

Appendix C
*FODDC
housing
figures*

C



13th SEPT

Forest of Dean District Council Allocations Plan.

The attached table shows an estimate for land availability for the period 2017/18 to 2026/27, listing individual large sites and provides estimates for contributions from large windfall sites and sites of less than 5 dwellings (net). Sites included are those included in the assessment of availability of September 2017 and incorporate allocations proposed in the Allocations Plan and the draft Modifications sought by the Council in accord with the Inspector's comments. The five year supply estimate and availability calculation is based on the unmet backlog from during the plan period being met over the whole remaining plan period.

Plan Trajectory table of sites 13/9/17

Settlement	AP ref	Address	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	5yr	6-10yr	10 yr	to2026	exp date	0
Alvington	FC12	Alvington Clanna Lane appeal now allowed 1494/15	0	0	0	11	0	0	0	0	0	0	0	11	0	11	11	27/09/18	outline permission on appeal site first included in proposed FC
														0	0	0	0		
Bream	AP76	Bream (Woodside) 0546/13, P0019/17 DISCON consent	0	0	9	0	0	0	0	0	0	0	0	9	0	9	9	09/05/17	allocated site latest discon permitted April 2017
0	AP76	Bream additional land at Ryelands Rd/ Highbury	0	0	0	0	0	5	0	0	0	0	0	5	0	5	5	na	allocated first in draft AP no progress land owned by FoDDC
0	AP75	Bream New rd/ High St RFC site 1082/14	0	0	0	7	7	0	0	0	0	0	0	14	0	14	14	06/10/17	allocated first in AP has outline pp revised layout received for pre app
0	AP75	Bream New rd/ High Street 0636/15	0	0	4	5	0	0	0	0	0	0	0	9	0	9	9	15/07/18	allocated first in AP current outline permission
		Bream Parkend Rd 2RH 0146/15	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	complete	redevelopment not previously allocated, now complete net gain 9
														0	0	0	0		
Churcham		Birdwood, permitted affordable scheme 0247/16	0	7	0	0	0	0	0	0	0	0	0	7	0	7	7	24/06/19	under construction completion due 2017/18.
														0	0	0	0		
Cinderford		Cinderford 52 Ruspidge Rd 2461/11 current 1720/16 Full	0	0	0	4	4	0	0	0	0	0	0	8	0	8	8	na	previous outline pp (lapsed) new full application awaiting validation
		Cinderford 97 St Whites Rd Cinderford Bridge 0125/08	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	na	not counted
		Cinderford Adj Bristol House 1286/13	0	0	0	6	0	0	0	0	0	0	0	6	0	6	6	01/11/16	no progress
	AP34	Cinderford Football Club	0	0	0	0	0	0	30	30	20	0	0	0	80	80	80	.	revised application awaited, currently at pre application stage
	CNQ	Cinderford Northern Quarter HCA Newtown Road	0	0	0	20	30	0	0	0	0	0	0	50	0	50	50	na	not in AP area application awaited from HCA
	CNQ	Cinderford Northern Quarter, HCA 0663/14	0	0	0	0	40	40	40	40	40	0	0	80	120	200	200	uc	not in AP area application awaited main access due to be complete 9/17
	AP33	Cinderford Railway Tavern Station Street 0509/16ful	0	0	10	0	0	0	0	0	0	0	0	10	0	10	10	13/07/19	site within allocation valid permission for conversion
		Cinderford Royal Foresters	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	comp	completed 2016/17

		Cinderford St Johns Parish Hall 0344/14	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	comp	completed 2016/17
		Cinderford St Whites Farm 0558/11	0	0	0	0	0	0	24	24	0	0	0	0	48	48	48	uc	site being marketed (offers by end Sept 2017)
		Cinderford St Whites Rd Peacock Lane Ruspidge 0678/13	4	5	0	0	0	0	0	0	0	0	0	5	0	5	5	uc	under construction completion 2017/18.
	AP33	Cinderford Station St Cannop Foundry 0539/08	0	0	0	0	10	20	0	0	0	0	0	30	0	30	30	na	site available- plan allocation
	AP33	Cinderford Station St former Listers (Rothdean) 1590/04	0	0	0	0	0	0	25	25	25	25	0	0	100	100	100	na	site available- plan allocation
	AP33	Cinderford Station St Turley Ct and Wilce land 0885/10	0	0	0	0	10	10	0	0	0	0	0	20	0	20	20	na	site available- plan allocation
	AP36	Cinderford Valley Road a	0	0	0	0	0	0	15	15	15	0	0	0	45	45	45	na	allocation, current preapp re related employment and housing
x	FC2	St Whites former school apps 1122/17 & 1240/17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	na	two applications received (one conversion one outline for different parts of site)
	FC1	Cinderford Sneyd Wood Rd	0	0	0	18	0	0	0	0	0	0	0	18	0	18	18	na	proposed MM allocation early pre application stage
x	FC3	Cinderford Ruspidge former baths	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	na	site not proposed in final MMs
														0	0	0	0		
Coleford	0	Coleford 27-41 Coalway Rd 1160/11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	comp	site completed
0	0	Coleford Dukes travel Berry Hill new approved scheme 1002/17	0	0	0	7	0	0	0	0	0	0	0	7	0	7	7	21/10/17	revised permission for 7 for builder issued 8/17.
0	0	Coleford High Nash House	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	comp	completed 2016/17
0	AP57	Coleford Kings Head	0	0	0	0	0	0	12	0	0	0	0	0	12	12	12	na	allocated in plan no progress
0	0	Coleford Kings Meade 1727/07	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	comp	completed 2016/17
0	AP55	Coleford Lawnstone Hse	0	0	0	5	7	0	0	0	0	0	0	12	0	12	12	na	at pre application stage site controlled by FoDDC current consultation
0	0	Coleford Newland St former WCs 0285/16	0	0	8	0	0	0	0	0	0	0	0	8	0	8	8	22/07/19	site to be sold by auction 8/17, has permission for new build
0	0	Coleford Owen Farm 1167/13	42	42	0	0	0	0	0	0	0	0	0	42	0	42	42	uc	final phase u/c completion 2017/18
0	AP62	Coleford Poolway Farm	0	0	0	20	30	30	30	30	0	0	0	80	60	140	140	na	part AP and 2005 LP allocation promoted through AP examination- and MM delivery as IF to 2020/21.
0	FC5	Coleford Milkwall Ellwood Rd	0	0	0	0	24	24	0	0	0	0	0	48	0	48	48	na	proposed MM at AP pre application stage
0	FC7	Coleford Kings Meade addition	0	0	0	12	18	18	0	0	0	0	0	48	0	48	48	na	proposed MM at AP pre application stage
-20	FC6	Coleford North Road Worcester Walk	0	0	0	0	20	20	20	10	0	0	0	40	30	70	70	na	proposed MM at AP pre application stage
x	FC9	Cinderford Tufthorn Avenue P0912/16 current	0	0	0	0	20	25	20	0	0	0	0	45	20	65	65	na	current application- decision pending 65 dwellings proposed MM allocation
														0	0	0	0		

Drybrook	AP76	Drybrook Dairy Farm ol 18 2009 2640 1753/12	0	0	0	0	7	10	0	0	0	0	0	17	0	17	17	na	proposed AP allocation revised scheme at pre app stage, has had outline PP
	AP77	Drybrook High Street	0	0	0	0	0	0	20	30	0	0	0	0	50	50	50	na	proposed allocation in APrevised scheme at pre app stage
	FC13	Drybrook adj RFC new site 1729/16	0	0	0	10	20	17	10	0	0	0	0	47	10	57	57	na	proposed AP (MM) allocation, current outline application
	0	Drybrook Nelson arms	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	completed 2016/17
														0	0	0	0		
Hartpury x	FC14	Hartpury adj Village Hall	0	0	0	12	0	0	0	0	0	0	0	12	0	12	12	.	proposed MM early pre application stage
														0	0	0	0		
Huntley x	FC15	Huntley adj The Poplars	0	0	0	12	0	0	0	0	0	0	0	12	0	12	12	na	proposed MM allocation
														0	0	0	0		
Littledean	0	Littledean Beech Way 0899/14 0992/16 app	0	0	0	7	10	0	0	0	0	0	0	17	0	17	17	21/10/18	proposed AP allocation full permission granted following OL appeal decision
														0	0	0	0		
Longhope	AP79	Longhope Rectory Meadow 1975/11, 0471/17 current app	0	0	0	0	14	14	0	0	0	0	0	28	0	28	28	na	revised full application for 28 units under consideration
	0	Longhope The Wend 2RH 1888/14	0	0	8	8	0	0	0	0	0	0	0	16	0	16	16	10/07/18	full permission for affordable housing
														0	0	0	0		
Lydbrook	AP82	Lydbrook Former Rothdean site 1303/13	0	0	13	13	0	0	0	0	0	0	0	26	0	26	26	17/07/17	proposed AP allocation early pre app re detailed application, has outline pp
														0	0	0	0		
Lydney	AP47	Lydney Cross Hands Highfield Hill 1105/14	0	0	0	5	10	5	0	0	0	0	0	20	0	20	20	22/10/16	no progress following OL permission
	AP47	Lydney East Liddington land	0	0	0	0	0	0	0	0	0	40	40	0	80	80	40	na	allocated but no development assumed within 5 yrs no application
	AP47	Lydney East MMC (not Emp land site) 0201/15 resolution	0	0	25	40	40	40	40	40	40	40	40	145	200	345	305	na	resolution to grant full permission AP and 2005 LP allocated site
	AP47	Lydney East Phase A (RHL site) 0412/13	0	0	0	0	0	40	40	40	40	40	40	40	200	240	200	various	allocated and with outline consent
	AP47	Lydney East Phase B (RHL site) 0361/15 Redrow 0076/17	0	30	40	40	15	0	0	0	0	0	0	125	0	125	125	various	under construction
	AP47	Lydney east Phase B (Bellway) 0835/17	0	5	30	30	25	0	0	0	0	0	0	90	0	90	90	.	groundwork commenced, Res matters approved
	AP47	Lydney east Phase B remainder	0	0	0	0	25	40	40	40	40	40	40	65	200	265	225	na	allocated site, spine road part complete OL consent for development
	AP40	Lydney Highfield Rd rear T & T 1829/13 current full app 0108/17	0	0	20	30	30	30	30	26	0	0	0	110	56	166	166	.	proposed allocation in AP housebuilder appn for 166 to be determined shortly previous outline pp for 110.
	AP53	Lydney Holms Farm 1325/06, 1889/15	0	0	0	0	0	9	9	10	0	0	0	9	19	28	28	.	allocation 2005 LP and AP, current application pending consideration
	0	Lydney Orchard Way	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	completed 2016/17
	FC4	Lydney Augustus Way Allaston 1111/14, 1284/13	0	0	20	30	30	20	20	0	0	0	0	100	20	120	120	.	proposed as MM, appeal decision awaited re larger site also current appln for proposed allocation

	AP40	Lydney Hill Street MM to delete allocation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	refurbished and in alternative use
														0	0	0	0		
Mitcheldean	AP85	Mitcheldean Former coach depot	0	0	0	12	0	0	0	0	0	0	0	12	0	12	12	.	proposed AP allocation reduced to 12 dwellings, no current permission
	AP86	Mitcheldean former George Hotel 1849/14	0	0	15	16	0	0	0	0	0	0	0	31	0	31	31	20/07/18	proposed AP allocation permission granted
	0	Mitcheldean Glos Rd 0086/09	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	na	all complete
	AP84	Mitcheldean new site Bradley Court Rd	0	0	0	0	0	0	20	20	0	0	0	0	40	40	40	.	proposed AP allocation not counted in five year supply- no progress
														0	0	0	0		
Newent	0	Newent Broad St 0800/09, 1796/16	0	0	9	0	0	0	0	0	0	0	0	9	0	9	9	na	under construction
	AP73	Newent Cleeve Mill E Care 1034/11	0	17	0	0	0	0	0	0	0	0	0	17	0	17	17	na	almost complete
		Newent Culver St	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	na	complete
		Newent Foley Road 0974/15	52	48	20	0	0	0	0	0	0	0	0	68	0	68	68	na	under construction
	AP72	Newent Ross Rd	0	0	0	0	0	0	15	15	0	0	0	0	30	30	30	.	mixed allocation in AP no progress
		Newent Ross Rd appeal	0	0	0	25	25	35	0	0	0	0	0	85	0	85	85	08/05/19	to be MM allocation new permission following redetermined appeal
	AP69	Newent Southend Lane 1877/13, 0047/16	0	0	10	14	0	0	0	0	0	0	0	24	0	24	24	15/11/18	proposed AP allocation reserved matters approved additional preapp discussions
	AP68	Newent Watery Lane 1513/13, 1915/15	0	0	15	15	0	0	0	0	0	0	0	30	0	30	30	17/06/18	proposed AP allocation reserved matters approved additional DISCON
	FC11	Newent Southend Lane North	0	0	0	20	40	40	40	40	0	0	0	100	80	180	180	.	capacity increased in final MMs
-15	FC11	Newent Cleeve Mill Lane Gloucester Rd	0	0	0	0	0	30	15	0	0	0	0	30	15	45	45	.	proposed MM now reduced to 45 dwellings
														0	0	0	0		
Newnham	AP89	Newnham former Victoria Hotel	0	0	0	0	0	0	20	0	0	0	0	0	20	20	20	.	proposed AP allocation no progress some remedial work
	AP90	Newnham north of Newnham inc FC17	0	0	0	20	30	30	15	0	0	0	0	80	15	95	95	.	proposed AP allocation and MM at pre application stage
Redmarley	0	Redmarley Drury Lane 1593/14 0058/17	0	0	0	11	0	0	0	0	0	0	0	11	0	11	11	03/08/19	appeal permission and current discon application
														0	0	0	0		
St Briavels	0	Smithville Close permitted affordable scheme	0	9	0	0	0	0	0	0	0	0	0	9	0	9	9	.	under construction
														0	0	0	0		
Sedbury Tutshill	AP91	Sedbury Tutshill A48 adj Bigstone 1911/15 651/17	0	0	25	20	0	0	0	0	0	0	0	45	0	45	45	31/05/19	proposed AP allocation approval submitted following outline pp
	0	Sedbury Tutshill appeal permission	0	0	30	35	30	0	0	0	0	0	0	95	0	95	95	14/01/18	proposed MM allocation early pre app following appeal decision
	AP92	Sedbury/ Tutshill Adj Wyedean School 1792/13, 1557/15	0	0	30	40	40	0	0	0	0	0	0	110	0	110	110	30/11/18	permission, site subject to appeal re affordable housing delivery

	0	Sedbury/ Tutshill Highcliff Beachley Rd Tutshill 1049/15	0	0	7	0	0	0	0	0	0	0	0	7	0	7	7	02/11/18	permission,
x	FC19	Sedbury/Tutshill Sedbury Lane	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	Site not proposed in final MMs
														0	0	0	0		
Sling	AP93	Sling Adj Miners Arms 0706/05	0	0	0	0	10	10	0	0	0	0	0	20	0	20	20	.	2005 LP and proposed AP allocation no progress
														0	0	0	0		
Staunton Corse	AP95	Staunton Corse Gloucester Rd	0	0	0	0	10	10	0	0	0	0	0	20	0	20	20	.	proposed AP allocation pre application stage
	0	Staunton/ Corse, Corse Grange 0114/13	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	complete
	FC20	Staunton Corse Chartist Way appeal allowed	0	0	0	15	12	0	0	0	0	0	0	27	0	27	27	18/07/20	proposed MM for revised site following appeal decision
														0	0	0	0		
Whitecroft	AP98	Whitecroft Scovill Lydney Rd Whitecroft	0	0	0	0	0	15	15	0	0	0	0	15	15	30	30	.	no progress AP allocation
														0	0	0	0		
Woolaston	AP99	Netherend Ash Way	0	0	0	0	0	12	0	0	0	0	0	12	0	12	12	.	no progress
	AP100	Netherend/ Woolaston inc Netherend Dairy 0111/07	0	0	0	0	12	17	0	0	0	0	0	29	0	29	29	.	no progress
	AP100	Netherend/Woolaston Farm additional land	0	0	0	0	7	0	0	0	0	0	0	7	0	7	7	.	no progress
														0	0	0	0		
Yorkley x	FC21	Yorkley Adj Health Centre	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	.	Site not proposed in final MMs
		Large listed sites	165	163	348	595	662	616	565	435	220	185	160	2384	1565	3949	3789		
		Small sites estimate/ counted	82	74	74	74	74	74	74	74	74	74	74	370	370	740	666	.	
		Large windfall estimate	0	0	0	0	16	32	49	65	81	81	81	48	357	405	324	.	
																		.	
		basic requirement	330	330	330	330	330	330	330	330	330	330	330	1650	1650	3300	2970	.	
		annual five year requirement	477	477	477	477	477	477	0	0	0	0	0					.	
		TOTAL AVAILABLE	247	237	422	669	752	722	688	574	375	340	315	2802	2292	5094	4779	.	

Trajectory diagram from table above, showing availability

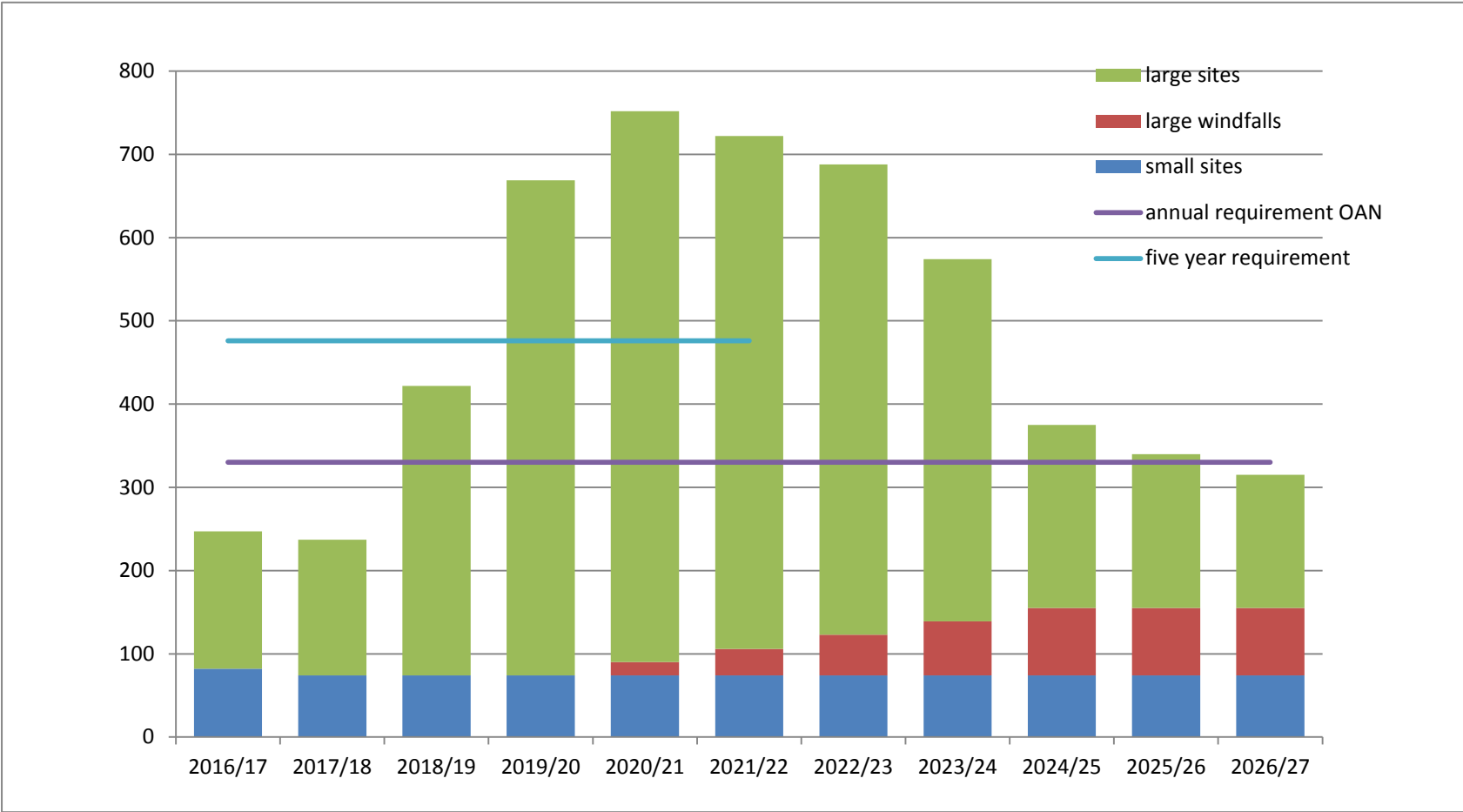


Table of land supply (see below for total past completions and key to calculation)

10 yr	time to address backlog
330	annualised OAN
2802	supply total in five years with additional sites
3630	completions reqd at 330pa over 11 years
604	backlog @ 2006-date
3026	completions 2006/7- 2016/17
3300	requirement for 10yr from 2006/7
2382	total req 5yrs with 20% and backlog 2006/7
5.88	years supply 2006 base all additional sites

all net completions			small sites
1995/6	251	0	0
1996/7	277	0	0
1997/8	260	0	0
1998/9	323	0	0
1999/0	296	0	0
2000/1	168	0	0
2001/2	200	0	0
2002/3	130	0	108
2003/4	152	0	107
2004/5	196	0	114
2005/6	233	0	116
2006/7	205	205	114
2007/8	405	405	167
2008/9	310	310	114
2009/10	118	118	43
2010/11	228	228	43
2011/12	265	265	82
2012/13	230	230	86
2013/14	343	343	75
2014/15	372	372	86
2015/16	303	303	69
2016/17	247	247	82
total	5512	3026	961

Calculation: Annualised OAN = **330**

Backlog from 2006/7 = 604 to be met over plan period of 9 years

Annualised backlog to be met 604/9 = 67

Five year's backlog = 67* 5 = **335**

Five year requirement is therefore ((330*5)+335)1.2 (to account for the 20% uplift required

330*5= 1650, 1650+335= 1985, 1985*1.2= 2382 which is the five year requirement.

FoDDC 13th Sept 2017.