



The countryside charity
Gloucestershire

BY EMAIL ONLY 15 Aug 2025

For attention of Mr T Pope
Forest of Dean DC Planning

Registered Office
Community House
15 College Green
Gloucester
GL1 2LZ
info@cpreglos.org.uk
cpreglos.org.uk

President
Madeline Bunting
Chair
Patricia Broadfoot CBE

Dear Mr Pope

CPRE representations on application P0672/25/OUT for the Erection of 180 Dwellings, Land North of Carisbrook Road, Mitcheldean.

CPRE (Forest of Dean District) submits the comments below in response to the above planning application.

- a) The site is located outside the settlement boundary for Mitcheldean as defined in the Council's approved Allocations plan and also the approved Mitcheldean Neighbourhood plan. In planning terms it is designated as part of the open countryside.
- b) The applicant in the previous application P1994/18/OUT refers to the land being mainly grade 2 with some 3a and 3b. The DEFRA Magic map shows it as grade 1, apparently on the basis of a detailed survey using the Government's 1988 ALC Guidelines. This discrepancy requires clarification. In any event it would be mainly best and most versatile land in terms of the NPPF. Paragraph 187b and footnote 65 of the latest version indicate that '*Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality should be preferred to those of higher quality*'.
- c) The site proposed for the development is a large, southward- sloping agricultural field, currently in an arable rotation. The field rises up from Carisbrook Road in a northerly direction with a skyline of scattered trees, hills and woodland in the distance. An application for 125 dwellings on a site encompassed by the current proposals was refused in March 2019.
- d) The site is prominent from the public road close to the junction between the B4224 and the C class road to Lea Line and from the existing housing estate south-west of the B4224. It would also be clearly visible from higher ground further south, though views from those vantage points already include the existing modern housing and the major industrial estate adjacent to the east.
- e) We understand that there may be problems with making adequate provision for stormwater and foul drainage, though CPRE does not have expertise to verify that.

CPRE considers that the constraints of loss of high quality agricultural land and further incursion into attractive open countryside should be carefully weighed against any planning advantages such as existing infrastructure and services and the prospects of available local employment. Accordingly, CPRE neither supports nor formally objects to the principle of developing the site to meet housing requirements in the District.

If, on carefully balancing the pros and cons, planning consent in outline is deemed to be justified then we would urge that the subsequently detailed layout, density and housing designs should be very rigorously assessed to minimise adverse impact on this sensitive edge of settlement location. In particular, we would urge that the semi-mature trees along the western edge of the field, abutting the B4224, should be retained and protected by a suitable term of the planning permission if one is given. We suggest that the mechanism could involve Tree Preservation Orders. The importance of meeting the District's need for 'affordable' housing should also be a key issue.

Yours sincerely

Bob Brown
on behalf of the CPRE District committee

