



Forest of Dean District Council  
**LOCAL PLAN**

2021-2043



Forest of Dean  
— DISTRICT COUNCIL —

# The Local Plan

The Forest of Dean District Council is preparing a new Local Plan which must look forward to 2043. It must show where new homes, workplaces, infrastructure and other developments should be built over the plan period while conserving the District's most valuable environmental and built assets. It will also include how the Plan will help reduce the impacts of climate change.



## Why are we consulting on the Options for development now?

During the summer of 2024 we consulted on a Draft Local Plan 2024, this set out all the policies that reflected the Council's preferred spatial approach for accommodating future development in the District. However, in December 2024, the Government published a revised National Planning Policy Framework (NPPF). Among other things it introduced a new way of calculating housing need and has had a significant effect on the Local Plan production. The Draft Local Plan 2024 used the 'old' method of calculation providing allocations for 6600 homes over the 20 year local plan period (330 homes per year). The new method, introduced in December 2025, resulted in an increase in the minimum number of houses which must be delivered in the District to 600 new homes per year.

### Local Plan timetable

The Council reviewed the Local Plan timetable, the Local Development Scheme, earlier this year at the request of the government and as a result of the NPPF changes. A Local Plan should have a life-span of at least 15 years from when it is adopted. This is to allow an appropriate amount of time to plan housing, employment land and infrastructure projects which take many years to develop and deliver. This Local Plan is unlikely to be adopted before 2027 so it is proposed to extend the plan period by 2 years to 2043. This does however impact the total number of homes that are now required to be planned for over the Local Plan period.

The housing requirement has therefore increased from 6,600 dwellings over a 20-year plan period to a minimum of 13,200 dwellings over a revised 23 year plan period. This means there is a shortfall of at least 6,600 dwellings from that allocated

in the Draft Local Plan Consultation 2024 and the currently agreed Local Plan strategy is highly unlikely to deliver this significant increase in housing requirement.

### Is the Draft Local Plan 2024 consultation still relevant?

Yes, it doesn't mean starting again, the work that has been completed to date and the responses received to the Draft Local Plan 2024 consultation are still relevant. The Draft Local Plan consultation was a very valuable exercise, receiving over 1600 comments on issues such as housing, environment, climate change, sustainability, and site allocations. The content of the Draft Local Plan will continue to be evaluated with regard to the comments received during consultation, the changes to the NPPF 2024 and discussions with duty to cooperate bodies. The Local Plan will be revised as appropriate in light of these considerations and also any changes to the strategy as a result of this options consultation document. These changes will be the subject of a Revised Draft Local Plan consultation late 2025/early 2026.

### Options

Due to the revised housing requirement, the Council is now looking at new options for the distribution of houses. The key issue is how to accommodate the increased scale of growth and changes that are expected during the plan period in a way which is sustainable and appropriate. This requires an assessment of the current limits to growth including national and local constraints, and where opportunities for growth could be accommodated. The purpose of the consultation document is to provide an explanation of the issues and constraints for development in the district and the options available to accommodate the additional homes and to guide where sustainable development could be located. This Options consultation is a chance for different strategy approaches to be appraised and commented on before setting the strategic approach for the Plan.



## What are the different Options for development?

**Option 1:** Selective planned expansion of existing settlement(s) – This option would follow a pattern similar in distribution of development to the Draft Local Plan 2024 consultation document, but to a greater extent than currently proposed. The strategy would be based on growth at the most sustainable settlements. These would be the areas with the best access to services and facilities, access to jobs and well connected by modes of sustainable transport and active travel.

**Option 2:** General distribution of housing around all existing settlements (planned sharing of the housing numbers across all settlements) - This option would result in each settlement across the district with a settlement boundary, defined in the Draft Local Plan 2024, regardless of its scale or location, receiving a share of the required housing numbers. The strategy would also result in a distribution of mixed use and/or employment sites across the settlements. It would not necessarily follow the pattern of existing services and facilities.

**Option 3:** Maximum incremental change to the extent of absolute constraints - This option would simply consider the ultimate capacity of settlements and allow development where possible. This is an option which could also be termed dispersal. Such an option would deliver development that is reasonably sustainable but the option is capacity led and a range of less sustainable dispersed sites would be more likely.

**Option 4:** Planned new settlement(s) – This option would identify one or more new settlements and promote a scale of development that would create a new sustainable community supported by the appropriate infrastructure.

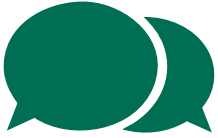
**Option 5:** Negotiated agreement that some development will be passed to adjoining authority(ies) - Development outside of the Forest of Dean District is an option in planning policy terms. It would be where an agreed major element of the FoDD required development would be met in an adjoining area, but only with the approval of the LPAs where the development would occur.

**Most Sustainable Combination of Options** - In order to achieve the revised housing target, a combination of both Option 1, 'selective planned expansion around the most sustainable existing settlements', along with Option 4, 'the development of one (or more) sustainable new settlements' would be an appropriate sustainable response. A strategy reliant on either the extension to existing settlements, or the development of sustainable new settlements alone, will not achieve the number of new dwellings now required and distributed over the plan period.

The consultation document provides a detailed overview of each of these options and discusses whether they are considered sustainable and suitable.

We are therefore asking your opinion on which Option you consider to be the most sustainable and favourable to take forward as the preferred strategic option for development.





## Where can I view the document?

The Local Plan Options to Deliver the Additional housing Requirement document and accompanying sustainability appraisal can be viewed at the Council Offices in Coleford and online at [www.fdean.gov.uk/localplan](http://www.fdean.gov.uk/localplan)

### How do I comment?

**Online:** [www.fdean.gov.uk/localplanoptions](http://www.fdean.gov.uk/localplanoptions)

**Email:** [localplans@fdean.gov.uk](mailto:localplans@fdean.gov.uk)

**By post:** Local Plans Team, Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG

**If you need further information:** [localplans@fdean.gov.uk](mailto:localplans@fdean.gov.uk)

### What next?

Following this current consultation, the next stage will be for the Council to agree a strategy for the Local Plan followed by the preparation of a Revised Draft Local Plan. This is expected Winter 2025/2026 and will involve further public consultation.



## Come to a community workshop to find out more:

**Corse & Staunton Village Hall,**  
Gloucester Road, Corse, GL19 3RQ  
– Tuesday 12th August 2025,  
3.00pm to 6.30pm

**Cinderford Miners Welfare Hall,**  
Wesley Rd, Cinderford, GL14 2JN  
– Wednesday 13th August 2025,  
3.00pm to 6.30 pm

**Lydney Community Centre,**  
Naas Lane, Lydney, GL15 5AT  
– Thursday 14th August 2025,  
3.00pm to 6.30pm

**Kings Head,**  
Birdwood, A40, Gloucester, GL19 3EF  
– Monday 18th August 2025,  
3.00pm to 6.30pm

**Newent Community Pavillion,**  
Newent, GL18 1QA  
– Tuesday 19th August.2025,  
3.00pm to 6.30pm

**Tidenham Memorial Hall,**  
Coleford Rd, Tutshill, NP16 7BN  
– Wednesday 20th August 2025,  
3.00pm to 6.30 pm

**Coleford District Council Offices,**  
High St, Coleford, GL16 8HG  
– Tuesday 26th August 2025,  
3.00pm to 6.30pm





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[www.fdean.gov.uk/localplan](http://www.fdean.gov.uk/localplan)



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***for a Fairer Greener Forest***

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