



Forest of Dean District Council

# LOCAL PLAN

Forest of Dean District Revised Draft Local Plan  
Regulation 18 Consultation Version

2025-2045



Forest of Dean  
— DISTRICT COUNCIL —



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



***for a Fairer Greener Forest***

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# What is the Local Plan?

The Local Plan sets out where people will live, learn, work, and play across the District. It is prepared by the local planning authority in consultation with communities and stakeholders. The Plan provides a long-term vision and framework for making decisions on planning applications and shaping future development in our District.

## ! Why is a local plan needed?

Every area in England and Wales must have an up-to-date Local Plan, reviewed at least every five years. It identifies how much new development is needed over the plan period and guides planning decisions to ensure growth enhances the District.

## What if we don't have a local plan in place?

Without an up-to-date Local Plan, the District may face speculative, unplanned development that lacks essential infrastructure like roads and schools.

There's also a risk that Central Government may intervene and take over the writing of the Plan, reducing local influence over future development in the Forest of Dean.

## What does a Local Plan include?

The Local Plan sets out how much new development is needed over the plan period and where it should go:

- Amount of new housing, including affordable housing and where it should go.
- Employment: Amount and location of new development needed.
- Sustainable development
- Other development such as community facilities
- Protection of Important Assets: Historic buildings, open spaces, parks, and town centres.
- Environmental Considerations: Flood risk, biodiversity, and climate change.
- Design Guidance: Ensuring new places are attractive, functional, and meet local needs.
- Infrastructure Improvements: Roads, wastewater, flood measures, and climate resilience.

The Plan is supported by a Policies Map, which shows where development is acceptable in principle and identifies protected areas such as nationally important landscapes and nature conservation sites.

The Forest of Dean District Local Plan 2025–2045 will set out policies and land use allocations and will be used to help decide planning applications.

## How do I get involved and have my say?

You can tell us your thoughts on the Local Plan during the public consultations by heading to our website, or in writing. Contact details and a QR code, which can be scanned to access the consultations, can be found on the rear of this leaflet.

We hold in-person events across the Forest of Dean District throughout the consultation periods. These will be advertised online, in the local press and at the Forest of Dean District Council Offices in Coleford. The timetable for consultations can be viewed below:

Milestone and explanation of milestone	Date
<b>Potential Issues and Options consultation</b> The Issues and Options consultation represented the first public consultation stage in the update process; this is a non-statutory stage of consultation.	<b>Completed Autumn 2019</b>
<b>Preferred Options consultation</b> The Preferred Option and Second Preferred options sought views on the options evaluation of possible alternatives, potential sites and policies.	<b>Completed Winter 2021 Autumn 2022</b>
<b>Consultation on draft Plan (Regulation 18)</b> This statutory stage includes a six-week consultation on a draft Plan, which set out the council's preferred strategy for accommodating future growth. Comments made at this stage will help to shape future stages of the Plan.	<b>Completed Summer 2024</b>
<b>Consultation on Options to Deliver the Additional Housing Requirement</b> This involves a six-week consultation on revised preferred options, in light of the government's revisions to the National Planning Policy Framework (NPPF) December 2024 and standard method housing figure.	<b>Summer 2025</b>
<b>Consultation on revised draft Plan (Regulation 18)</b> This includes a six-week consultation on a revised draft Plan, which will set out the Council's revised preferred strategy for accommodating future growth. Comments made at this stage will help to shape the next stage of the Plan.	<b>Winter 2025</b>
<b>Publication of Submission Draft Local Plan (Regulation 19)</b> This involves the publication of the Plan in a form which the council believes to be sound and which it intends to submit for examination. This stage includes a further six-week consultation period. Comments must specifically relate to the legal compliance and soundness of the plan.	<b>Summer 2026</b>
<b>Submission (Regulation 22)</b> This is when the plan is submitted by the council to the Secretary of State. The evidence base and the representations made during the Submission Plan consultation are also provided to the Secretary of State. The Examination of the Local Plan starts at this point.	<b>Autumn 2026</b>
<b>Examination and Main Modifications</b> The examination involves an independent Planning Inspector testing the plan for legal compliance and soundness. This process includes an examination in public when public hearings are held.	<b>Winter 2026/2027</b>
<b>Adoption</b> The final stage in the process is the formal adoption of the Plan by the Council.	<b>Spring 2027</b>

