



Ministry of Housing,
Communities &
Local Government

Emma Hughes
Principal Planning Officer
Forest of Dean District Council
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Please ask for: Astrid Lawrance
Email: astrid.lawrance@communities.gov.uk
Your ref: P0672/25/OUT
Our ref: PCU/CONS/P1615/3378726
Date: 1 July 2026

Dear Emma Hughes

Town and Country Planning Act 1990 – Section 77
Town and Country Planning (Development Management Procedure)
(England) Order 2015
Town and Country Planning (Inquiries Procedure) (England) Rules 2000

Application by Gladman Homes Ltd for up to 180 residential dwellings (including affordable housing) with public open space, landscaping and vehicle access points (all matters reserved except for means of access) at land north of Carisbrook Road, Mitcheldean (application no: P0672/25/OUT)

1. I am directed by the Secretary of State to refer to the above named planning application.
2. In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This gives examples of the types of issues which may lead him to conclude, in his opinion, that the application should be called in. In the light of his policy, the Secretary of State has decided to call-in this application. He accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of being dealt with by the Local Planning Authority.
3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the “relevant notice” that an inquiry is to be held

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and the date of this letter is the “starting date”. All the arrangements for holding the inquiry will be made by the Planning Inspectorate in Bristol.

4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application.
5. The original application, together with any plans and other documents accompanying it will need to be supplied to the Planning Inspectorate (including any related certificates and correspondence). The Inspectorate will contact you shortly to discuss this further.
6. Should you have any questions, please contact the Planning Inspectorate planningapplicationsservice@planninginspectorate.gov.uk.
7. On the information so far available to the Secretary of State, the matters which he particularly wishes to be informed about for the purposes of his consideration of the application are:
 - a) The extent to which the proposed development is consistent with Government policies for delivering a sufficient supply of homes (NPPF Chapter 5);
 - b) The extent to which the proposed development is consistent with Government policies for achieving sustainable development (NPPF Chapter 2);
 - c) The extent to which the proposed development is consistent with Government policies for conserving and enhancing the natural environment (NPPF Chapter 15);
 - d) The extent to which the proposed development is consistent with the development plan for the area; and
 - e) any other matters the Inspector considers relevant.
8. This is to be taken as the Secretary of State’s statement under rule 6(12) of the 2000 Rules.
9. In accordance with rule 6(1) and (2), the local planning authority shall ensure that two copies of a statement of case are received by the Secretary of State, and one copy has been received by any statutory party as defined in rule 2 within six weeks of the starting date (unless the Planning Inspectorate notifies you otherwise - you may wish to contact them). Your attention is drawn to rule 6(11). The Secretary of State will comply with rule 6(4).
10. You will be required to submit a statement of case, and the Planning Inspectorate will write to you about this. The statement of case should contain the full particulars of the case which you propose to put forward at the inquiry and a list of any documents to which you intend to refer or put in as evidence. If you are proposing to give evidence, or call another person to

give evidence, at the inquiry by reading a written statement (i.e. proof of evidence), your attention is drawn to rule 13.

11. Your attention is drawn to rules 4 and 6(2), in particular to the requirement upon your Council to inform forthwith the Secretary of State of the names and addresses of any statutory parties.
12. Your attention is also drawn to the provisions in rule 14 of the 2000 Rules that the local planning authority and the applicant shall together prepare an agreed statement of common ground and ensure that a copy is received by the Secretary of State and by any statutory party within 6 weeks of the starting date (unless the Planning Inspectorate notifies you otherwise – you may wish to contact them).

Yours sincerely

P Barber

Phil Barber
Head of Recovery and Referrals
Planning Casework Unit

This decision was made by the Matthew Pennycook MP, Minister of State for Housing and Planning, on behalf of the Secretary of State, and signed on his behalf