

## **Mitcheldean Parish Council**

**Date: 30/05/2026**

### **Objection to P0672/25/OUT**

**Town and Country Planning Act,1990 (As Amended) Land North Of, Carisbrook Road, Mitcheldean, Gloucestershire. Outline application for the erection of up to 180 residential dwellings (including affordable housing) with public open space, landscaping and vehicular access points (all matters reserved except for means of access).**

The parish council objects to the planning application for 180 houses on the field by Carisbrook Road as it is outside the designated area in Mitcheldean Neighbourhood Development Plan. You will be aware that we also objected to the draft district plan which suggested that this field be developed. Mitcheldean's Neighbourhood Development Plan has actively advocated and encouraged community involvement, consultation and engagement in issues that affect the

community through information, drop in events, and surveys. It provides a vision for the future of Mitcheldean parish setting out clear planning policies for economic and social sustainability.

The Plan is effective from 2019 to 2026 in line with the Forest of Dean District Council's Local Plan. The policies conformed to the updated National Planning Policy Framework (2018), the Forest of Dean District Council's Core Strategy (adopted February 2012) and, through discussions with Forest of Dean District Council (FoDDC), conforms to the Adopted Allocations Plan (June 2018 to 2026).

The Forest of Dean Core Strategy Policy 16 defines Mitcheldean as 'a major village with employment and services important to a wider area with some scope for additional development. The availability of extensive employment space is recognised and the identification of land for additional housing is proposed.' Mitcheldean Neighbourhood Plan consultations identified 6 key planning priorities linking 3 key issues identified in the Allocations Plan<sup>1</sup>.

#### **AP Key Issues:**

1. Supporting the continued evolution of the village and providing scope for change in keeping with the Core Strategy while conserving the setting and overall character.
2. The surrounding landforms are quite limiting, and the steeper hillsides are unsuitable for development.
3. The Conservation Area which centres on the two main routes through the centre of the village is quite diverse and there is scope for physical improvement to certain buildings as well as more general enhancement.

Although change is expected, Mitcheldean Neighbourhood Plan aimed to ensure that infrastructure will grow with any increase in housing development and seeks to prevent expansion into the sensitive surrounding areas such as Abenhall/Castiard Valley,

Wigpool, and the Gateways to the parish.

There are constraints for future development opportunities as Mitcheldean parish is at capacity with its infrastructure:

- Drainage
- Sewerage
- Transport/Roads
- Accessibility
- Doctors

Additional constraints include:

- Topography
- Valued Landscape Character and Setting
- Rare and Priority Species, habitats and sensitive ecological networks

Our Neighbourhood Development Plan took a considerable time to be developed together with local residents and was fully consulted on and agreed by local residents.

The reasons we did not include this site in our plan are (in no particular order):

- The field is in regular use on a regular rotation between crops and grazing. It is high grade, productive farmland. We do not believe that there should be any building on greenfield, high grade productive agricultural farmland until all brown field and grey field sites have been developed. There are sites within the village and parish boundary which are still awaiting development. Some of which are subject to planning applications and which the parish council had not objected to.
- It is on a slope. The corner of Carisbrook Road and Bradley Court Road used to be a pond. The remains of that much reduced pond are with the Vantage Point boundary. The road frequently floods with rainwater flowing down from the Road from Lea Line and from the field.
- Rainwater flows down to Carisbrook Road from The Crescent, Lining Wood as well as Bradley Court Road. Building on that field would mean that there is less soil available for rainwater to soak away naturally causing the gulleys to become overloaded and cause flooding the in the houses on Carisbrook Road and Ross Road - which are below the level of the proposed housing.
- There are concerns that the development of this field could affect the water table and have an impact on other neighbouring villages such as Longhope and Blaisdon, which are lower lying
- Any developer must be able to demonstrate no adverse impact on the nearby protected nature of the conservation sites and their areas of influence, but we believe that any developer must also be able to demonstrate that there is no adverse impact on the houses in Carisbrook and Ross Roads. This will not be possible in our view and the best way to protect those houses and the conservation areas and access to the adjacent area is not to build on that land.
- All adjacent areas, including the conservation area, would be subject to light pollution from the site.

- The adjacent roads would become overburdened with traffic and are not able to sustain that traffic safely. There is a weight limit through the village.
- The development would also cause traffic problems on all roads to and from the village – including the Gloucester Road and the A40 through Lea.
- The development of this site would cause major disruption to the village during the construction period
- The primary school is oversubscribed, and the Secondary School is also full
- The surgery is oversubscribed, and it can take up to 3 weeks to get an appointment
- That field is understood to have biodiversity concerns and would need considerable research as to which endangered species live within its boundaries
- The development is too big for the size of the village of Mitcheldean and would change the character of the village.

The current application:

- Is vague on the planning gain
- Gives no traffic projection
- Makes no mention of accessibility for active travel and pedestrian access
- Makes no mention of who has been consulted on sewerage and drainage
- No evidence has been provided on biodiversity of the site
- Replacing existing hedgerows would affect wildlife who would take time to resettle any new vegetation
- The new access road will need to cross an existing watercourse.