



Forest of Dean District Council **LOCAL PLAN**

Forest of Dean District
Revised Draft Local Plan
Regulation 18 Consultation Version
2025-2045

Land Off Carisbrook Road, Mitcheldean

Policy RLP. 85

Land off Carisbrook Road

8.5ha off Carisbrook Road is identified for about 180 dwellings and open space/ Gl. development must be able to demonstrate no adverse impacts on the nearby protected nature conservation sites and their areas of influence.

7.22 Mitcheldean has a good range of services and a great deal of employment. There is a local secondary and a primary school along with a range of community facilities. Although the landscape is quite constraining and there are nearby SAC sites, there is some potential for further development on the site allocated. It will require a design which integrates landscaped areas into the built form and provides any necessary improvements and mitigation for the ecology of the site.

St Michaels Way and High St, Mitcheldean

Policy RLP. 86

St Michaels Way and High St, Mitcheldean

Sites at St Michaels Close (0.41 ha) and High St (0.3ha) are identified for about 9 and 10 dwellings respectively. One is within the Conservation Area and the other (St Michaels Close) adjoins it and lies within the wider setting of the church and must be developed in a manner that protect these assets from harm.

7.23 In addition to the main allocation above, two smaller sites carried over from the previous LP are identified for new dwellings. Both occupy sensitive locations in relation to the Conservation Area and buildings within it and both will benefit from new development which must enhance the locality. In late 2023 the former was the subject of a planning application while the land off High Street (former PH) has an extensive history with some past permissions the future remains uncertain.

Land at Vantage Point Mitcheldean

Policy RLP. 87

Land at Vantage Point Mitcheldean

Land at Vantage Point (approximately 29ha) will be protected for employment generating uses.

7.24 Mitcheldean hosts a major employment area, Vantage Point, which is of more than local significance. It was formerly occupied by a single business but since that moved has become a complex area containing a variety of space including office suites and manufacturing. Further capacity for expansion is limited but