

Planning Department

Forest of Dean District Council
Council Offices
High Street
Coleford
Gloucestershire
GL16 8HG

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

30th May 2025

Dear Sir/Madam,

Mitcheldean, Carisbrook Road
Planning Portal Reference: PP-13176570

RE: Outline planning application for the erection of up to 180 dwellings including affordable housing, with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access. All matters reserved except for means of access.

I hereby notify you that we have today submitted an outline planning application with all matters reserved except for access for residential development via the Planning Portal. We have submitted the reports shown below:-

1. Covering Letter and Certificates
2. Location Plan (CSA/4057/115 Rev A)
3. Development Framework Plan (CSA/4057/116 Rev G) with appropriate scale bar
4. Design and Access Statement (uploaded in 2 parts)*
5. Planning and Affordable Housing Statement
6. Socio Economic Statement
7. Sustainability Statement
8. Ecological Impact Assessment
9. Habitats Regulation Assessment
10. BNG Assessment
11. BNG Metric
12. Arboricultural Impact Assessment
13. Landscape and Visual Impact Assessment
14. Access Plan (P24048-101D) with appropriate scale bar
15. Transport Assessment
16. Travel Plan
17. Air Quality Assessment
18. Noise Assessment
19. Flood Risk Assessment
20. Archaeology and Heritage Assessment
21. Lighting Strategy
22. Waste Management and Minimisation Plan
23. Statement of Community Involvement
24. Topographical Survey (2018-089_Topo_01-02_2d_RevA)



*These documents have been transmitted via the Planning Portal at Low Resolution, and in multiple parts. At the dropbox link following this, I have included full High Resolution version.

<https://www.dropbox.com/scl/fo/vmeixzwgnb3kdoov11m44/AlqhLuQ1PCwizcqQeX-NDRC?rlkey=jijtfbym2b96bikxk0c4ab0ju&dl=0>

Please note that the Statement of Community Involvement (item 23) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair processing note was included on the consultation leaflets and website, which made clear to members of the public providing this data that it would be forwarded to the LPA as part of a Planning Application, and also that the Council may publish it online. Should the Council publish this information online, it will of course need to do so in line with its own data protection policies.

It should also be noted that although all of the works proposed for our vehicular access is within the adopted highway, the county council as owners of that section of land have been served notice of this application.

Validation requirements

The table below sets out how the validation requirements for outline applications are met through the submitted documentation.

Validation Requirement	Requirement Met?	Commentary
Correct Application Form and Fee	✓	See attached
Design and Access Statement	✓	4) DAS
Fire Statement	X	Not required
Location Plan Scale 1:1250 or 1:2500	✓	2) Location Plan The validation requirements set out that the application site should be edged clearly with a red line. It should include all land necessary to carry out the proposed development, for example land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings. As such, the red line on the submitted location plan includes the land required for access and visibility splays. The red line area on the location plan (including this section) is 9.74ha (and the application fee reflects this area). All other plans and reports however will refer to a site area of 9.72ha, which is the part of the site where development is to take place.
Ownership Certificate and Agricultural Land Declaration	✓	See notices in Application Form and appended to this covering letter
Detailed Plans and Drawings	✓	See location plan (CSA/4057/115) and proposed access plan (P24048-101C)
Floor plans, site plans, elevations, and roof plans – existing or proposed	X	N/A
Site Sections – finished floor levels – existing and proposed	X	N/A
Affordable Housing Statement	✓	See 5) Planning and Affordable Housing Statement

Validation Requirement	Requirement Met?	Commentary
Agricultural/Forestry dwelling justification	X	N/A
Air Quality Assessment	✓	17) Air Quality Assessment
Archaeological Assessment	✓	20) Heritage and Archaeological Assessment
Biodiversity Self-Assessment	X	Not required as we have submitted a detailed biodiversity report in the form of EclA (item 8)
Biodiversity Report	✓	10) BNG Assessment
Biodiversity Net Gain Assessment	✓	Please refer to 10) BNG Assessment and 11) BNG Metric
Business viability Assessment	X	N/A
Coal mining assessment	X	N/A
Community Infrastructure Levy	X	N/A
Environmental Impact Assessment	X	N/A
Flood Risk Assessment	✓	19) Flood Risk Assessment
Foul Sewerage Assessment	✓	This information is included within the Flood Risk Assessment (19)
Health Impact Assessment	X	N/A
Heritage Statement	✓	20) Heritage and Archaeological Assessment
Land Contamination Assessment	X	N/A
Landscape and Visual Impact Assessment	✓	See 13) Landscape and Visual Impact Assessment
Landscaping Scheme	X	N/A
Lighting and Light Pollution Assessment	✓	See 21) Lighting Strategy
Mains Sewage Capacity Assessment	✓	Included within the Flood Risk Assessment at 19
Noise Impact Assessment and Sound Insulation Requirements	✓	See 18) Noise Assessment
Open Space Requirements	X	N/A
Retail Impact Assessment	X	N/A
Site Waste Management Plan	✓	See 22) Waste Management and Minimisation Plan
Statement of Community Involvement	✓	See 23) Statement of Community Involvement
Structural Survey	X	N/A
Supporting Planning Statement	✓	See 5) Planning and Affordable Housing Statement
Sustainability Statement	✓	See 7) Sustainability Statement
Town Centre Uses	X	N/A
Transport Assessment	✓	See 15) Transport Assessment
Tree Survey/Arboricultural Impact Assessment	✓	See 12) Arboricultural Impact Assessment
Ventilation/Extraction Statement	X	N/A
Waste Minimisation Statement	✓	See 22) Waste Management and Minimisation Plan

Application fee

The Planning Application fee of £29,577.00 plus handling charges has already been paid.

I trust the enclosed information is sufficient to enable our application to be validated at your earliest opportunity. However, should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'BE Ambrose', written in a cursive style.

Beth Ambrose | Project Manager
Gladman Developments Ltd
b.ambrose@gladman.co.uk

Appendix 1 - Notices

Philip Whitehouse
Bradley Farm
Mitcheldean
Gloucestershire
GL17 0DR

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

30th May 2025

Dear Mr. Philip Whitehouse,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(England) ORDER 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development on land off Carisbrook Road, Mitcheldean

We give notice that Gladman Developments Limited is applying to the Forest of Dean District Council for an outline planning application for the erection of up to 180 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and primary vehicular access point from Carisbrook Road. All matters reserved except for means of access.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to:

Forest of Dean District Council

Council Offices,
High Street,
Coleford,
Gloucestershire,
GL16 8HG

By 20th June 2025



Beth Ambrose | Project Manager
b.ambrose@gladman.co.uk
Gladman Developments Ltd



www.gladman.co.uk



01260 288800



land@gladman.co.uk

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

John Whitehouse
Warren Farm
Lea
Ross-on-Wye
Herefordshire
HR9 7LT

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

30th May 2025

Dear Mr. John Whitehouse,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(England) ORDER 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development on land off Carisbrook Road, Mitcheldean

We give notice that Gladman Developments Limited is applying to the Forest of Dean District Council for an outline planning application for the erection of up to 180 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and primary vehicular access point from Carisbrook Road. All matters reserved except for means of access.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to:

Forest of Dean District Council

Council Offices,
High Street,
Coleford,
Gloucestershire,
GL16 8HG

By 20th June 2025



Beth Ambrose | Project Manager
b.ambrose@gladman.co.uk
Gladman Developments Ltd



www.gladman.co.uk



01260 288800



land@gladman.co.uk

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Mr Charles Whitehouse
Bradley Farm
Mitcheldean
Gloucestershire
GL17 0DR

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

30th May 2025

Dear Mr. Charles Whitehouse,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(England) ORDER 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development on land off Carisbrook Road, Mitcheldean

We give notice that Gladman Developments Limited is applying to the Forest of Dean District Council for an outline planning application for the erection of up to 180 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and primary vehicular access point from Carisbrook Road. All matters reserved except for means of access.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to:

Forest of Dean District Council

Council Offices,
High Street,
Coleford,
Gloucestershire,
GL16 8HG

By 20th June 2025



Beth Ambrose | Project Manager
b.ambrose@gladman.co.uk
Gladman Developments Ltd



www.gladman.co.uk



01260 288800



land@gladman.co.uk

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Asset Management and Property Services
Gloucestershire County Council
Planning & Economic Development
Shire Hall
Westgate Street
Gloucester
GL1 2TG

Registered Office:
Gladman House
Congleton Business Park
Alexandria Way
Congleton
Cheshire
United Kingdom
CW12 1LB

30th May 2025

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(England) ORDER 2015
NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

Proposed development on land off Carisbrook Road, Mitcheldean

We give notice that Gladman Developments Limited is applying to the Forest of Dean District Council for an outline planning application for the erection of up to 180 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and primary vehicular access point from Carisbrook Road. All matters reserved except for means of access.

Any owner* of the land or a tenant** who wishes to make representations about this application should write to:

Forest of Dean District Council

Council Offices,
High Street,
Coleford,
Gloucestershire,
GL16 8HG

By 20th June 2025



Beth Ambrose | Project Manager
b.ambrose@gladman.co.uk
Gladman Developments Ltd



www.gladman.co.uk



01260 288800



land@gladman.co.uk

* 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Statement of Owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.