

From: Planning Comments (FODDC) <Planning.Comments@fdean.gov.uk>
Sent: 24 Apr 2026 11:05:58
To: FODDCPlanningAdmin.DMS@220ICT.NET
Cc:
Subject: FW: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean
Attachments:

From: Keith Chaplin
Sent: 20 April 2026 16:20
To: Emma Hughes
Subject: RE: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Hello Emma

Please find below a response to the queries raised.

- Affordable Housing. Generally speaking we would prefer to not be so prescriptive on the breakdown of affordable as RPs often have their own view on stock that they require. As a compromise would you be amenable to including an 'or otherwise agreed' provision in there to allow some flexibility for the RP? **We would seek for the proposed affordable housing mix to be provided as requested. This approach provides certainty regarding the type of affordable housing to be delivered, it provides consistency that RP's are all bidding to provide the same affordable housing requirement and is a mix that best addresses housing need.**
- Equally on the point regarding social rented housing being provided to M4(2) Category 2 accessible and adaptable standards, I wondered whether there was scope to include potential for flexibility within the condition? I was thinking something along the lines of 'All affordable housing should be designed to meet the requirements of Building Regulations M4(2) Category 2 accessible and adaptable standards, unless it can be demonstrated that this would be impracticable or would undermine scheme viability' **Whilst flexibility could be considered in principle, any departure from the M4(2) requirement would need to be fully justified and supported by independent, external evidence. Such evidence may be subject to external examination, the cost of which would be borne by the applicant.**

Kind regards
Keith

Keith Chaplin
Housing Strategy & Enabling Officer



From: Emma Hughes <emma.hughes@fdean.gov.uk>
Sent: 20 April 2026 15:49
To: Keith Chaplin <Keith.Chaplin@fdean.gov.uk>
Subject: FW: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Hi Keith, I have received the email below from the agent. Please could you review the first two bullet points and provide comments by the end of this week.

Any queries, please let me know.
Thanks

Emma

Emma Hughes
Principal Planning Officer (Applications)



Forest of Dean
— DISTRICT COUNCIL —

From: Dinn, Michael <m.dinn@gladman.co.uk>
Sent: 20 April 2026 15:46
To: Emma Hughes <emma.hughes@fdean.gov.uk>
Subject: RE: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Good afternoon Emma

Many thanks and apologies for not responding sooner on contributions.

The points that initially jump out at me for further discussion relate to:

- Affordable Housing. Generally speaking we would prefer to not be so prescriptive on the breakdown of affordable as RPs often have their own view on stock that they require. As a compromise would you be amenable to including an 'or otherwise agreed' provision in there to allow some flexibility for the RP?
- Equally on the point regarding social rented housing being provided to M4(2) Category 2 accessible and adaptable standards, I wondered whether there was scope to include potential for flexibility within the condition? I was thinking something along the lines of 'All affordable housing should be designed to meet the requirements of Building Regulations M4(2) Category 2 accessible and adaptable standards, unless it can be demonstrated that this would be impracticable or would undermine scheme viability'
- I note that a contribution is sought of £210,033.60 for home to school transport. I think we would require additional information/reasoning to be provided by GCC in order to properly interrogate this request please. Our site is located only 800m from Mitcheldean Endowed Primary school and as pupil proximity forms part of the admissions criteria would the pupils of the development not simply displace pupils who may live further afield within the Primary Planning Area?

For all the contributions it would also be really useful for our land team to start to understand what the suggested trigger points may be as well.

Finally could I enquire whether you heard anything back from GCC Highways last week regarding an updated consultation response?

Thanks

Michael

Michael Dinn MRTPI
Planning Manager
GLADMAN
Email: m.dinn@gladman.co.uk
Mobile: 07920 116876

Gladman Developments Limited | Gladman House, Alexandria Way, Congleton, CW12 1LB.
Registered in England. Telephone number: 01260 544 710

From: Emma Hughes <emma.hughes@fdean.gov.uk>
Sent: 13 April 2026 16:36

To: Dinn, Michael <m.dinn@gladman.co.uk>
Subject: RE: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Dear Michael,
Thanks for your email. I haven't heard anything from the highway authority and because of the easter break I haven't seen them for a number of weeks. Their consultation period finishes towards the end of this week, so I will chase them for an update this week.

In the meantime, I wrote to you to seek your without prejudice views on s106 (see attached) requirements and I am unable to locate a response to this. I am mindful that the response identifies that there is a public transport request that has not been resolved; I anticipate this will be part of the comments from the Highway Authority. Also outstanding was whether the latest ecological/BMG information would result in any obligations being necessary, and having reviewed the response, a contribution of £6577.20 is sought for BNG monitoring.

The response sets out the district costs for s106 at the time, for the new financial year these have increased as follows: s106 Registration = £540; S106 monitoring charge = £5380.

If you could come back to me regarding the previous email and the points identified above and with the knowledge that public transport has yet to be resolved.

Regards
Emma

Emma Hughes
Principal Planning Officer (Applications)



From: Dinn, Michael <m.dinn@gladman.co.uk>
Sent: 13 April 2026 14:55
To: Emma Hughes <emma.hughes@fdean.gov.uk>
Subject: RE: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Good afternoon Emma

I have noted on the website the updated Ecology response which is now recommending No objection subject to conditions.

With one eye on your report writing deadline, I wondered whether you had any indication from Highways as yet whether they were now satisfied with the information submitted on 26th March? I believe you said you have regular in person catch ups with GCC Highways?

Kind regards

Michael

Michael Dinn MRTPI
Planning Manager
GLADMAN
Email: m.dinn@gladman.co.uk
Mobile: 07920 116876
Gladman Developments Limited | Gladman House, Alexandria Way, Congleton, CW12 1LB.
Registered in England. Telephone number: 01260 544 710

From: Emma Hughes <emma.hughes@fdean.gov.uk>
Sent: 02 April 2026 15:31
To: Dinn, Michael <m.dinn@gladman.co.uk>
Subject: *EXTERNAL:RE: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Thanks Michael, receipt is acknowledged. Have a good Easter break.

Regards
Emma

Emma Hughes
Principal Planning Officer (Applications)



From: Dinn, Michael <m.dinn@gladman.co.uk>
Sent: 02 April 2026 14:31
To: Emma Hughes <emma.hughes@fdean.gov.uk>
Cc: Ambrose, Beth <b.ambrose@gladman.co.uk>; Devon, Rob <r.devon@gladman.co.uk>
Subject: P0672/25/OUT - Land north of Carisbrook Road, Mitcheldean

Good afternoon Emma

Our ecology consultant CSA have been in consultation with the FoDDC ecologist since November last year to discuss and respond to the ecology comments submitted by the application.

This included:

- Further consideration of dormice
- Provision of a separate BNG metric to illustrate horseshoe bat mitigation vs general BNG provision
- Provision of a land use parameters plan identifying habitat buffers. Comment on loss of horseshoe bat foraging habitat (grazed pasture) and showing trees with bat roosting potential as retained on plans.

The first two points were discussed via email with the ecologist and an updated EcIA report and BNG report/metric were submitted to address these queries (report references CSA/4057/13D and 18B, respectively). These points are now understood by CSA to be resolved.

Further discussion has been held with respect to the Parameters Plan and what this should contain. The plan (CSA/4057/124) provided illustrates the buffer distances between built development and the bat commuting flight lines, with a minimum 10m offset, but significantly larger in many locations. The plan also shows the location and extent of new habitat planting at the Site boundaries.

The access point was a subject of more detailed discussion and whether this caused fragmentation of bat commuting habitat along the Site's western boundary. CSA have provided further information to support that this wouldn't be the case. The proposed access point does not segment the existing line of trees and hedgerow to the north of it, requiring loss of some low bramble/bracken only. There is very little existing vegetation to the south of the access point which would provide suitable commuting/foraging habitat for horseshoe bats. The development proposals will provide new hedgerow planting along the length of this boundary, connecting to hedgerow H1 in the east and providing a significant improvement in habitat connectivity compared with the current situation.

With respect to proposed lighting of the access point and whether this would provide a barrier to horseshoe bats, we have provided additional information on this by email with the FoDDC ecologist and within the documents attached. There is an existing streetlamp on Ross Road at the precise location of the proposed access (which will be removed). Our lighting

consultants DFL-UK have reviewed the existing light spill at this point and along the boundary, as it is considered that the baseline lighting report submitted with the initial application did not correctly account for this. DFL have provided a separate Technical Note (3541-DFL-ELG-XX-TN-EO-13001-S3-P02) which shows the lux levels experienced on site and along the existing roadside vegetation. Average horizontal lux levels in this area of the Site are approximately 1.4 lux, with vertical lux levels of up to 18.5 lux at ground level, 26.5 lux at 1m above ground level and 32.6 lux at 1.5m. This information supports CSAs assessment that this area of the Site does not form important horseshoe bat habitat, and the proposed access point will not adversely impact its use by bats. In contrast, proposed planting (as described above) is expected to provide a betterment in habitat connectivity around the south of the Site. Further detail on the precise planting specification would be provided and agreed at a later stage.

With reference to the final points raised in the consultation, the query over bat foraging habitat impacts is considered to be resolved (i.e. vegetation losses have been clarified with the FoDDC ecologist, and new improved planting is proposed). The one willow tree in the southern tip of the Site found to have bat roosting potential (T4) is shown as retained on the landuse parameters plan, development framework plan and BNG proposed habitats plan, for confirmation.

We hope that the additional information provided is sufficient to satisfy the queries raised above and enable FoDDC to complete their appropriate assessment of the proposed development.

Kind regards

Michael

Michael Dinn MRTPI
Planning Manager
GLADMAN
Email: m.dinn@gladman.co.uk
Mobile: 07920 116876

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