



**Forest of Dean District
Local Plan 2021 - 2041**

Preferred Option Consultation

**Thursday 22nd October 2020
to
Friday 29th January 2021**



What is a Local Plan?

The Local Plan will explain how the district is expected to change over 20 years, showing sites that are chosen for new housing, to provide jobs, and are needed for other uses. It will also protect land and the quality of the environment. It must help reduce carbon emissions.

It adds a local dimension to planning which would otherwise be guided only by national policies which may not be as sensitive to the needs of the area as a Local Plan can be. Our new plan will be known as Local Plan 2021 - 2041. The Local Plan is being prepared in keeping with current guidance.

The final decision will not be made until the plan is examined by an independent Inspector, and in the meantime there will be at least two further opportunities to engage with the Council about how it should be framed. These are in addition to the consultation launched in October.

Government are currently discussing changes which may have an impact on the form and content of the plan as well as its housing requirements. Such changes may result in the need to amend the plan or replace it with a different form of document.

What is the Preferred Option?

A range of issues and options were identified and consulted upon in 2019. These have been developed further taking into account feedback received and a preferred option derived. This has been endorsed by Cabinet and Full Council and is the subject of this consultation. It is a preferred strategy but the locations of major development are subject to additional evaluation, and this may include looking at potential alternatives, sites and policies. At this stage the specific sites are not identified.

Key documents include the Strategic Option paper and accompanying Cabinet Report. These documents outline how the options have been considered suggesting a preferred approach. This involves development at four strategic locations (Lydney, mainly based around the existing allocated sites to the east of the town, Newent, mainly to the south east of the town, at Beachley in connection with the MoD base, and in the vicinity of the A40/A48. The last general location in particular is subject to further investigation and is envisaged as a new settlement which would be commenced during the latter part of the plan period and could continue to be developed beyond it.



There will also be new sites at existing towns and villages and we expect to continue to support the development of many sites that are presently identified in the Allocations Plan. Half of the sites will be already known, identified from existing plans and permissions. Newly identified land needs to accommodate about 4000 houses, with half of these in the proposed new settlement.

Can I comment on the Preferred Option Document?

The consultation on the Preferred Options for the Local Plan commences on 22nd October 2020 and closes on Friday 29th January 2021. The Council would now like to hear from anyone who has any views about the preferred strategy, whether to agree, disagree, or suggest alternative sites and actions.

What comments can I make?

Comments are especially welcome which:

- Support or seek to modify the strategy
- Propose alternative sites for major or minor development
- Suggest any changes to the strategy showing how the plan's needs can be met in another way
- Provide more information about sites which the council is already aware of (such as through the SHLAA process)

Where can I view the Preferred Option documents?

The Preferred Option documents can be viewed
Online at www.fdean.gov.uk/LocalPlanPreferredOption

How can I comment?

- Online: <https://fdean-consult.objective.co.uk/portal>
- Email: 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
Tel:01594 810000 and ask for a member of the Local Plan Team
Email: localplans@fdean.gov.uk

Local Plan Process

Preparation

1. Issues and Options - The development of issues and options is the first in a number of stages in the production of the revised Local Plan and is the first opportunity for residents, businesses and other interested parties to be involved in planning for our future.
2. Preferred Option - Following the issues and options a preferred option is approved by Cabinet and Council. Your views are sought in relation to this.
3. Draft Plan - Your views, along with the evidence that supports the Local Plan and the outcome of the Sustainability Appraisal will be used to help develop our new Local Plan to the next stage when we will produce a draft plan.

Publication

This is a stage where more formal comments are sought. Anyone can comment and these comments form part of the evidence used in the public inquiry (Examination) of the plan which follows.

Submission

The plan and comments from the publication are submitted to the Secretary of State for examination.

Public Examination

Examination of the Plan by an Inspector appointed by the Secretary of State This will include hearings and these will consider comments made in relation to the plan.

The Inspectors Report

The Inspector may direct that a plan be withdrawn, but will generally guide the examination to a point where he or she can recommend changes to the plan needed to make it sound (able to become part of the development plan)

Adoption

The plan will be adopted and given full weight in planning decisions.