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PLANNING AND AFFORDABLE HOUSING STATEMENT

LAND AT CARISBROOK ROAD, MITCHELDEAN



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1 INTRODUCTION

1.1 Scope of the Statement

- 1.1.1 This Planning and Affordable Housing Statement has been prepared in support of an outline planning application made by Gladman Developments Ltd (Gladman) for development of land at Carisbrook Road, Mitcheldean. The description of development is as follows:

“Outline planning permission 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”

- 1.1.2 The site comprises approximately 9.72 hectares (ha) of land to the north of Mitcheldean, within the administrative area of Forest of Dean District Council (FoDDC). The proposed development has been designed as a logical extension to Mitcheldean. The site is bounded to the west by Ross Lane and to the east by Bradley Court Road.

- 1.1.3 The outline planning application is seeking approval in principle for the development proposals. This Planning and Affordable Housing Statement is one in a suite of documents submitted to support the application and comprehensively demonstrates the suitability and sustainability of the site for housing development. The information contained within these application documents is summarised in Chapter 4 and provides the framework for future detailed reserved matters applications.

- 1.1.4 The following plans and documents have also been submitted in support of the outline planning application:

- Location Plan (CSA/4057/115 A)
- Development Framework Plan (CSA/4057/116 Rev G)
- Design and Access Statement
- Planning and Affordable Housing Statement
- Socio Economic Statement

- Sustainability Statement
- Ecological Impact Assessment
- BNG Assessment
- BNG Metric
- Arboricultural Impact Assessment
- Landscape and Visual Impact Assessment
- Access Plan (P24048-101D)
- Transport Assessment
- Framework Travel Plan
- Air Quality Assessment
- Noise Assessment
- Flood Risk Assessment
- Heritage and Archaeological Assessment
- Lighting Strategy
- Waste Management and Minimisation Plan
- Statement of Community Involvement
- Topographical Survey

1.2 This Planning and Affordable Housing Statement explains why development is needed in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms, drawing on the supporting technical information, that no significant and demonstrable adverse impacts would arise as a consequence of the development, to outweigh these benefits.

1.3 The Planning and Affordable Housing Statement further explains the policy context and how the proposed development is appropriate, having regard to the statutory development plan and other material considerations including the Framework. It demonstrates how the proposed development complies with national policy set in the Framework and why it is appropriate to bring forward development on this site.

1.4 Relevant Planning History

1.5 Previously, Gladman submitted an outline planning application (application reference: [P1994/18/OUT](#)) for 125 dwellings which was refused on 13th March 2019.

This section will address each of the reasons for refusal and how they have been addressed by the current planning application.

1.6 EIA Screening

- 1.6.1 As the application proposals are an overall area of the development exceeding 5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Such projects only require an Environmental Impact Assessment (EIA) if the development is 'likely to have significant effects on the environment by virtue of factors such as its nature, size or location.' Projects which are wholly outside sensitive areas and do not exceed the screening thresholds are not Schedule 2 development do not require EIA screening.
- 1.6.2 The site is not considered to be particularly sensitive, and a review of the site and location indicates that the chances of significant effects arising on this site are minimal. The characteristics of the development would be identical to adjacent land uses and receptors including nearby residents, the water and air environments, and ecological receptors are either not affected by, or can be protected from, adverse effects using standard and commonly employed mitigation techniques. For the reasons set out above, the proposals are not considered to be of a scale or character that would be likely to have significant environmental effects on the environment that would warrant an EIA.
- 1.6.3 The applicant therefore does not consider that the proposed development would have significant effects on the environment that require consideration through the EIA process. Through the application process the Local Authority should complete EIA screening.

2 THE PROPOSALS

2.1 The Proposal

2.1.1 The drawings submitted as part of this outline planning application for approval are:

- Site Location Plan (drawing number: CSA/4057/115 Rev A)
- Proposed Vehicle Accesses (drawing number: P24048-101D)

2.1.2 The application proposal includes the following:

- Up to 180 residential dwellings (including 40% affordable housing in accordance with currently adopted and emerging planning policy);
- Structural landscape planting and the retention and positive management of key landscape features;
- New access arrangements from Ross Road/Carisbrook Road;
- A pumping station;
- Play provision comprising a Locally Equipped Area of Play (LEAP); and
- Sustainable Drainage Systems (SuDS).

2.1.3 It is proposed that the site will be accessed from Ross Road/Carisbrook Road to serve circa 180 dwellings. It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both the morning and evening peak periods with the proposed development traffic as demonstrated by the Transport Assessment prepared by Prime Transport Planning.

2.1.4 The application site insets into the northern edge of Mitcheldean and currently comprises of an agricultural field. Bradley Court Road runs on the eastern edge of the site and Carisbrook Road runs along the south and west where it becomes Ross Road. Existing development lies adjacent to the site with residential properties

located directly to the west and south of the site. To the south east, there is Vantage Business Park which is safeguarded for major employment use in the Emerging Regulation 18 Local Plan under draft Policy LP.95.

2.1.5 The illustrative Development Framework Plan for the site demonstrates how the built development will be set within a framework of open space and green infrastructure. The green space will include natural play areas containing equipment made from timber and other natural materials as well as a LEAP located in the west of the development.

2.1.6 The proposal seeks to retain existing landscape features; the existing hedgerows are maintained where possible and any loss will be mitigated elsewhere on site. The illustrative Development Framework Plan incorporates these elements within a strategic landscape framework.

3 PLANNING POLICY FRAMEWORK AND MATERIAL CONSIDERATIONS

3.1.1 This section sets out the planning policy framework relevant to the site and the proposed development. Consideration of the proposed development within the context of the relevant development plan policies is undertaken in Chapter 4 of this Statement.

3.2 The Development Plan

3.2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

3.2.2 The Framework is a material planning consideration but does not change the statutory status of the development plan as the starting point for decision making. The planning application should be considered in this context.

3.3 Adopted Local Plan

3.3.1 Development proposals should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan applicable to this planning application comprises of:

- The Forest of Dean District Core Strategy (adopted 23rd February 2012)
- The Allocations Plan (adopted 28th June 2018)
- Mitcheldean Neighbourhood Plan (made March 2020).

3.3.2 The policies relevant to the application are listed in Appendix 1 of this Statement.

3.4 The Forest of Dean Core Strategy

- 3.4.1 The Forest of Dean Core Strategy (FDCS) was adopted in February 2012 and predates both the 2012 Framework and the 2024 revised Framework. The Plan sets out the strategic policies for the plan period up to 2026.
- 3.4.2 The FDCS aims to deliver 6,200 dwellings, over the plan period 2006- 2026, equating to 310 dwellings per annum. The housing requirement within the Core Strategy has since been superseded by the adoption of the Allocations Plan in 2018.
- 3.4.3 The Allocations Plan provides an updated housing requirement for the district, given that the housing requirement in the authority's Core Strategy was derived from the South West RSS, and failed to address the Forest of Dean's full objectivity assessed needs (FOAN). The Allocations Plan increases the FOAN to 330dpa up until 2026.
- 3.4.4 The Council acknowledges that Mitcheldean is a sustainable settlement, and it has been identified as one of the largest villages within the District. Mitcheldean has been identified to be within the second tier as a Major Village. Major Villages are large villages with employment opportunities and services important to the wider area and have some scope for additional development.
- 3.4.5 The application proposals have been considered against the Policies of the Local Plan, which in turn have been assessed for consistency to the Framework. The relevant policies of the FDCS are set out below.
- 3.4.6 Policy CSP. 1 Design, Environmental protection and Enhancement sets out the requirements of design and construction of new developments. The policy sets out the importance for new development to take into account the characteristics of the environment and conserve and preserve them in a manner that enhances their contribution to the environment.
- 3.4.7 The proposal has taken into consideration the points outlined within the policy including:

- The effect on the landscape. The Landscape and Visual Impact Assessment (LVIA) has assessed the potential impacts of the proposed development on the landscape. It has been concluded that there will not be adverse impacts upon the landscape.
- The impact on protected sites. The Ecology report has assessed the potential impact upon the designated sites at Wigpool Iron Mine SSSI and the Wye Valley and Forest of Dean SAC which are within 1km of the site.
- Whether the development is at risk of flooding. The application site is located within flood zone 1 and, therefore, has a low probability (1 in 1,000 annual probability or <0.1% chance) of flooding from rivers or the sea. A Flood Risk Assessment and Drainage Strategy has been submitted as part of the application. The document concludes that the development of the site should not be precluded on flood risk grounds.

3.4.8 The proposed development would not have adverse impacts upon the factors set out within the policy and therefore would be compliant with this policy.

3.4.9 Policy CSP.4 Development at Settlements, sets out the development principles for new development in towns and villages. Most development is expected to take place within settlement boundaries. Areas outside settlement boundaries will be treated as part of the open countryside.

3.4.10 The development boundaries have been updated since the adoption of the FDCS through the adoption of the Allocations Plan. The Allocation Plan seeks to accommodate development for a higher housing requirement.

3.4.11 The policy seeks to prevent development outside the development boundaries with the exception of affordable housing.

3.4.12 Due to the lack of a five-year supply of deliverable housing sites, it is considered that Policy CSP.4 can be given only limited weight in an overall planning balance, as further sites need to be identified to boost the supply of housing in the District.

- 3.4.13** Furthermore, the Mitcheldean settlement boundary has been redrawn to include the draft allocated site in Emerging Policy LP.93
- 3.4.14** Similarly, Policy CSP. 5 (Housing) is inconsistent with the National Planning Policy Framework, as it is constraining housing delivery by restricting the distribution of new housing over the plan period. This number is based on a percentage of the overall housing need as provided by the South West Regional Spatial Strategy requirement, which itself is significantly out of date and time expired. The proposals are in accordance with Policy CSP. 5, as it states that new greenfield sites will not be released unless it can be proven that land is not available from other sources and is needed to meet the plan's requirements. The shortfall in housing supply means that sufficient land is not available to meet the plan's requirements and the authority's housing need.
- 3.4.15** Policy CSP. 5 sets out the overall housing distribution strategy for the district. The policy also sets out the strategy for affordable housing in the district identifying that 40% of the total number of dwellings on sites of 10 or more dwellings should be provided as affordable homes. The proposed development seeks to deliver a policy-complaint provision of affordable housing on-site.
- 3.4.16** Policy CSP.16 sets out policies for development proposals at villages. Developments should take account of the scale, function and level of service available from each village. Mitcheldean was allocated 101 dwellings to be delivered before 2026.
- 3.4.17** Gladman reiterates that Mitcheldean is a sustainable settlement able to take growth. As there is a deficit of housing land in the District, sustainable settlements such as Mitcheldean will need to take further growth. As Policy CSP. 16 has the potential to act as restrictive policy in the absence of a five-year housing land supply, it is considered that it should be afforded reduced weight for the purposes of decision making.

3.5 The Forest of Dean Allocations Plan

- 3.5.1 The allocations Plan was adopted in June 2018. This plan seeks to provide additional allocations beyond the strategic allocations within the Core Strategy.
- 3.5.2 As previously mentioned, the Allocations Plan has updated the overall housing requirement for the district, given that the Core strategy did not meet the authority's FOAN. It also seeks to review the authority's settlement boundaries. The overall aim of the Allocations Plan is to complement the overarching policies of the Core Strategy with allocations and area-specific policies.
- 3.5.3 The Allocations plan was adopted prior to the publication of the Revised Framework 2023. The policies within the plan must therefore be considered against their consistency with the Revised Framework. The relevant policies of the allocations plan are set out below.
- 3.5.4 Policy AP 1 'Sustainable Development' states that planning applications should be considered against the principles of sustainable development. Applications should aim to improve economic, social and environmental conditions of the area.
- 3.5.5 The factors that make the application proposals sustainable are described throughout this statement and supporting documents. The proposed development is located in a sustainable location on the edge of the residential area of Mitcheldean. The site is located within walking distance of a number of key services and facilities and has access to public transport.
- 3.5.6 The socio-economic report which accompanies this application sets out the economic benefits which will be associated with the scheme. The provision of market and affordable housing is a significant benefit. The provision of 40% affordable is a significant social benefit.
- 3.5.7 As set out within the ecology assessment there would be the potential for a net gain in biodiversity on site. This is an environmental benefit. Additional sustainable factors are discussed within Section 6 of this Statement.

- 3.5.8 The application proposals would be compliant with Policy AP 1 and accord with the sustainable objectives set out within paragraph 8 of the revised Framework.
- 3.5.9 Policy AP3 Mixed Uses and Proximity states that where compatible with the plan mixed land uses will be promoted by permitting development within locations where the development can take advantage of nearby uses.
- 3.5.10 The proposed development site is located on the edge of Mitcheldean adjacent to existing residential uses and employment. The proposed development would be able to take advantage of the nearby employment uses, and services and facilities within the Village.
- 3.5.11 The proposed development will provide public open space which will include an equipped children's play space. Additional green infrastructure will also be provided through landscape planting.
- 3.5.12 Policy AP 4 'Design of Development', sets out the expectations of high quality design making for new development proposals. The design should take account of the local setting, whilst enhancing the environment and adopting an inclusive approach to produce safe and accessible environments.
- 3.5.13 As reiterated in the Design and Access Statement (DAS), which supports the planning application, the development will be sensitively designed to integrate into and enhance the local vernacular. The development will be in compliance with policy AP 4.
- 3.5.14 Policy AP 5 'Historic character and local distinctiveness' illustrates how developments should protect and promote the historic character and local distinctiveness of an area.
- 3.5.15 The heritage assessment assesses the potential impacts of the development on the heritage assets. It is concluded that there will be less than substantial harm at the lowest most end of the scale to the significance of the Grade I listed Church of St Michael and All Angels and the wider Mitcheldean Conservation Area through minimal reduction of non-key views. Development would not adversely impact any

other designated heritage asset. The DAS outlines how the scheme integrates into the local setting effectively, complementing the character of the area.

- 3.5.16** Policy AP 7 'Biodiversity' sets out how new development proposals, where protected and priority species or habitats as described by section 41 of the Natural Environment and Rural Communities Act are concerned, should provide for net biodiversity gains. Proposals should take account of both international and local key wildlife areas, strategic nature areas and Green Infrastructure Strategies.
- 3.5.17** The site is within 1km of Wigpool Ironstone Mine Site of Scientific Interest (SSSI), and 510m from the Wye Valley and Forest of Dean Bats Site Special Area of Conservation (SAC). The site is also within close proximity to a number of other designated and non-designated sites, all of which have been assessed within the Ecology Assessment. Given the proximity to the European designated sites, a screening report has been submitted alongside the Ecology Assessment to screen for likely significant effects. With mitigation, it is not expected that the proposed development will have an adverse impact on the designated sites.
- 3.5.18** The application will provide at least a 10% net gain of biodiversity on-site, through additional planting, the provision of open space, and retention of existing trees and hedgerows. Therefore, the site complies with policy AP 7.
- 3.5.19** Policy AP 8 'Green Infrastructure' reiterates that development proposals will be expected to provide green infrastructure as part of the development scheme. Proposals should be guided by the Strategic Framework for Green Infrastructure in Gloucestershire.
- 3.5.20** The proposal site provides 4.36ha of green infrastructure which equates to 35% of the application sites, complying with policy AP 8. The Green Infrastructure runs around the site, creating a potential recreational route, open space and landscape planting.

3.5.21 In addition to the district wide policies, the Allocations Plan sets out housing allocations throughout the district. Within Mitcheldean three sites have been allocated for housing under policies AP 94 – AP 96.

3.6 Mitcheldean Neighbourhood Development Plan

3.6.1 The Mitcheldean Neighbourhood Development Plan (Mitcheldean NDP) was formally ‘made’ in March 2020 and covers the plan period 2016-2026 and forms part of the development plan for Forest of Dean District Council. The application site lies within the defined Neighbourhood Plan Area for Mitcheldean.

3.6.2 The Mitcheldean NDP identifies a village envelope within which new housing was considered, however it did not identify any housing allocations or a housing requirement over the plan period.

3.6.3 This is primarily due to the 3 housing schemes already allocated within The Forest of Dean Core Strategy.

3.6.4 Policy H2 ‘Gateway and outside settlement boundary’ states that residential development outside the settlement boundary of Mitcheldean village will be supported in certain circumstances as set out in the criteria of the policy. The Policy does not state that other development outside the settlement boundary would be unsuitable.

3.6.5 Policy E5 Landscape impact of developments outside the settlement boundary sets out criteria where development will be supported if it complies with other policies within the NDP and meets a set of criteria. This policy sets out the circumstances in which the NDP would support development but does not state that development not meeting this set of criteria would be opposed. Gladman have submitted a Landscape and Visual impact Assessment that takes into account Policy E5.

3.6.6 Paragraph 14 of the NPPF states that:

‘In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that

conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a) The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b) The neighbourhood plan contains policies and allocations to meet its identified housing requirement.

3.6.7 As it has been now over five years since the Mitcheldean NDP became part of the development plan¹ and the plan does not include any housing allocations to meet its identified housing requirement², paragraph 14 of the Framework does not apply.

3.6.8 The Mitcheldean NDP was prepared based upon the requirements of the now out of date position set out within policy CSP.5 of the Forest of Dean Core Strategy 2012.

3.6.9 Whilst the housing related policies of the Mitcheldean NDP can still be afforded some weight in the decision-making process, any conflict with the is unlikely to significantly and demonstrably outweigh the benefits of the proposal.

3.7 Emerging Forest of Dean Local Plan 2041

3.7.1 The Council has been preparing a new Local Plan since 2019. The Council undertook a consultation on its Draft Local Plan 2041 (Regulation 18) in summer 2024.

3.7.2 The Council's published an updated Local Development Scheme in February 2025 that sets out and updated timescales for the emerging Forest of Dean Local Plan 2041:

- Consultation on Revised Strategy and Preferred Options (Regulation 18): summer 2025
- Consultation on Revised Draft Local Plan (Regulation 18): winter 2025

¹ Paragraph 14a) of the NPPF

² Paragraph 14b) of the NPPF

- Publication of Submission Draft Local Plan (Regulation 19): summer 2026
- Submission: autumn 2026
- Examination: winter 2026/2027
- Adoption: spring 2027

3.7.3 Paragraph 49 of the Framework outlines how weight may be given to relevant policies in emerging plans according to the stage of their preparation, the extent to which there are unresolved objections, and the degree of consistency of the relevant policies in the emerging plan to the Framework (the more advanced, the fewer the objections, and the more consistent, the greater the weight that may be given).

3.7.4 As the emerging Local Plan is at a relatively early stage in preparation, only limited weight is to be attributed to the emerging planning policies. However, the Regulation 18 Draft Local Plan illustrates the Council's direction of travel, and it is evident that the Council consider that the site is suitable, sustainable and deliverable and can deliver meaningful residential growth to Mitcheldean given the site is included as Emerging Policy LP.93 as suitable for up to 180 dwellings.

3.8 National Planning Policy Framework

3.8.1 The NPPF is an important material consideration in planning decisions. The NPPF sets out the Government's approach to sustainable development and core planning principles. A revised NPPF was published by the Government in December 2024.

Presumption in Favour of Sustainable Development

3.8.2 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. This can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

3.8.3 Paragraph 8 of the NPPF notes that to achieve sustainable development, there are three overarching objectives that need to be pursued in mutually supportive ways: economic, social and environmental.

3.8.4 At the heart of the Framework is the ‘presumption in favour of sustainable development’. Paragraph 11 sets out how planning applications should be determined in this context:

“11. Plans and decisions should apply a presumption in favour of sustainable development...

3.8.5 For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

3.8.6 Footnote 7 of the Framework identifies a closed list of potential restrictive policies that may in a particular case cause the presumption to be disapplied. The application site is not the subject of any of the designations cited within footnote 7 and, therefore, policies do not apply which indicate that the presumption should be disapplied.

3.8.7 Footnote 8 provides further guidance on when policies may be considered ‘out of date’. It confirms that this includes for applications involving the provision of housing, situations where the local planning authority (LPA) cannot demonstrate a five year housing land supply, or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

3.8.8 As described in Section 1 of this Statement, this is an instance where paragraph 11d of the Framework is applicable to the determination of the planning application due to the Council’s inability to demonstrate a five year housing land supply.

3.8.9 The proposed reforms to the Framework and other changes to the planning system consultation document sets out in clear terms the function of the presumption. It states:

“The primary function of the presumption is to provide a fallback to encourage planning permission to be granted where plan policies are not up-to-date, including where there is an insufficient supply of land. It broadly does this in two ways. It brings land into scope of potential development where it has not been specifically allocated for development (e.g. a site on the edge of existing settlements), or where land is allocated for another purpose (e.g. where housing may be proposed on a site allocated for employment uses). Additionally, it ‘tilts the balance’ towards approval by making clear that permission should be granted unless doing so would cut across protections for safeguarded areas, like National Parks and habitat sites, or the adverse impacts would ‘significantly and demonstrably’ outweigh the benefits when assessed against the NPPF taken as a whole”.

3.9 Five-Year Housing Land Supply

3.9.1 There is a pressing need throughout the country to deliver more homes to solve the housing crisis. FoDDC has a responsibility to deliver the homes needed within the district. Thus, the supply of available and deliverable sites for housing in the Forest

of Dean is an important material consideration in determining the weight to relevant policies for the supply of housing.

- 3.9.2 In assessing the application proposals against the requirements of the development plan, the Council's five year housing land supply position is an important material consideration.
- 3.9.3 Paragraph 78 of the revised Framework requires local planning authorities to demonstrate a minimum of five years' worth of deliverable sites against its adopted housing requirement or the local housing need where strategic policies are more than five years old. A buffer of either 5% or 20% should be applied to the requirement figure depending on past performance.
- 3.9.4 The Council published its latest housing land supply position in its 2024 housing land supply statement. This was prepared in the context of the previous 2023 NPPF. In the Statement, the Council claims a supply of **3.32 years** over the five-year period 1st April 2024 – 31st March 2029 against a local housing need figure of 330 dpa. Following the introduction of a new stock-based standard method through the revised Framework in December 2024, the local housing need figure for the Forest of Dean has increased to 598 dpa as of March 2025. Based on the claimed deliverable supply in the Council's 2024 housing land supply statement, the Council is now only able to demonstrate a supply of **1.83 years** for the same five-year period when using the 2025 local housing need figure and applying the 5% buffer. This is a very significant shortfall and means the planning balance tips even further in favour of a grant of planning permission.
- 3.9.5 The significant increase in the local housing need figure for the Forest of Dean from 330 dpa to 598 dpa also means that the housing policies in the statutory development plan are even less capable of delivering housing needs and are further inconsistent with the Framework (in particular paragraph 62) and out of date as a consequence.

3.9.6 The outline planning application should be assessed in the context that the Forest of Dean cannot demonstrate a five year housing land supply. In the absence of a five year housing land supply, the most important policies for the determining the application proposals, are rendered out of date for the purposes of decision-making in accordance with footnote 8 of the National Planning Policy Framework (the Framework), and the planning application falls to be determined in accordance with the tilted planning balance contained within Framework paragraph 11d(ii).with the tilted balance as set out in paragraph 11(d)(ii) of the Framework.

3.9.7 The market and affordable homes proposed on the application site could make a significant contribution to housing supply in the Forest of Dean during the next five years of the plan period and, therefore, help to address the Council's current inability to demonstrate a five year housing land supply.

3.10 Summary

3.10.1 Whilst it is acknowledged that the application proposals would conflict with certain policies of the development plan, it is the case that material considerations exist that would mean this conflict should not be deemed determinative in this instance.

3.10.2 The Council is unable to demonstrate a robust five year housing land supply rendering the most important policies for determining the planning application, including Core Strategy policies CSP. 4, CSP.5 and CSP. 16 and Mitcheldean NDP policies out of date. As these policies would act to restrict the supply of housing at the time of a five year land supply deficit, the weight attached to the policies and any conflict with them must now be reduced on this basis alone. As a result, Gladman attributes limited weight to any conflict with the policies in decision-making.

3.10.3 In the circumstances, the application proposals fall to be determined in accordance with the tilted planning balance contained within paragraph 11d(ii) of the Framework.

4 PLANNING APPRAISAL

4.1 Introduction

4.1.1 This section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations.

4.1.2 The overall planning balance is considered in Chapter 6.

4.2 Decision-Making Approach

4.2.1 The development plan is the starting point for the determination of planning applications.

- Core Strategy (adopted 2012);
- Allocations Plan (adopted 2018); and
- Mitcheldean Neighbourhood Development Plan ('made' 2020).

4.2.2 Paragraph 11 of the NPPF requires development proposals that are in accordance with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies most important for determining the planning application are out of date, planning permission should be granted unless policies within the Framework which seek to protect assets of importance are applicable; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

4.3 Sustainability

4.3.1 The revised NPPF was published in 2024 and its key objective is to deliver sustainable development. Paragraph 8 sets out the three overarching objectives of the planning system; economic, social and environmental that are required to achieve sustainable development. At the heart of the NPPF there is a presumption in favour of sustainable development (paragraph 11).

Sustainable location

- 4.3.2 The site is well related to the existing built form of Mitcheldean and would provide a natural northern extension to the settlement. It represents a suitable and sustainable location for housing.
- 4.3.3 Mitcheldean has a number of local facilities and services that are within easy walking and cycling distance of the site including convenience stores, doctors' surgery, a public house, a village hall, primary school, library and a parish church. There are good pedestrian links from the site. Therefore, active travel would be a realistic option for residents living at the site with day-to-day needs able to be met in Mitcheldean. Tables 5.2 and 5.3 of the Transport Assessment highlights the distance from the site to each amenity and the anticipated walk/cycle time.
- 4.3.4 The nearest bus stops are located adjacent to the site on Ross Road/Carisbrook Road and on Bradley Court Road near Vantage Point. Both are served by regular services to Gloucester, Hereford and other locations. For residents of the site, travelling by bus would be a realistic and sustainable option for both commuting and recreation. Table 5.5 of the Transport Assessment provides a summary of the frequent bus services that are available from stops within Mitcheldean. Gloucester hosts a wide range of facilities and services that can be accessed easily by bus.
- 4.3.5 The bus services from Mitcheldean call at Gloucester Bus Station, which is an approx. 2-minute walk from the railway station. The station has regular services to Cheltenham Spa, Birmingham New Street, Cardiff Central and London Paddington. Therefore, long-distance travel is a viable option for residents of the site.
- 4.3.6 A plan showing the facilities and services in close proximity to the site, including bus stop locations, can be found at Figure 3.8 of the Design and Access Statement.
- 4.3.7 Some additional points which highlight the application site's sustainability are that:
- The land to which the development proposals relate is not of high environmental value;

- The site is suitable for residential development in terms of its sustainable location and characteristics;
- There are no designated heritage assets within or immediately adjacent to the site, and the development is not considered to affect the setting of any listed buildings;
- The site has a low ecological value, as evidenced in the Ecological Impact Assessment submitted with the application;
- The site will achieve at least a 10% biodiversity net gain;
- The site is well contained within the landscape and the majority of important landscape features, such as hedgerows, are to be retained and improved;
- The local highway network has capacity to accommodate the additional traffic associated with the development, without adverse impact on the local network;
- The sites use and improvement of active travel routes puts pedestrians and cyclists at the forefront of the travel plan and provides a range of social and environmental benefits.

4.4 Design Strategy

4.4.1 Good quality design is a key principle of the NPPF. Paragraph 131 states:

“...high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”

4.4.2 This application has been submitted in outline; matters of detailed design and layout are to be agreed through a reserved matters planning application(s). However, key

design principles have been used to inform the Development Framework Plan to show how the development could be designed. These design principles are explained in the Design and Access Statement (DAS) supporting this application.

4.4.3 The development plan also requires a high-quality design to be achieved, as set out within CSP. 1, CSP. 4 and AP 4.

4.4.4 As mentioned above, the DAS sets out how the proposed development will meet the design requirements of the NPPF and the criteria set out with the Local Plan. The DAS outlines how the design concept has been developed to respond to the site's opportunities and constraints. It demonstrates that the proposed development represents a high-quality sustainable development that responds positively to its built and natural setting, in addition to providing a choice of housing to meet the needs of the area.

4.4.5 The DAS demonstrates that the development will provide a choice of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental and landscape character.

4.5 Landscape

4.5.1 A Landscape and Visual Appraisal (LVA) prepared by CSA, submitted as part of the application, assesses the potential landscape and visual impacts of the proposed development. As outlined in the LVA, the proposed development is not covered by any statutory or non-statutory landscape designations. The Development Framework Plan introduces and retains landscape features that reflect the landscape character of the site and its surrounding area.

4.5.2 The LVA concludes that overall, the development proposals represent high-quality sustainable development that responds positively to its built and natural setting, in addition to providing a choice of housing to meet the needs of the area.

4.6 Transport and Access

- 4.6.1 The NPPF at paragraph 110 notes that transport issues should be considered early in development proposals. The proposals should consider any potential impacts on the transport network and how these can be addressed, opportunities from existing and proposed transport infrastructure, opportunities to promote sustainable transport, environmental impacts of transport, patterns of movement and how transport fits into the design of schemes.
- 4.6.2 Paragraph 118 of the NPPF requires all developments that will generate significant amounts of movement to provide a travel plan and to be supported by a transport statement or assessment so that the likely impacts of the proposal can be assessed and monitored. The application is supported by both a transport assessment and an interim travel plan.
- 4.6.3 The application seeks to promote the use of sustainable transport; the site has good pedestrian connectivity to existing facilities and services with existing footpath links along Bradley Court Road. Table 5.2 of the Transport Assessment show that many of the local amenities in Mitcheldean are within the preferred maximum walking distance of 1200m for local services trips and 2000m for commuting/education trips. The amenities within the 1200m walking distance include the community centre, playing fields, a public house, GP surgery, pharmacy, library, local shops, playground, Co-op convenience store with Post Office, Parish church and a children's day nursery. Mitcheldean Endowed Primary School is within a 1200m walk from the site and Dene Magna High School within a 1600m walk, both of which being well-within the preferred maximum walking distance of 2000m for education trips. An additional nursery is also accessible within this distance.
- 4.6.4 The Transport Assessment assesses the highway impact of the proposed development. It concludes that the proposed development would not have a severe impact on the operation of the highway network in terms of capacity with the impact being best described as negligible. Furthermore, it concludes that the proposed site

access is safe and suitable and capable of accommodating the traffic likely to be generated by the proposed development.

4.6.5 The proposed development would comply with development plan policies and is in accordance with the NPPF.

4.6.6 The development proposals are unlikely to result in an ‘unacceptable impact on highway safety’ and the cumulative impact of the development can certainly not be considered ‘severe’ meaning that according to paragraph 115 of the NPPF the development should not be refused on transport grounds.

4.7 Green Infrastructure and Public Open Space

4.7.1 Policy AP 8 sets out that development proposals will be expected to provide green infrastructure as an integral part of the development scheme.

4.7.2 The proposed development includes 4.36ha of green infrastructure, including informal and formal public open space, equipped children’s play spaces, green corridors and attenuation basins.

4.7.3 The green infrastructure will contribute positively to the site’s landscape character, enhance biodiversity and provide community benefits through the provision of public open space and a children’s play area. Therefore, the proposals are compliant with Policy AP 8.

4.8 Ecology

4.8.1 Policies CSP. 2, AP 7 and NE2 of the development plan require development proposals to protect and enhance biodiversity. Furthermore, development plan policies CSP. 1, AP 7 and NE2 require development proposals to take into account the impact on protected sites.

4.8.2 The application proposes to improve the ecology on-site through the retention of existing hedgerows, new tree and hedgerow planting, the inclusion of an attenuation basin and public open space. It is proposed that there will be at least a 10% biodiversity net gain through the development proposals.

4.8.3 With the implementation of some straightforward mitigation and precautionary measures as proposed here, the development is not anticipated to result in any significant residual negative effects on important ecological features. The Development Framework Plan demonstrates the potential to deliver net benefits for wildlife in the form of additional habitats, with the opportunity to provide additional biodiversity enhancement measures alongside the new housing. Significant buffers and new planting are provided to protect and enhance key bat flight paths.

4.8.4 The proposed development would comply with development plan policies CSP. 1, CSP. 2, AP 7 and NE2.

4.9 Historic Environment

4.9.1 One of the key aims of the NPPF is to conserve and enhance heritage assets. Paragraph 207 of the NPPF requires applicants to describe the impact of developments on heritage assets and their settling.

4.9.2 A Heritage-Desk Based Assessment has been submitted as part of this planning application. The proposed development would likely result in some reduction in/loss of non-key views to the Church of St Michael and All Angels from within and looking across the Site. Any resulting harm to the significance of the Grade I listed Church of St Michael and All Angels and Mitcheldean Conservation Area would be negligible at most, i.e. less than substantial harm at the very lowermost end of this spectrum.

4.9.3 The Grade II listed Lagers Barn is located to the east of the Site. Development proposals will alter agricultural land in the wider vicinity of the barn to built form but will retain views to the barn from adjacent agricultural land. While agricultural land within the Site has a general historic relationship with the barn, this relationship has been severed. It is concluded that the proposals would not harm the significance of this listed building.

4.9.4 Development would not adversely impact any other designated heritage assets in the vicinity. Under the NPPF less than substantial harm to a designated heritage asset should be weighed against the public benefits of the proposal.

4.9.5 The proposed development would, therefore, be compliant with Policy AP 5.

4.10 Flood Risk and Drainage

4.10.1 The flood risk assessment demonstrates that the proposed developable area lies within Flood Zone 1 and that the proposed development is consistent with Forest of Dean District Council's requirements with regard to flood risk.

4.10.2 Through the design evolution of the drainage strategy, the impact of climate change has been taken into account. Overall, the Flood Risk Assessment concludes that the development on site should not be precluded on flood risk grounds.

4.11 Noise

4.11.1 A Noise Screening Assessment has been included as part of the application to ensure noise does not have an impact on the amenity of neighbouring properties and the surrounding environment. The assessment concluded that the main sources of noise were road traffic noise from the B4224 to the west and southwest and Bradley Court Road to the east. It also states that Industrial/commercial noise from the facilities to the southeast are unlikely to be a dominant contributor to the acoustic environment within the Site.

4.11.2 The assessment demonstrates that any acoustic challenges of the site are capable of being overcome and noise is considered unlikely to give rise to a significant adverse impact on health and quality of life.

4.11.3 The proposed development would, therefore, be compliant with paragraphs 187 and 198 of the NPPF.

4.12 Air

4.12.1 An Air Quality Assessment submitted alongside this application assessed the potential changes in air quality due to the construction and operation of the proposed development. The report concluded that future residents will experience acceptable air quality, with pollutant concentrations well below the air quality objectives. The proposals will generate additional traffic on the local road network,

but the assessment has shown that there will be no significant effects at any existing, sensitive receptors.

- 4.12.2 The proposed development is also consistent with Policy CSP.1 of the Core Strategy, as it has taken into consideration measures to avoid air pollution.

4.13 Arboriculture

- 4.13.1 The Arboricultural Assessment submitted alongside the application concludes that no overriding arboricultural constraints that would otherwise prevent development have been identified. The survey did not identify ancient or veteran trees, and no ancient woodland affects the Site.

- 4.13.2 The tree resource at the Site grows only close to the Site boundaries, on the boundaries or just outside of them. It is important to note that there are no Tree Preservation Orders, no trees within a Conservation Area, no ancient woodland, no veteran trees, no trees within a Community Forest and no Habitats of Principal Importance.

- 4.13.3 The proposals would comply with Policy CSP. 2 of the Core Strategy.

4.14 Planning Conditions and Obligations

- 4.14.1 Gladman is committed to and willing to discuss any requested planning conditions with officers at Forest of Dean District Council, to ensure that they satisfy the six tests set out in paragraph 003 of the PPG3 and paragraph 57 of the NPPF respectively.
- 4.14.2 A draft set of heads of terms for a Section 106 agreement are set out at Appendix 2 of this Statement.

4.15 Summary of the Planning Appraisal

- 4.15.1 In light of the above, the application is compliant with the adopted development plan as a whole and there are no technical reasons that the application should not be granted planning permission.
- 4.15.2 In light of the above, whilst the proposals comply with the vast majority of development plan policies, they cannot be considered to be compliant with the development plan when read as a whole due to conflict with Core Strategy policies CSP. 4 and CSP. 16.
- 4.15.3 However, the 'tilted balance' as set out within paragraph 11 of the National Planning Policy Framework ('NPPF' or 'the Framework') should be applied in the determination of this application because the most important policies for determining the application are out of date. The most important policies are out of date as a result of the Council being unable to demonstrate a five year housing land supply and their inconsistency with the Framework (irrespective of the housing land supply position).
- 4.15.4 The overall planning balance is considered in Chapter 6 of this Statement.

5 AFFORDABLE HOUSING STATEMENT

5.1 Context

- 5.1.1 It is widely acknowledged at all levels that there is a housing crisis in this country that has arisen as a direct consequence of too few houses being completed to keep pace with a growing population, increasing life expectancy and household formation rates.
- 5.1.2 In May 2021, the housing charity Shelter published ‘Denied the Right to a Safe Home – Exposing the Housing Emergency’ setting out in stark terms the impacts of the housing crisis. Shelter estimates that over 17 million people face the effects of high housing costs and conclude that “we will only end the housing emergency by building affordable, good quality social homes⁴”.
- 5.1.3 One effect of the national housing crisis is a profound impact on housing affordability. The new Labour Government has clearly set out that unaffordability and the inability of individuals to get on the housing ladder is a significant problem⁵. The NPPF makes clear that affordable housing should be delivered, and it is essential that sufficient housing is delivered to ensure that “needs of groups with specific housing requirements are addressed”.
- 5.1.4 According to the most recent Ministry of Housing, Communities and Local Government (MHCLG) data published in November 2024, in 2023/24, only 62,289 gross affordable homes were built and 43,439 starts on site were recorded⁶. At this level of delivery, it will take roughly 20 years to address the current waiting list. This

⁴ Denied the Right to a Safe Home. Shelter (2021) page 10. Available at: https://england.shelter.org.uk/professional_resources/policy_and_research/policy_library/denied_the_right_to_a_safe_home_report

⁵ Written Ministerial Statement (WMS) made by Angela Rayner, Deputy Prime Minister and Secretary of State (SoS) for Housing Communities and Local Government, on 30th July 2024 entitled “Building the homes we need”. Available at: <https://questions-statements.parliament.uk/written-statements/detail/2024-07-30/hcws48>

⁶ MHCLG November 2024, Affordable Housing Supply in England: 2023 to 2024. Available at: <https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2023-to-2024/affordable-housing-supply-in-england-2023-to-2024#:~:text=3.-,National%20trends%20in%20affordable%20housing%20supply,2011%2D15%20Affordable%20Homes%20Programme>

is before factoring in future housing need or loss of affordable homes through demolition or the Right to Buy programme.

5.1.5 At a national level the direction of travel to address housing need and supply, including affordable housing, is abundantly clear. With 44% of affordable homes in 2023/24 funded through section 106 agreements⁷ (i.e. entirely funded by developers with nil grant from the public sector), political promises rely quite significantly on delivery by the planning system.

5.2 Housing Affordability Indicators

5.2.1 The PPG recognises the importance of giving due consideration to market signals as part of understanding affordability.

5.2.2 Significant house price increases locally and nationally are contributing to increasing affordability ratios and an ever-larger gap between earnings and average house prices. The increase in house prices led to inflated affordability ratios in 2024⁸.

- England - 7.71
- South West - 8.48
- Forest of Dean - 8.88

5.2.3 The affordability ratio for Forest of Dean is significantly higher than the ratio of 3.5 that is traditionally seen as the signifier of an affordable housing market. When compared against regional and national ratios, it can be seen that homes are less affordable in Forest of Dean than in the rest of the country and region signifying a real problem regarding local housing unaffordability.

⁷ MHCLG November 2024, Affordable Housing Supply in England: 2023 to 2024. Available at: <https://www.gov.uk/government/statistics/affordable-housing-supply-in-england-2023-to-2024/affordable-housing-supply-in-england-2023-to-2024#:~:text=3,-National%20trends%20in%20affordable%20housing%20supply,2011%2D15%20Affordable%20Homes%20Programme>

⁸ House price to workplace-based earnings ratio. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian> (Data from release date 24 March 2025)

5.2.4 The number of households listed on the Council’s housing waiting list as of April 2024 is 1,638. This is a stark number and represents a significant sum of individuals and families in need.

5.3 Affordable Housing as a Material Consideration

5.3.1 The increasing unaffordability of housing in the district and the continuous high numbers of households on the housing register in Forest of Dean clearly indicates that by any measure of affordability, FoDDC is in the midst of an affordable housing crisis, and urgent action must be taken to deliver more affordable homes.

5.3.2 At both a national and local level, it is clear there is an urgent and pressing need to deliver as much affordable housing as quickly as possible. There is clear under provision in the district and an existing need that requires addressing.

5.3.3 The provision of 40% affordable housing equating to up to 72 homes on this site will contribute significantly towards the district’s affordable housing supply requirements and will provide people with a local connection to the area an affordable property to call their own. This will help alleviate the affordability issue and is a considerable benefit to be weighed positively in the planning balance.

6 PLANNING BALANCE AND CONCLUSIONS

6.1 Summary of case

- 6.1.1 This outline planning application is made in the context of the Government's requirement to significantly boost housing land supply and the presumption in favour of sustainable development. The application responds positively to the identified lack of a four-year housing land supply in Forest of Dean and the identified needs for both market and affordable housing.
- 6.1.2 The approval of this application will assist in addressing the persistent problem of inadequate housing supply across the country and more specifically within Forest of Dean.
- 6.1.3 The development proposal would be deliverable in the short term and increase the supply and choice of housing within Mitcheldean and the district as a whole. It would also contribute towards economic growth and offer wider social and environmental benefits for the local community. The design principles outlined within the DAS provide assurance that a high-quality scheme can be delivered.
- 6.1.4 The Framework policies on the delivery of sustainable housing development carry significant weight; the delivery of the proposed development would support housing and economic development objectives and meet the aims and objectives of sustainable development, securing net gains across all three strands of sustainable development (economic, social and environmental).
- 6.1.5 The supporting material, assessments and reports demonstrate that there are no technical or environmental constraints that would significantly or demonstrably outweigh the substantial benefits of the proposal, and no specific policies of the Framework and Development Plan indicate that development should be restricted.
- 6.1.6 As with any greenfield site, the development will inevitably introduce changes to the area resulting in some urbanising effects and will involve the loss of some agricultural land. However, the LVIA demonstrates that the scheme can be delivered without unacceptable landscape and visual impacts.

6.2 Benefits

- 6.2.1 The table below highlights some of the key benefits arising in respect of the application proposal.

BENEFITS
Provision of 180 market and affordable homes. Forest of Dean District Council cannot currently demonstrate a five year supply of housing, and the current housing need is not being met. The delivery of housing should be given significant weight.
The provision of affordable housing (40% of total) in a district where there is an existing unmet need unlikely to be delivered through alternative means.
New footpaths to be incorporated into the areas of public open space and improving public access to green spaces.
The provision of 4.36ha of green infrastructure including formal and informal public open space, footpaths/cycleways, a LEAP and an attenuation basin.
The site will achieve at least a 10% net gain in biodiversity.
The build cost of the development is expected to be around £31.8m . Calculations suggest that this construction expenditure would support around 145 Full Time Equivalent (FTE) construction jobs per year over the period of the build.
The development of new homes in the proposed development could help to address local unemployment in the industry and provide apprenticeship and training opportunities for young unemployed people.
Household expenditure from the 180 new homes would be circa £6.5m per year. This will benefit the local area.
Over the four years following the completion of the development, the Council will benefit from circa £1,500,000 via the New Homes Bonus.
The new residents will increase demand for and use of local services and businesses and increased spending will help to protect, maintain and enhance the services available and accessible within the town and surrounding area.

6.3 Harms

- 6.3.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the scheme.
- 6.3.2 As with any greenfield site, the development will inevitably introduce changes to the area resulting in some urbanising effects, and it will involve the loss of some

agricultural land. However, the LVA demonstrates that the scheme can be delivered without unacceptable landscape and visual impacts.

6.3.3 The Archaeology and Heritage Assessment concludes that less than substantial harm to a designated heritage asset should be weighed against the public benefits of the proposal.

6.3.4 Whilst the proposals conflict with Core Strategy policies CSP. 4 and CSP. 16, the Council's inability to demonstrate a five year housing land supply renders the policies out of date. As these policies would act to restrict the supply of housing at the time of a five year land supply deficit, the weight attached to the policies and any conflict with them must now be reduced on this basis alone. As a result, conflict with the policies should be afforded limited weight in decision-making.

6.4 Conclusions

6.4.1 The Framework policies on the delivery of sustainable housing development carry significant weight, and the delivery of the proposed development would support housing and economic development objectives and meet the aims and objectives of sustainable development securing net gains across all three strands of sustainable development (economic, social and environmental).

6.4.2 In the circumstances, the application proposals fall to be determined under Framework paragraph 11d(ii). As described within this Planning and Affordable Housing Statement, the application site is suitable for new housing in terms of its location and characteristics, and it is not subject to any designations for landscape quality. The proposal would deliver on-site public open space and green infrastructure and would include a children's play area embedded within an attractive landscape setting.

6.4.3 The proposal would provide new market housing at a time where supply has been restrained and includes the provision of 40% affordable housing, without subsidy, that is a significant benefit in circumstances where the Council is not delivering sufficient affordable homes to meet pressing needs. This aligns strongly with

Framework policies on the delivery of sustainable housing development and is an important material consideration.

- 6.4.4 There are no technical or environmental impacts that would significantly or demonstrably outweigh the substantial benefits of the proposal, and specific policies of the Framework do not provide a clear reason for refusing planning permission.

APPENDIX 1: LIST OF RELEVANT POLICIES

Core Strategy

Policy CSP. 1: Design and environmental protection

Policy CSP. 2: Climate Change

Policy CSP. 3: Sustainable Energy use within Development Proposals

Policy CSP. 4: Development at Settlements

Policy CSP. 5: Housing

Policy CSP. 9: Recreational and amenity land

Policy CSP. 16: Villages

Allocations Plan

Policy AP 1: Sustainable Development

Policy AP 3: Mixed Uses and Proximity

Policy AP 4: Design of Development

Policy AP 5: Historic character and local distinctiveness

Policy AP 7: Biodiversity

Policy AP8: Green Infrastructure

Mitcheldean Neighbourhood Plan

Policy H1 Housing within Mitcheldean

Policy H2 Gateway and outside settlement boundary (outside the village)

Policy E2 Protecting Heritage Assets

Policy E3 Protecting and Enhancing Local Landscape Character

Policy E4 Biodiversity

Policy E5 Landscape Character Impact

Policy T1 Transport and Accessibility

APPENDIX 2: DRAFT SECTION 106 HEADS OF TERMS

Gladman will seek to enter into constructive dialogue with Forest of Dean District Council to agree obligations that in accordance with the CIL Regulations (2010) (as amended) are necessary, directly related to the development and fairly related in scale and kind to the development.

The following Heads of Terms are suggested:

AFFORDABLE HOUSING

- i. The Agreement will provide for 40% affordable housing with a tenure split to be agreed with the Local Planning Authority.

OPEN SPACE

- i. The Agreement will require the Developer to provide on-site informal open space and an equipped children's play area.
- ii. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long-term maintenance and management of these areas, including any off-site commuted sums as applicable.

OTHER

- i. Other contributions may be identified through the planning consultation process and subject to meeting the appropriate statutory tests of necessity and reasonableness, consideration will be given to their inclusion.





PLANNING AND AFFORDABLE HOUSING STATEMENT
