

# Land to the South-East Of Newent.

## PUBLIC CONSULTATION



### INTRODUCTION

A public consultation is being held on the preparation of an outline planning application for a mixed use development comprising up to 375 residential dwellings, primary school (if required), employment land to include a local centre, green infrastructure to include sport and recreation facilities.

### PROPOSED SITE

The site for the proposed development is a parcel of land to the south-east of Newent. The site lies immediately to the south-east of Onslow Road and to the south of Gloucester Street.

### CONTEXT

The most recently published Regulation 18 consultation for the emerging Forest of Dean Local Plan, up to 2041, has identified a requirement for a further 600 dwellings in Newent. This site would help to meet the housing needs of Newent up to 2041.

The application will be informed by a number of surveys and assessments which will consider amongst other things: transport and highways, ecology, heritage, noise and air quality, landscape, retail impact, and drainage and flood risk.

### WHAT HAPPENS NEXT?

A public exhibition will be held on **Tuesday 29th November 2022** in **Newent Memorial Hall (209 Bury Bar Lane, Newent, GL18 1PT)**. The exhibition will run from 3.00pm- 8.00pm.

You are invited to attend, and we look forward to seeing you there.

Even if you can't attend, your views are still important to us, and we would appreciate it if you could take the time to complete a comments form and return using the Freepost tear off form to let us know what you think of the proposals by **Thursday 8th December 2022**. Alternatively, you can email: [southeastnewent@pegasusgroup.co.uk](mailto:southeastnewent@pegasusgroup.co.uk).

All comments received will be carefully reviewed and taken into account by the development team in the process of finalizing the proposed planning application.

The application will then be submitted to the Forest of Dean District Council. As part of the application package, we will be preparing a statement summarising the feedback received to this consultation, together with a response to any issues raised.

Once the application has been registered by Forest of Dean District Council there will be a formal opportunity to comment on the proposals.

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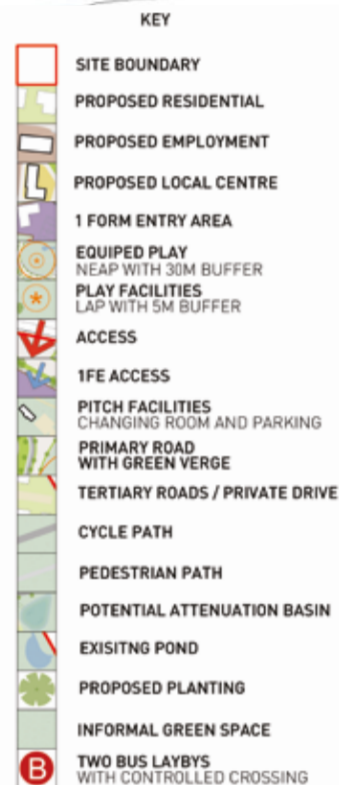
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GL7 1RT





- Up to 375 dwellings
- a primary school
- new employment land
- a local centre
- green infrastructure
- new public open space
- sport and recreation facilities

Vehicular access to the major part of the development will be from Gloucester Street, the remainder being accessed from Oak Tree Way. The Masterplan shows how the site could be laid out to accommodate the proposed development.



This image shows a full page of white paper with horizontal dotted lines, typical of primary school writing paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Please send any comments by Thursday 8th December 2022