure

The Health Centre was given permission with conditions re accessibility and environment.

Water infrastructure: meetings held with GCC Flood Authority and their contractors re modelling. Rural model works best in Coleford. Work to be done at Forest Grove (Lower Lane) and still need feedback re Thurstan's Rise. Three phases are planned for Coleford: Thurstan's Rise and remodel; Gloucester Rd and remodel; manholes and blockages in central area and remodel. Capital project agreed to address specific infrastructure repair/ reinstatement. Sewage capacity at Newland is sufficient at present, but queries re pipe network and cumulative developments raised with Poolway.

Electricity capacity re increased demand because of electric cars and charging is a national problem. 1 rapid charger in Lidl. Some Forest Grove houses have capacity for overnight charging. Parking off road often not allowed for sufficiently in planning applications.

Green spaces and environmental value

Environment Cttee have started volunteer groups who work in the cemetery and Bells Field to upgrade spaces, including Conservation Areas. Trees in Lords Hill are scheduled to be installed this autumn: GCC Highways; also 3 trees in and around centre via SP at FoDDC from county. 210 trees were planted 2020, mainly hedging. Trees for TPO replacement, copper beeches for HM Elizabeth II and Prince Phillip planted in Bells Field; awaiting Lords Hill trees this season, awaiting Coalway Rd trees answer from GCC Highways, but link to Coalway Junior/Infants. Juniors received grant for garden club; mowing regimes changed by negotiation with contractors, though not all issues yet solved. Litter picks are being carried out by volunteers.

Bells Field still well used by people of all ages, abilities, request for equipment for younger ages Angus Buchanan water problem with King George V pavilion, repaired, so can hire out again, talks re cemetery extension/ potential allotments

Our Planning Cttee has made numbers of comments re bat protection and tree protection when relevant to applications. See also later re Local Plan/CNDP review.

Economy

Covid effect now added to by energy prices, so many small local businesses struggling especially with increased shopping online.

With changed working patterns, planning applications are trending toward 3 or 4 bedrooms as one used for study; many extensions applied for. The importance of trying to decrease commuting (for work/life or environmental reasons) has become a part of looking forward with the emerging FoDDC Local Plan/ review of CNDP. Issues with public transport are increasing.

Visitor/tourism businesses and hospitality/accommodation have had a good season, with good weather. Visitors are coming back, short breaks and returners; still looking dominantly for walking/ cycling/ environmentally based tourism.

Regeneration initiatives into the Centre are stalled: issues with progress and FoDDC.

The density of take-aways has increased which may mean a deterioration in range of shopping.

Public transport cuts are not being recognised sufficiently in planning applications: often submitted are out of date timetables, or for irrelevant/ defunct routes.

Heritage

FoDDC are working on an Undesignated Heritage site study. CNDP already has Appendix G.

Conservation advice was asked for in some planning applications, including in the Conservation Area, and mitigation actions have been agreed.

Coleford Clock Tower has had emergency works carried out, and project architects appointed.

Some consultation has taken place at the Faddle Fair, and the Clock Tower committee is heading up the restoration works.

Plans for St Johns Church to become 9 apartments have been submitted, and are under consideration: this will retain the building but memorials will be removed from their positions to lobbies/ the loft.

Part two: Looking forward and Local Plan/ CNDP Review

In emerging Local Plan discussions so far, the number of additional houses estimated to be asked for is approx. 4000 for the Forest as a whole, with a possible 107 houses in Coleford (as at September 2022).

Likely that CNDP will have to be reviewed in next 2 years.

Trends noted:

1. See census 2021 Forest figures. Older people are living longer, and prefer to stay in their homes/areas. Supported living at home enables this.
Dora Matthews house is now well used for independent living, but with care assistance available.
2. In FoDDC Housing Strategy, it is stated that by 2041 projections forecast that 33% of the population will be aged 65+, whilst the percentage of working age adults will reduce from 54% to 47% for the same period. Central Government held consultation re M4 part 2 Building Regulations being brought in: these would make homes “adaptable and accessible” but no further action has been taken. FoDDC are looking to bring possible policy into emerging plan. CNDP already has 10% policy.
3. From CTC planning applications, people are changing houses to allow for working at home. Annexes/ extensions are applied for. Looking for work/life balance means moving from cities out to places with gardens, but local market towns to provide services: can independent shops keep going?
4. Holiday accommodation and annexes may blur: checking needed. Some expansion of camping/chalets where valued landscape/ green spaces are more attractive, Air B&B becoming more widespread.
5. Environmental concerns, Biosphere and the FoDDC Environmental Strategy are of keen interest to more people. Actions re public transport, active travel, are key. Coleford is trying to work toward more cycle/path ways and creating a larger network, but funding needed is major and section 106 monies are not being successful, as Active Travel Strategy is not signed off by FoDDC.
6. Regeneration: mainly focuses around visitor attraction, making more of the strong Forest influences, and using active travel. Shopping range is under threat, especially with fuel costs and after loss of Bank. Clock Tower has had emergency repair, but architects consulting on way forward.

Constraints

1. Balance of LP planning is key. If Lydney is allocated higher numbers of housing it would gain prime town status and thus should have improved infrastructure; Coleford would not be likely to gain infrastructure improvement as fewer allocations (107 at second preferred option). This reflects the keeping of historic character and environmental conservation. Is this what Coleford wants?

2. Of concern is any relaxation of FoDDC policies to conserve/ protect the Forest environment and character, should the pressure on housing development and numbers dominate. The sustainability of developments is fundamental.
3. Funding and timing are fundamental to regeneration. Five Acres regeneration is outside our Parish, but will affect and be used by Coleford people. FoDDC is using section 106 money from housing in Coleford parish in this scheme. We need to be involved in a proposed partnership approach due to start Nov 22 before submission of proposal in December 22. Various smaller scale projects in the town need funding-ready plans attached to apply quickly/free up monies when Agencies announce initiatives. CTC has secured some SPF funding to gain such expertise.
4. Involvement of local people is indisputable. When CNDP was made into part of the Local Plan, and has been at the core of shaping Coleford, lots of people with many talents and local knowledge were involved. Review is a key forum for people to get involved from their own patches within the parish and bring together agreed actions/policies.

Concerns and initiatives

1. There is an election at both parish and District level in May 2023. Some councillors with experience will not stand/not be elected: we need to capture their knowledge and recruit new councillors with enthusiasm/ new ideas/ different skills in the planning field. Coleford should initiate a meeting/ stall at market or event/ newsletter to inform people NOW and get new individuals interested. Succession planning.....
2. Coleford may want to retain its character and green areas, but it does not want to lose services, so
 - a. trends to plan in active travel, cycling and walking hub, climate change initiatives may be a direction to take....
 - b. Active wildlife corridors/hedgerows/trees need more attention in applications and if necessary enforcement.
3. The proportion of older people is increasing. Three aspects need addressing:
 - a. Older people needs e.g.10% lifestyle homes (a policy not currently being achieved), smaller homes but with potential carer accommodation, nearby health and other services (new Health Centre)
 - b. Affordable homes to allow 20-40 year olds to stay here with their young children
 - c. Youth and things to do, places to go, especially indoor. CTC is working with Forest Youth Association, UWE, schools and local young people to identify specific needs and spaces where those could be achieved.
4. Businesses, especially small independents, are struggling and may fail. Need to increase footfall.
 - a. Potential for changing the layout in St John St, consultation re pedestrianisation
 - b. CTC is reviewing markets strategy,
 - c. Communication with Bank owners pursued, but no outcome
5. Gateways: Active Travel gateway into town from railway line cycle path (check with FoDDC re 2 stages progress); trees in town centre applied for and Lords Hill trees to be installed Autumn 22; consultation re sculpture at Coalway.
6. Climate Change; tree planting (see above) and design of developments – joining in the Forest Design Code initiative.