



Statement of Community Involvement

Land at Carisbrook Road, Mitcheldean

May 2025

Please note that this Statement of Community Involvement (SCI) 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 Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



gladman.co.uk



01260 288888

CONTENTS

1	Introduction.....	4
1.1	Background.....	4
1.2	Policy Background.....	4
	National Planning Policy Framework.....	4
	Forest of Dean Statement of Community Involvement.....	4
1.3	Gladman's Approach.....	5
2	Engagement with Local Community and Stakeholders	6
2.1	Engagement with the Local Community.....	6
2.2	Your-Views Website	6
2.3	Consultation Leaflet.....	7
2.4	Engagement with Mitcheldean Parish Council	7
2.5	Engagement with Ward Councillors	7
2.6	Engagement with MP.....	7
3	Consultation Feedback	8
3.1	Consultation Outcomes	8
3.2	Summary of Comments and Responses	8
3.3	Response to Community Feedback Received	13
4	Consultation Review	15
4.1	Community Benefits	15
4.2	Amendments to Proposals	15
5	Summary	16

APPENDICES

Appendix A	Consultation Website Screenshots
Appendix B	Consultation Leaflet
Appendix C	Consultation letters to Mitcheldean Parish Council
Appendix D	Consultation letters to Ward Councillors
Appendix E	Consultation letter to Matt Bishop MP
Appendix F	Copy of Consultation Responses Received

1 INTRODUCTION

1.1 Background

- 1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development at Carisbrook Road, Mitcheldean.

1.2 Policy Background

- 1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

National Planning Policy Framework

- 1.2.2 The most recent version of the National Planning Policy Framework (NPPF) was adopted in December 2024 by the Ministry of Housing, Communities and Local Government (MHCLG). The document seeks to achieve sustainable development with three overarching objectives: an economic objective, a social objective, and an environmental objective.
- 1.2.1 Section 4 of the NPPF outlines the importance of pre-application engagement in relation to decision making. Paragraph 40 notes that *"Early engagement has the significant potential to improve the efficiency of the planning application system for all parties"* thus leading to *"better coordination between public and private resources and improved outcomes for the community."*
- 1.2.2 Paragraph 41 states that a local planning authority should *"encourage any applicants who are not already required to do so by law to engage with the local community ... before submitting their applications"*. This is to ensure that any potential issues are resolved as early in the planning process as possible.
- 1.2.3 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

Forest of Dean Statement of Community Involvement

- 1.2.4 Forest of Dean's Statement of Community Involvement (SCI) was formally adopted in 2024 and sets out the Council's approach to stakeholder engagement for planning applications within the Authority.

1.2.5 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.

1.2.6 The SCI highlights the value and importance of undertaking community engagement at an early stage. It states: "getting involved in the planning process at an early stage is essential to shape the decisions that are made.

1.3 Gladman's Approach

1.3.1 Having considered Forest of Dean's SCI and national guidance on public consultation, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site.

1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application. Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both national and local policy guidance.

2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS

2.1 Engagement with the Local Community

- 2.1.1 In order to seek to reach the widest number of residents, businesses and key stakeholders in the area, Gladman undertook a public engagement exercise.
- 2.1.2 As detailed below, Gladman hosted details of its proposals on a dedicated website and directed the local community to view details of the proposals there.
- 2.1.3 Recognising that not everybody is able to view information and respond through a website, Gladman also accepted correspondence via email and in hard copy.
- 2.1.4 A summary of all consultation responses received is found in the next section of this statement.

2.2 Your-Views Website

- 2.2.1 Gladman launched a website containing details of the site's location and our initial development proposals at <http://www.your-views.co.uk/mitcheldean> and was operational from 18th November 2024.
- 2.2.2 The website hosts a Development Framework Plan that shows how the site could be developed and identified the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the constraints and opportunities for development that were identified through our initial assessments.
- 2.2.3 The website also contains details of historic settlement growth, community benefits, planning application and project status that is regularly updated and a set of frequently asked questions.
- 2.2.4 A feedback form is hosted on the website enabling the local community and stakeholders to provide a response the developments proposals. Details of how to write to Gladman to provide feedback are also provided on the website.
- 2.2.5 A copy/screenshot of the website pages are included at **Appendix A**.

2.3 Consultation Leaflet

- 2.3.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 19th November 2024 to approximately 436 households & businesses within the proximity of the site. On the basis that on average 2.4 people live in a household (local average taken from ONS), the leaflet was distributed to over 1,046 people.
- 2.3.2 A copy of the leaflet is included at **Appendix B**.

2.4 Engagement with Mitcheldean Parish Council

- 2.4.1 Gladman wrote to Mitcheldean Parish Council with details of the proposed consultation, including copies of the consultation leaflet on 18th November 2024.
- 2.4.2 A copy of this letter is included at **Appendix C**.

2.5 Engagement with Ward Councillors

- 2.5.1 Gladman wrote to the Ward Councillors to provide details of the consultation and included a copy of the consultation leaflet on the 18th November 2024.
- 2.5.2 Copies of these letters can be found at **Appendix D**.

2.6 Engagement with Member of Parliament

- 2.6.1 Gladman wrote to Matt Bishop MP to provide details of the consultation and included a copy of the consultation leaflet on the 18th November 2024.
- 2.6.2 Copies of this letter can be found at **Appendix E**.

3 CONSULTATION FEEDBACK

3.1 Consultation Outcomes

- 3.1.1 Gladman is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process.
- 3.1.2 A number of the local community responded to the consultation indicating that they believe there is a need for more homes, particularly for young and local people.
- 3.1.3 Delivering 180 new homes at Carisbrook Road, Mitcheldean therefore directly responds to this need, and Gladman's proposal have been informed by the responses given.

3.2 Summary of Comments and Responses

- 3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

HIGHWAYS AND TRANSPORTATION	
Summary of Consultation Comments	Gladman’s Response
Traffic and Highways Impacts	
There is already too much traffic going through the village.	The Transport Assessment submitted alongside the application concludes that the local road network has enough capacity to accommodate the development.
The road network cannot sustain the additional vehicles	
Road Safety	
There is enough danger on these roads with cars Speeding.	The Transport Assessment submitted alongside the application concludes that both proposed developments will not cause a highways safety problem.
During periods of heavy rainfall Carisbrook Road floods. The development will only make this worse.	A Flood Risk Assessment supporting the application concluded that flood water would not adversely impact the site and the surrounding area.

Accessibility	
The entrance to the site is in the wrong place.	Gladman have worked alongside an expert highways consultant to determine the best possible location for the access.
Will there be any additional pedestrian crossings Provided?	Uncontrolled crossings consisting of dropped kerbs and tactile paving will be provided across the site access with further crossings over Carisbrook Road.
Public Transport	
There isn't public transport to support people for work times.	Bus service number 33 provides suitable opportunity for commuting trips to Gloucester during typical working hours.
Parking	
There is dangerous parking within Mitcheldean	Gladman are happy to work with Gloucestershire County Council, and make proportionate financial contributions, to help mitigate parking issues within Mitcheldean.

SERVICES AND FACILITIES	
Summary of Consultation Comments	Gladman's Response
Local services	
How would financial contributions help the public services such as schools & hospitals	Financial contributions made as part of this application are secured via Section 106 agreements between the council and the applicant. Once received by the council or relevant statutory body it is under their control as to what the funding is spent on.
Schools	
There isn't enough space for primary and secondary school students.	As part of the application process, Gloucestershire County Council as the Local Education Authority will be consulted to assess whether there is a need for additional

	educational capacity in the local area to serve the development. The capacity of local schools will be considered alongside the pupils expected to be generated from the proposed scheme. If required, the applicant will make a proportionate financial contribution to support education facilities.
GPs / Doctors / Healthcare	
The doctors surgery can't cope with anymore patients.	As part of the planning application determination process, the NHS Integrated Care Board will be consulted. If required, a financial contribution will be secured towards the provision of additional healthcare capacity in the local area through a Section 106 legal agreement (subject to meeting the relevant tests).
Employment / Jobs	
There's not enough employment in Mitcheldean.	The delivery of the proposals will lead to the creation 145 direct full-time jobs and 197 indirect jobs. Further detail on the socio-economic benefits of the scheme are covered within the Socio Economic Statement submitted with the application.
Community Infrastructure (On and Off-Site) including Community Benefits	
You include play areas why not invest substantially in the main Mitcheldean playing field and play area.	Community facilities can only be improved if the relevant financial contributions are requested by the council and statutory consultees.

HOUSING AND AFFORDABLE HOUSING	
Summary of Consultation Comments	Gladman's Response
Affordable Housing	

The cost of houses will not be at the affordable end for local people to be able to get mortgages.	The affordable housing provision will be distributed in accordance with Fores of Dean District Council’s policies. Ensuring local people in need are able to get access to the affordable homes.
How will the affordable be allocated and Managed.	
Number of dwellings / size of development	
Mitcheldean does not need any more housing.	Within the emerging Local Plan the council have allocated residential growth at Mitcheldean. Policy LP.93 – Land off Carisbrook Road allocates the site for about 180 dwellings.

DESIGN AND LAYOUT	
Summary of Consultation Comments	Gladman's Response
Layout	
Too many small houses on little plots.	The Design and Access Statement demonstrates how the design concept has been developed with regards to the site's surroundings. The scheme aims to accurately represent the settlements character with style of housing and density.
Reduce the density to fit in more with the local character.	
Will there only be one access of Carisbrook Road?	Yes, the access location and specification is secured as part of this outline planning application.
Landscape	
It will be an eye sore on what is a gorgeous view for us at the Crescent.	As detailed within the Design and Access Statement, planting will consist of native plants to the area which will be allowed to freely grow, creating an environment that fit in with the surrounding area. Once mature this will help soften the visual impact of the development from existing residents on Carisbrook Road.
There should be wider landscaping around the Estate and more tree coverage on the boundary.	

ENVIRONMENTAL ISSUES	
Summary of Consultation Comments	Gladman's Response
Flooding	
The flooding/lake area is too small and would cause issues for properties on Carisbrook Road.	The SuDS strategy has been proven as a viable method and will not increase the risk of flooding in the site's vicinity.
Use of Greenfield Site	
There are sites in the village that need to be built on before the proposed site is considered.	Within the emerging Local Plan the council identified this site for residential development under Policy LP.93 – Land off Carisbrook Road.
Impact on Wildlife and/or Protected Species	
Have protected species of birds, bats and aquatic amphibians been considered.	The Ecological Appraisal submitted alongside this application demonstrates that the development will not have an unacceptable harm on the habitats and species present within and around the site including all protected species.
Pollution	
Increased traffic would lead to air pollution	The Air Quality Assessment submitted alongside this application concludes there will be no significant effects at any existing sensitive receptor.

PLANNING POLICY	
Summary of Consultation Comments	Gladman's Response
Need for Housing / Five Year Supply	
What evidence is there that suggests Mitcheldean requires more housing?	The Council acknowledges that Mitcheldean is a sustainable settlement and it has been identified as one of the largest villages within the District.

	Surplus to this, within the emerging Local Plan the council identified this site for residential development under Policy LP.93 – Land off Carisbrook Road.
--	---

MISCELLANEOUS	
Summary of Consultation Comments	Gladman's Response
Consultation Process	
No one on Carisbrook Road has been asked about the proposals.	A consultation leaflet was distributed via post by Gladman. This allowed residents of Mitcheldean to provide their thoughts on the proposals. Gladman then utilise responses to produce a scheme that meets the communities needs.
Play Facilities	
I'd love to see some spaces for older children to use and enjoy.	As detailed within the Design and Access Statement, the proposals include a new Locally Equipped Area for Play and a Local area for Play combined with trim trail station creating a new circular recreation route for both new and existing residents.
Delivery Timescales	
When is it anticipated that the site development will commence if all planning applications are approved?	If the outline planning application is approved, developers are required to submit a reserved matters application with 2-3 years. Once approved the build out period could take around 3 and a half years at a build out rate of 50 dwellings per annum.

Positive Comments	
Summary of Consultation Comments	Gladman's Response
Consultation Process	

About time. I am all for this.	Gladman welcomes the support of much needed local homes. We aim to deliver affordable and open market housing in a timely manner.
There is a need for starter homes in the area	

3.3 Response to Community Feedback Received

- 3.3.1 Gladman's response to comments received is summarised in the boxes above and any changes made from consultation to submission are outlined in the next section.
- 3.3.2 A full copy of all consultation responses received from the local community is available at **Appendix G.**

4 CONSULTATION REVIEW

4.1 Community Benefits

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided including market and affordable housing, children's play areas, landscaping and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss the ideas put forward by stakeholders throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 obligation.

4.2 Amendments to Proposals

- 4.2.1 Gladman reviewed feedback provided but did not deem it necessary to amend its proposals prior the submission of a planning application. Gladman will also however review any commentary provided during the determination period of the planning application and amend its proposals as appropriate and discuss this with relevant stakeholders including the Local Planning Authority.

5 SUMMARY

- 5.1.1 Gladman has consulted the local community prior to a planning application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of local and national planning policies and legislation.
- 5.1.2 Gladman has taken account of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways. This is to ensure that their opinions have been considered and acknowledging different members of the community will access information and respond in different ways.
- 5.1.3 This Statement of Community Involvement provides a response to the key matters that have been raised and how these have been considered within the planning application submitted.

Page left intentionally blank

Appendix A

Your-Views Website Screenshots



The Growth Of Mitcheldean

Historic maps of Mitcheldean show how the settlement has grown since 1883, and has changed significantly as the population continued to grow. We see the proposed development at Land off Carisbrook Road as a logical continuation of the settlement's historic growth pattern.



Our Vision And Plans

The site is shown edged red on the plans below.

The Development Framework Plan shows how the site could be developed and identifies the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the constraints and opportunities for development that were identified through our initial assessments.

Let us know your thoughts on the proposals below by completing the 'Have Your Say' section at the end of this webpage.







Have Your Say

You can let us know your thoughts by submitting the form below. Alternatively, you can write to us at YourViews Mitcheldean, Gladman House, Alexandria Way, Congleton, CW12 1LB

Your name: 	Your postcode: 	Which of the following do you consider important to take into account as we finalise our proposals?	
Are you, or anyone you know, looking for a new home in Mitcheldean?	☐ Y ☐ N	☐ Range of types and sizes of housing	☐ Access to public open space and new planting
Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean?	☐ Y ☐ N	☐ Provision of footpaths & cycleways	☐ New/improved community facilities
Is there the need for more homes for first time buyers or young professionals in Mitcheldean?	☐ Y ☐ N	☐ Provision of children's play areas	☐ Access to public transport
What changes could be made to the Development Framework Plan to improve our proposals?		☐ Space for older children/teenagers	☐ Homes for local people
		☐ New/improved natural habitats	

Page left intentionally blank

Appendix B

Consultation Leaflet

HAVE YOUR SAY

A new housing development of approximately 180 new homes at Land off Carisbrook Road, Mitcheldean



To view these proposals in more detail and provide your comments, please visit:
www.your-views.co.uk/mitcheldean

Community Benefits



Housing for all



Public open space



Ecological enhancements



Thriving Community



Economic Benefits



Community Footpaths

Alternative ways to contact us

Your Views Mitcheldean
 Gladman House
 Alexandria Way
 Congleton, CW12 1LB

www.your-views.co.uk/mitcheldean
 (please use 'mitcheldean' as the subject line)

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

Our Vision

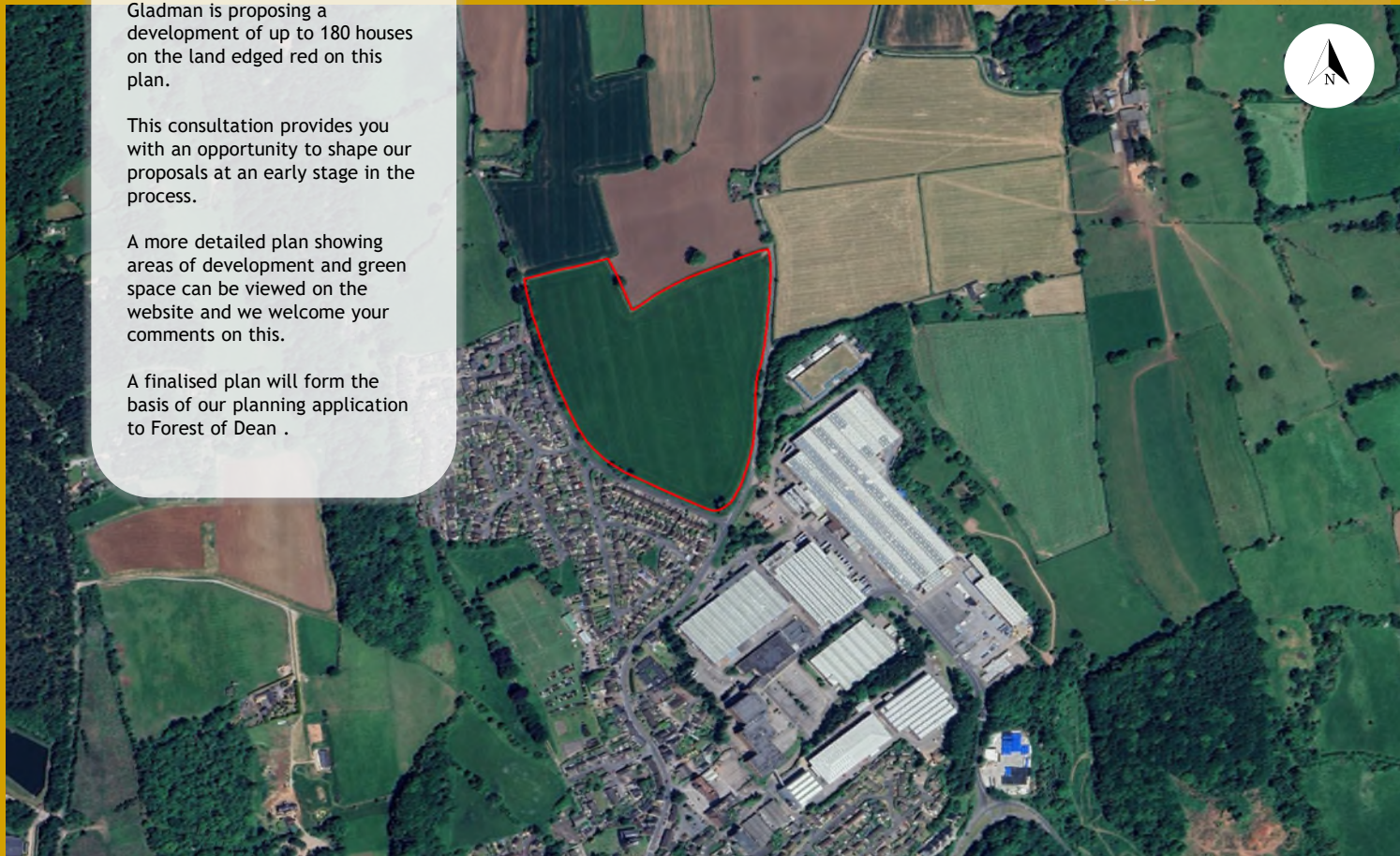
Gladman is proposing a development of up to 180 houses on the land edged red on this plan.

This consultation provides you with an opportunity to shape our proposals at an early stage in the process.

A more detailed plan showing areas of development and green space can be viewed on the website and we welcome your comments on this.

A finalised plan will form the basis of our planning application to Forest of Dean .

Not to Scale



HAVE YOUR SAY

www.your-views.co.uk/mitcheldean

Page left intentionally blank

Appendix C

Engagement with Parish Council

By email only to clerk@mitcheldeancouncil.co.uk

19th November 2024

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Councillors,

Re: Proposed residential development on land off Carisbrook Road, Mitcheldean

I write to advise that Gladman Developments Ltd are consulting on a scheme for up to 180 new homes at land off Carisbrook Road, Mitcheldean (the 'Site').

Our carefully considered proposals for the Site respond positively to Policy LP.93 which allocates the site for up to 180 dwellings within the Forest of Dean Draft Local Plan 2041.

Attached with this letter is a copy of the Development Framework Plan showing how the Site could be developed including the proposed development area and new publicly accessible greenspace for residents.

I have enclosed a copy of our public consultation leaflet which has been distributed to local residents and businesses. Further information is available on our dedicated consultation website <https://your-views.co.uk/mitcheldean>. The website enables the local community and other key stakeholders to submit comments online and lists other methods by which feedback can be given.

We would welcome any comments or suggestions you may have on our proposals as this would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

If you have any questions or wish to meet to discuss the plans in further detail, please feel free to contact me using the details below.

Kind regards,

J. Whitehead

James Whitehead

Graduate Planner | Gladman Developments Ltd

j.whitehead@gladman.co.uk



Page left intentionally blank

Appendix D

Engagement with Ward Councillors

By email only to Jackie.Fraser@fdean.gov.uk

19th November 2024

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Cllr. Jackie Fraser,

Re: Proposed residential development on land off Carisbrook Road, Mitcheldean

I write to advise that Gladman Developments Ltd are consulting on a scheme for up to 180 new homes at land off Carisbrook Road, Mitcheldean (the 'Site').

Our carefully considered proposals for the Site respond positively to Policy LP.93 which allocates the site for up to 180 dwellings within the Forest of Dean Draft Local Plan 2041.

Attached with this letter is a copy of the Development Framework Plan showing how the Site could be developed including the proposed development area and new publicly accessible greenspace for residents.

I have enclosed a copy of our public consultation leaflet which has been distributed to local residents and businesses. Further information is available on our dedicated consultation website <https://your-views.co.uk/mitcheldean>. The website enables the local community and other key stakeholders to submit comments online and lists other methods by which feedback can be given.

We would welcome any comments or suggestions you may have on our proposals as this would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

If you have any questions or wish to meet to discuss the plans in further detail, please feel free to contact me using the details below.

Kind regards,

J.Whitehead

James Whitehead

Graduate Planner | Gladman Developments Ltd

j.whitehead@gladman.co.uk



By email only to philip.robinson@gloucestershire.gov.uk

19th November 2024

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Cllr. Philip Robinson,

Re: Proposed residential development on land off Carisbrook Road, Mitcheldean

I write to advise that Gladman Developments Ltd are consulting on a scheme for up to 180 new homes at land off Carisbrook Road, Mitcheldean (the 'Site').

Our carefully considered proposals for the Site respond positively to Policy LP.93 which allocates the site for up to 180 dwellings within the Forest of Dean Draft Local Plan 2041.

Attached with this letter is a copy of the Development Framework Plan showing how the Site could be developed including the proposed development area and new publicly accessible greenspace for residents.

I have enclosed a copy of our public consultation leaflet which has been distributed to local residents and businesses. Further information is available on our dedicated consultation website <https://your-views.co.uk/mitcheldean>. The website enables the local community and other key stakeholders to submit comments online and lists other methods by which feedback can be given.

We would welcome any comments or suggestions you may have on our proposals as this would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

If you have any questions or wish to meet to discuss the plans in further detail, please feel free to contact me using the details below.

Kind regards,

J. Whitehead

James Whitehead

Graduate Planner | Gladman Developments Ltd

j.whitehead@gladman.co.uk



By email only to shaun.stammers@fdean.gov.uk

19th November 2024

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Cllr. Shaun Stammers,

Re: Proposed residential development on land off Carisbrook Road, Mitcheldean

I write to advise that Gladman Developments Ltd are consulting on a scheme for up to 180 new homes at land off Carisbrook Road, Mitcheldean (the 'Site').

Our carefully considered proposals for the Site respond positively to Policy LP.93 which allocates the site for up to 180 dwellings within the Forest of Dean Draft Local Plan 2041.

Attached with this letter is a copy of the Development Framework Plan showing how the Site could be developed including the proposed development area and new publicly accessible greenspace for residents.

I have enclosed a copy of our public consultation leaflet which has been distributed to local residents and businesses. Further information is available on our dedicated consultation website <https://your-views.co.uk/mitcheldean>. The website enables the local community and other key stakeholders to submit comments online and lists other methods by which feedback can be given.

We would welcome any comments or suggestions you may have on our proposals as this would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

If you have any questions or wish to meet to discuss the plans in further detail, please feel free to contact me using the details below.

Kind regards,

J. Whitehead

James Whitehead

Graduate Planner | Gladman Developments Ltd

j.whitehead@gladman.co.uk



By email only to trevor.roach@fdean.gov.uk

19th November 2024

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Cllr. Trevor Roach,

Re: Proposed residential development on land off Carisbrook Road, Mitcheldean

I write to advise that Gladman Developments Ltd are consulting on a scheme for up to 180 new homes at land off Carisbrook Road, Mitcheldean (the 'Site').

Our carefully considered proposals for the Site respond positively to Policy LP.93 which allocates the site for up to 180 dwellings within the Forest of Dean Draft Local Plan 2041.

Attached with this letter is a copy of the Development Framework Plan showing how the Site could be developed including the proposed development area and new publicly accessible greenspace for residents.

I have enclosed a copy of our public consultation leaflet which has been distributed to local residents and businesses. Further information is available on our dedicated consultation website <https://your-views.co.uk/mitcheldean>. The website enables the local community and other key stakeholders to submit comments online and lists other methods by which feedback can be given.

We would welcome any comments or suggestions you may have on our proposals as this would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

If you have any questions or wish to meet to discuss the plans in further detail, please feel free to contact me using the details below.

Kind regards,

J. Whitehead

James Whitehead

Graduate Planner | Gladman Developments Ltd

j.whitehead@gladman.co.uk



Page left intentionally blank

Appendix E

Engagement and Consultation with Matt Bishop MP

By email only to matt.bishop.mp@parliament.uk

19th November 2024

Gladman House
Alexandria Way
Congleton
CW12 1LB

Dear Mr Bishop,

Re: Proposed residential development on land off Carisbrook Road, Mitcheldean

I write to advise that Gladman Developments Ltd are consulting on a scheme for up to 180 new homes at land off Carisbrook Road, Mitcheldean (the 'Site').

Our carefully considered proposals for the Site respond positively to Policy LP.93 which allocates the site for up to 180 dwellings within the Forest of Dean Draft Local Plan 2041.

Attached with this letter is a copy of the Development Framework Plan showing how the Site could be developed including the proposed development area and new publicly accessible greenspace for residents.

I have enclosed a copy of our public consultation leaflet which has been distributed to local residents and businesses. Further information is available on our dedicated consultation website <https://your-views.co.uk/mitcheldean>. The website enables the local community and other key stakeholders to submit comments online and lists other methods by which feedback can be given.

We would welcome any comments or suggestions you may have on our proposals as this would help us explore how our proposed scheme could be planned to respond positively to the needs of the community you represent.

If you have any questions or wish to meet to discuss the plans in further detail, please feel free to contact me using the details below.

Kind regards,

J. Whitehead

James Whitehead

Graduate Planner | Gladman Developments Ltd

j.whitehead@gladman.co.uk



Page left intentionally blank

Appendix F

Copy of Consultation Responses Received

Your-Views

[Sign out](#)

Land off Carisbrook Road

[Clear filter](#) [Light report](#)

Report statistics

Number of total responses: 83

Responses for access to public open space and new planting: 7

Responses for new/improved community facilities: 27

Responses for homes for local people: 11

Responses for range of types and sizes of housing: 11

Responses for provision of footpaths & cycleways: 13

Responses for provision of children's play areas: 9

Responses for space for older children/teenagers: 9

Responses for new/improved natural habitats: 16

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Hannah Swioklo** | Postcode: **GL17 0sb**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Not building the houses at all. Mitcheldean does not need anymore housing. Why not build on spaces in need of improving? Like the griddles sight. The DRs surgery won't cope with anymore patients. It's difficult enough to get an appointment. It will be an eye sore on what is a gorgeous view for us at the Crescent. There is already too much traffic going through the village. I do not support this application at all ! I hope it fails.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Unknown** | Postcode: **GL17 0SA**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Shouldn't happen at all the drainage won't cope even new ones put in won't be strong enough. It flood enough as it is in certain parts of the road. There is enough danger on these roads with cars speeding let alone adding more children or people to get hurt by them. Completely wrong shouldn't be happening end of not 1 person on carisbrook road has been asked about this or there insights and we was here first! It's wrong find somewhere else as all new builds now they are not fit for purpose just thrown up and let to destroy everything and everyone around it.

Site: Land off Carisbrook Road, Mitcheldean

Name: Ms Boulton | Postcode: GL17 0EQ

Are you, or anyone you know, looking for a new home in Mitcheldean? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **Yes**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

There are sites in the village that need to be built on before the proposed site is considered. The George Cotterells yard and Townsend all could have housing built on them to accommodate the needs to a growing town. This would not only make the town more presentable but would reduce the

need to build on the farm land. More crossings, footpaths and access points. 1,2 and 3 bedroom properties for social houses.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Brian Janneh** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Abandon this proposal all you are doing is spoiling Mitcheldean ...we the residents of Mitcheldean do not support you..thanks for destroying our views .. absolutely appalling

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Keith Jones** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **Yes**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I

totally oppose the planned development. Our existing surgery cannot provide an adequate service now and I cannot see what you can do to provide a good service to at least an additional 540 inhabitants. The road network cannot sustain another 360 vehicles - and I cannot see what you can do to accommodate that.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Thomas Davey** | Postcode: **GL17 0DH**

Are you, or anyone you know, looking for a new home in Mitcheldean? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **Yes**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

The only thing locals cry about is traffic. Just promise a solution to the traffic due to an increased population and people will be less annoyed. I'd love to see some spaces for older children to use and enjoy. I worry that once my children get older, they will have nothing to do around here. I will be looking to purchase my first home in Mitcheldean (currently in council) as my children go school here.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Keith Jones** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **Yes**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I

totally oppose the planned development. Our existing surgery cannot provide an adequate service now and I cannot see what you can do to provide a good service to at least an additional 540

inhabitants. The road network cannot sustain another 360 vehicles - and I cannot see what you can do to accommodate that.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mark Walby** | Postcode: **GL170BH**

Are you, or anyone you know, looking for a new home in Mitcheldean? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of children's play areas.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

About time. I am all for this.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Emily Farrell** | Postcode: **GL17 0DH**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I do not support the proposal

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Holly Davis** | Postcode: **GL170sa**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

there isn't enough space in the high school for the children that live in the area having to go onto a waiting list for months, there isn't public transport to support people for work times, it isn't frequent enough, and now with the prices being put up in the budget that will also have an impact. The local roads are already hard to navigate with all the cars parked on them due to overpopulation so more people more cars more congestion! when we also have severe rainfall the road onto Carisbrook road gets flood water so having more built there is going to increase that! As for green space has anyone actually spent time here and took note of what protected species birds aquatic amphibians?? live/use the proposed field to build on???? All this will increase heavy traffic & air pollution! let alone pop to the local butchers/coop is dangerous parking?! not enough space to continue to write more wasn't sent this had to be told about it??? How about improving the area we already have here?

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Sarah H** | Postcode: **GL17 OEN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

The entrance to the site is in the wrong place. This is already a busy road as it leads up to the roundabout, with limited visibility as it turns into a bend. Cars leaving the site will not see what is coming from the right. The high street already constantly has too many cars using the facilities, parking on both sides of the road. We don't have room for more vehicles in this village. This is too many houses to add.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Richard Butler** | Postcode: **GL17 0JD**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- Provision of footpaths & cycleways.
- Provision of children's play areas.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

The flooding/lake area is too small and would cause issues for properties on carisbrooke road and also the road itself. The additional traffic on the road and through Mitcheldean would cause horrendous infrastructure issues. If however you were to build closer to Lea then the Ross road would cope better with the additional traffic, the community school could be improved and more facilities built for the younger generation. I don't oppose new build developments but I feel there are better locations than Carisbrooke Road.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Thomas** | Postcode: **GL17 0EN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

You need to include a new doctors surgery and schools to accommodate the people that would be living in them. I live in the village and Ave to travel 6 miles to a gp surgery because Mitcheldean surgery has already to many people registered there. I will definitely be objecting to this planning application

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mrs and Mrs D Tippins** | Postcode: **GL17 0sb**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

The Land that you wish to develop on in Mitcheldean was rejected to development when you proposed this before a few years back due to the good agricultural land of this field that we seem to be short of in this area and the habitat of bats and wildlife in this field and drainage problems and flooding on these roads plus the extra traffic in the village . Mitcheldean have other sites that need developing and there is already shortage of spaces in the schools for local pupils now , the local surgery cannot cope now with any more residents and waiting to see a doctor can be up to several weeks it will be even more congestion in the main village if this happens. There are no jobs in this area and the cost of your houses will not be at the affordable end for local people to be able to get mortgages. Our village has a very close community and we do not need another big housing site in this area . You will be spoiling the village if this proposal goes ahead and ruining the land .

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mrs and Mrs D Tippins** | Postcode: **GL17 0sb**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

The Land that you wish to develop on in Mitcheldean was rejected to development when you proposed this before a few years back due to the good agricultural land of this field that we seem to be short of in this area and the habitat of bats and wildlife in this field and drainage problems and flooding on these roads plus the extra traffic in the village . Mitcheldean have other sites that need developing and there is already shortage of spaces in the schools for local pupils now , the local surgery cannot cope now with any more residents and waiting to see a doctor can be up to several weeks it will be even more congestion in the main village if this happens. There are no jobs in this area and the cost of your houses will not be at the affordable end for local people to be able to get mortgages. Our village has a very close community and we do not need another big housing site in this area . You will be spoiling the village if this proposal goes ahead and ruining the land .

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **M tilling** | Postcode: **GL17 0SF**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:No
comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **philip potter** | Postcode: **GL17 0BA**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

The local schools are full, it takes upto three weeks to get a doctors appointment, how are you going to address that. the entrance to the site is in the wrong place. what are you planning to do with the brook. look elsewhere

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Dan Marsh** | Postcode: **GL17 0SA**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

This has been turned down multiple times. The wildlife The nature side. you can say that more will be built but the fact is you will disturb all the wildlife and environment. I live opposite this field, I bought the house 8 months ago on the understanding that the fact the planning has been turned down multiple times and it would be obvious that this would never pass. i have been a resident in the forest of dean for multiple years and would like to think that the forest of dean district council would actually

listen to the real residents of mitcheldean and understand this is stupid for even the fact its got this far on asking residents. I'm all for new housing and improving the economy but this is not the right way to do it, nor the right place. I'm a disabled resident, ill fight for what I believe is right. if this does go ahead please make the trees as tall as possible opposite number 27, all the way down Carisbrook, we don't want to see these houses, compensatio for home owners!!!!

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Leanne** | Postcode: **GL17 0JR**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I

fully object these plans for 180 homes. The infrastructure of Mitcheldean cannot cope already with the houses already here. Both schools have waiting lists with the primary being at capacity. You cannot get an appointment at the GP surgery for weeks on end. The road where you suggest the entrance point is a busy road with the access point being dangerous. 180 houses- 2 cars each = 360 extra vehicles on the road. There's not enough employment in Mitcheldean as it is and residents use cars to commute as the public transport isn't great. Why can't other derelict sites be used instead? Cottrells yard, the George pub site instead of building on green space.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mr Andrew Brown** | Postcode: **GL17 0BZ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.

What changes could be made to the Development Framework Plan to improve our proposals?:

Stop building on green sites and start utilising brown sites for a start. As a community we will fight this tooth and nail. As a resident of Mitcheldean who struggles to get a doctors appointment already and struggles to get their children into local schools, We want to see infrastructure improved before mote people are moved into the area. Whatever "survey" has been carried out to show that there is space within our limited services that we can't access as it is, does not hold any water with the residents of Mitcheldean. Building houses just to meet a quota when houses are on the market unsold, when areas within the village remain undeveloped. When this comes through planning, we will not let it pass easily.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Giles** | Postcode: **GL170EN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

We only have a small doctors surgery that can not cope as it is. The schools are all full. Where do you think people are suppose to register for a GP when they are full or don't uou really care. I will definitely be voting against this.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mark wood** | Postcode: **G1170SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Change all horrendous idea Go somewhere else and ruin a village. I've lived opposite this field for 50 years..just watch everything go up for sale now..people are perfectly happy without this greed

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mark pytk** | Postcode: **GL17 0et**

Are you, or anyone you know, looking for a new home in Mitcheldean? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

This proposal is not suitable for the area. Roads, schools, doctors cannot handle the extra housing and people. Too many houses are planned small houses on little plots that are abandoned I don't mind not a nice green space. Businesses are closing in the area

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Maddy Hill** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

The best change that could be made, is not to build on this green field site. The large sloping field is visible from much of Mitcheldean and will be a huge eye sore with houses built on it.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Grant** | Postcode: **GL170bj**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Withdraw the proposal and ignore the idea. I have strong objections against these plans.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **A Weyman** | Postcode: **GL170BJ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Withdrawal. This village cannot cope with approx 360+ more heads. Our schools do not have the capacity to deal with such influx. I did not buy my property to stare back at a housing estate, I bought it because of the lovely view I currently now have of lush green fields. It will effect my property value as well as many other angry residents that this will effect. Many more reasons why this should not go ahead...

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Brian Francis Weyman** | Postcode: **gl17 0bh**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: we do not need any of the above as they are already provided in Mitcheldean. We do not need any more housing in mitcheldean. The field and brook have protected newts and bats and building would destroy the environment and cause flooding further down the brook. We cannot get an appointment with the gp or nurse currently so more houses would mean more of a strain on local services. Hundreds more cars would cause nothing but congestion through the village where many children walk to school. We already have large lorries coming through we certainly do not want more through traffic. Everyone loves the field where we can all see nature throughout the year changing with planting of crops and harvest, animals grazing and the provision of food for our great nation. There are brown field sites in the village that should be used before green field sites which would be more in keeping with Mitcheldean. Please do not take something from us that cannot be replaced.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Peter Macey** | Postcode: **GL17 0BQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

traffic along the A40 is a real problem at peak time. so another 180 homes with 1 car each going to Gloucester, would make driving insufferable. you mention making a financial contribution to public services, how would that help the schools & hospital, you should be made to to build another school & hospital. how will our drainage system cope? do you intend to install bio-harvesting sewers, what are your plans for renewables. this is a get rich quick scheme & the benefit to the public is not worth the cost.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **JOHN NEWMAN** | Postcode: **GL170BN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Has been refused before so what has changed if you're keen to build houses in mitcheldean there are brownfield sites available not greenfield sites but I suppose protesting farmers are keen to sell off prime agricultural land to make a million

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Margaret Dennis** | Postcode: **GL17 0EQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: No changes, leave the field alone, there's other areas in Mitcheldean that need improvement, consider these first please.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Margaret Dennis** | Postcode: **GL17 0EQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: No changes, leave the field alone, there's other areas in Mitcheldean that need improvement, consider these first please.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mandy Williams** | Postcode: **GL17 9EP**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Build a new school and community health centre instead to ease the already overloaded facilities. More houses more congestion less doctors appointments and school places. Scrap your idea a go elsewhere

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Martyn Jennings** | Postcode: **GL17 0BJ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of footpaths & cycleways.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Whilst I appreciate that there may be a need for starter homes in the area, I object to the size of this development. We already have a problem accessing a doctors appointment and there is no capacity to increase the number of school places in the area. Traffic movements through the town are already a problem at peak times. I will lodge my objections to this development once the opportunity to do so.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mark Walby** | Postcode: **GL170BH**

Are you, or anyone you know, looking for a new home in Mitcheldean? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of children's play areas.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

About time. I am all for this.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Christina** | Postcode: **GL17 0EJ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Traffic in and out of mitcheldean heading to Gloucester Road is awful during the hours of 8-9 and 3-6 due to current volume of traffic. Adding additional traffic will cause more delays. The schools need to

be considered., will there be the spaces? You say additional play areas why not invest substantially in the main mitcheldean playing field and play area?

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Rob.** | Postcode: **GL170bn**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

What evidence have you got that mitcheldean requires more housing, where are the jobs coming from to support this. At its height rank xerox employed 5000 people in mitcheldean with much less housing than at present, where is the need. I can see only negatives for mitcheldean, as for biodiversity and enhancing nature, it is ridiculous, more pressure on the forestbof dean and its nature, no benefit there.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Angry resident** | Postcode: **GL17**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Unfortunately we do not need any more houses in Mitcheldean there are already lots of houses available for sale at various price points which are not selling. Whatever you say about your

proposals it cannot replace the look of the countryside the network of lanes which service the village which are congested at this moment in time. I am absolutely determined to fight this development.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Shaun Parr** | Postcode: **GL170SE**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

There are plenty of houses currently available for sale in Mitcheldean, building new houses on this site is not necessary, there are also plenty of derelict run down sites in and around Mitcheldean which would be more suitable for building on, the local schools already have to turn away local children due to lack of spaces, 180 new homes in Mitcheldean absolutely not needed

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Lloyd Hill** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**
Response

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

The road access should come off the existing roundabout on Carisbrook Road. None of the dwellings

should be over 2 storeys as being a prominent hilly site they would dominate the skyline too much. The proposals should detail firm commitment to improve the already over stretched doctors surgery and schools, the doctors especially has no more capacity and they already struggle to cope with the current populous. What is being done to address the reasons for the last planning application rejection? Namely Bats. You mention public transport, but the reality is, this is a rural community and most employment opportunities requires a car to get there. Current public transport is not fit for purpose and your 180 homes won't change this.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Colin Wilce** | Postcode: **GL17 0EQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I

object to the development in its entirety. That said if you are able to proceed, the following should be considered: wider landscaping around the estate, more tree coverage on the estate boundary with Ross Road to maintain privacy. The houses should be positioned so they do not overlook existing residences. Take the mound of the field out so the housing sits at same level or lower than the existing properties.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Tina Wilks Hutchins** | Postcode: **GL17 0SA**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: No, building on prime farm land. There is not enough school places, GP coverage in Mitcheldean, and Carisbrook Road is already too busy and dangerous.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Elaine Cruickshank** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No Response**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Everything ! In fact, back out altogether! This is a futile exercise for residents to be 'invited' to be part of. There are no comments to be offered which haven't been made before. To be clear, most people in this village have no objection to 'development' but it has to be the right kind at the right time. The infrastructure here is currently not able to support the proposals made. The road network is abysmal and overcrowded. There are already no jobs so people have to travel. The schools and medical centre are already groaning at the seams! Most homes have 2 cars and the thought of an additional 360 cars on the road through the village is really worrying. I sadly realise that these comments will fall on stony ground. Foregone conclusions are now the order of the day and what people who live here think doesn't matter! How sad.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Helen** | Postcode: **GL17 0sb**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

This is a ridiculous idea there is enough homes in the village. The school cannot take more children and you can't get appointments with the doctors. There is brownfields areas which need development before any of the greenfield areas are used. There is flooding at the junction of carisbrook road. Yes the plan has a small flood area but removing a field and replacing it with tarmac will just create further run off. There is a perfectly good park which is barely used so we don't need more play areas. There is affordable housing in the village within the Merrin as well.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Andrew Hutchins** | Postcode: **GL170sa**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: No houses built on this site. There are other brownfield sites available in Mitcheldean

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mark Wood** | Postcode: **GL170SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No Response**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Don't want this at all village is all ready at capacity with schools full and Dr's surgery struggling take it elsewhere..locals will be putting houses up for sale

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Patricia Wood** | Postcode: **GL170SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No Response**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I've lived opposite this proposed plan since 1971. This is an horrendous idea to build on this site. The local infrastructure can't take any more houses. Locals will be forced out and houses put up for sale

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **David Harding** | Postcode: **GL17 0DL**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Scrap it completely and leave the green space as it is - the town does not have the infrastructure to absorb this level of housing. Access by car to the proposed site looks positively dangerous. Previous plans for this site were turned down for a good reason.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Shannen Merritt** | Postcode: **GL17 0EQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
- Space for older children/teenagers.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?: I'd like it not to happen. There are already brown land spaces in mitcheldean that need to be developed before encroachment on our green spaces. Our schools and doctors surgery are already struggling to keep up with demand. We have flooding which occurs already at the junction of Bradley court road and carisbrook road, this will only get worse with a new development. We have a protected species of bat in the proposed field, how will you ensure protection of these? Your proposed entry to the development is on an already narrow part of the road, what will be done to improve this? Buses and HGVs take up most of this road when using so how will an additional 160 (at least) cars be catered for? As a mother of a young child, I do not want additional cars on the road outside our home as the risk of accidents would increase. We bought this house to provide the green space for a child/children to grow up with greenery around them. We do not want another development.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Rich** | Postcode: **GL170bj**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No Response**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Scrap this idea, Carisbrook road is already a flood risk, it come up on my searches back in 2016 when buying my property, whey would you want to ruin the countryside with more houses anyway?

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Michael Wood** | Postcode: **GL170SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No Response**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Not interested in your proposal..not wanted. No infrastructure to warrant this and will ruin the village

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Andrew Long** | Postcode: **GL170EN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **Yes**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
- Range of types and sizes of housing.
- Provision of footpaths & cycleways.

What changes could be made to the Development Framework Plan to improve our proposals?: I think that the proposed entrance point is at the wrong place. There is no existing junction and the traffic would be exiting a blind junction. I would also like to know more about the range of houses / properties being considered for this development.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Kara creed** | Postcode: **GL17 0sa**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Abigail coe** | Postcode: **GL170az**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Don't build. The proposal is an awful idea, there are not enough doctors appointments or room in the schools to accommodate this large influx of people. With these houses being built it will cause even more traffic through the village, Mitcheldean is only a small village and will not be able to cope with the large volume of traffic flowing through. It is also an area which is known to flood, even attempting to stop this will cause issues else where in the area, the water will still need to go somewhere. It would be more beneficial for another doctors surgery/chemist or school to be built in this area.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Local Resident** | Postcode: **GL17 0EN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

This proposed development is prime greenbelt land and has been agriculturally well utilised. It is likely to be very important for the management of floodwater in this area. I don't support this development. Local housing stock is not selling quickly so not sure that there is a demand. You don't even leave the ability to provide an email address so I don't have much confidence in this consultation.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Richard Williams** | Postcode: **GL170BN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No Response**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Not wanted too much traffic now the field is liable for flooding the road as it is. Schools are full to capacity. Drs surgery full to capacity. Infrastructure like sewerage can not deal with the current buildings. Don't build will ruin the village.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Jeremy Allen** | Postcode: **GL17 0BQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Mitcheldean does not have the infrastructure or the amenities to cope with 180 new families! The Doctors surgery is currently pushed to its limits and also the schools. The sewage network that side of Mitcheldean would not cope with this sort of extra capacity. A development like this has been built in Drybrook and it has been filled with troubled families from places such as Gloucester and the police are a permanent fixture at this new estate dealing with the rising issues, Mitcheldean is a nice size and does not need this type of development with potentially 1000 more people. I personally will strongly oppose this proposal!

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Pamala Frisby** | Postcode: **GL17 0BL**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No Response**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

Mitcheldean will not be able to cope with more housing. The Doctor's find it hard to cope as it is 3 week wait if not longer to be seen. One small co-op. Please leave our green land alone.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Sean Fitzgibbon** | Postcode: **GL17 0JT**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
-

What changes could be made to the Development Framework Plan to improve our proposals?: I

totally oppose the proposed development in Carrisbrook Road, Mitcheldean. It is outside the village boundary, on prime agriculture land. The area around the proposed building works regularly floods, covering this area with hard surfacing will greatly increase runoff water. Local services will be unable to accommodate the increase in population and the road infrastructure is totally inadequate.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Sean Fitzgibbon** | Postcode: **GL17 0JT**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No Response**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.

What changes could be made to the Development Framework Plan to improve our proposals?:

I totally oppose the proposed development in Carrisbrook Road, Mitcheldean. It is outside the village boundary, on prime agriculture land. The area around the proposed building works regularly floods, covering this area with hard surfacing will greatly increase runoff water. Local services will be unable to accommodate the increase in population and the road infrastructure is totally inadequate.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Kay Snuggs** | Postcode: **GL17 0BQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **Yes**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- New/improved community facilities.
- Homes for local people.
- Provision of footpaths & cycleways.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

Another 180 houses would put a massive strain on the road infrastructure with potentially a further 180+ cars, especially at the junction of Carisbrooke Road and Bradley Court Road. Far too many houses proposed for this development. Traffic through the village is already difficult when a surrounding road is closed with people often ignoring the pedestrian crossing. The doctor's surgery is only small and struggles to service the residents already in Mitcheldean so how it would cope with a further 180 families I really don't know.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Daniels** | Postcode: **GL17 0DL**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- New/improved community facilities.
- Homes for local people.
- Range of types and sizes of housing.
- Provision of footpaths & cycleways.
- Provision of children's play areas.
- Space for older children/teenagers.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

Promises are made by Building companies of play areas etc which do not materialise and also the same for affordable houses. Will there be a zebra crossing provided for the new residents?

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **E Tustin** | Postcode: **GL17 0PN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **Yes**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- Range of types and sizes of housing.
- Space for older children/teenagers.

What changes could be made to the Development Framework Plan to improve our proposals?:

Reduce the density to fit in more with the local character.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Bridget Hares** | Postcode: **GL17 0SF**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

How are the GP surgery and schools in the area going to cope as they are already at maximum capacity? Are there any plans to improve this infrastructure and if so, who is responsible for improving this? What percentage of this development will be allocated to social housing and who will be appointed to manage this in Mitcheldean? i.e. which housing association will manage it? Can you confirm that there will only be one access point which will be accessed off Carisbrook Road? When is it anticipated that the site development will commence if all planning applications are approved?

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Emma Silvester** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: We don't want new houses built here. There is enough housing in Mitcheldean, new housing will ruin the quiet, scenic and open spaces in the village.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Will B** | Postcode: **GL17 0SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:

The whole plan is unattainable. Clearly fuelled by capitalistic greed. The area cannot support any new houses of such scope. Additionally, any mention of creating green spaces while destroying a well managed and used field is insulting at worst and laughable at best. This mindless money grabbing scheme will be opposed at every turn.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Amanda Hookings** | Postcode: **GL17 0BQ**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Homes for local people.
 - Range of types and sizes of housing.
 - Provision of children's play areas.
 - Space for older children/teenagers.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Local services such as GP Surgery and schools cannot manage with the people already living in

Mitcheldean and cannot take on any more. I am against the building of these houses.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **ALAN JONES** | Postcode: **GL170DN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **Yes**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: I

STRONGLY OPPOSE THE PROPOSED DEVELOPEMENT. THE SITUATION HAS NOT CHANGED SINCE YOUR LAST PROPOSAL, IE;SPACE IN DOCTORS,SCHOOLS, AMENIETIES AND ENVIROMENT ISSUES.THE ROAD FROM MITCHELDEAN TO THE A40 HAS SINCE DETERIORATED AND NOT SUITABLE FOR AN INCREASE OF CONSTRUCTION TRAFFIC, THEN EXTRA RESIDENTIAL TRAFFIC. THE VILLAGE ALREADY CONSISTS OF SUFFICIENT COMMUNITY BENIFITS, MITCHELDEAN AND PARTICULARY CARISBROOK ROAD RESIDENTS DO NOT WANT OR NEED THIS PROPOSED DEVELOPMENT WHICH LOOKS LIKE A MONEYMAKING VENTURE FOR YOURSELVES AND THE LANDOWNER, AND THE GOLDEN OPPORTUNITY FOR MORE "BUY TO RENT" OPORTUNISTS. PLEASE TAKE YOUR PROPOSAL ELSEWHERE.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **H Duberley** | Postcode: **GL17 0DN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?: Do not build here other eyesore areas in the village should be built on first not on farmland

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Tom Piper** | Postcode: **GL170SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Alicia** | Postcode: **GL170SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **June** | Postcode: **Davies**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Christine Willaimson** | Postcode: **GL168Ep**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Karen Goulding** | Postcode: **GL181NG**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No
comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Chris Goulding** | Postcode: **GL181NG**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No
comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Ken Davies** | Postcode: **GL167LB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No
comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Wayne Meek** | Postcode: **GL168Ep**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Mark Watson** | Postcode: **GL190SB**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

What changes could be made to the Development Framework Plan to improve our proposals?:No comments added

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Rosemary Dale** | Postcode: **GL17 0BW**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in

Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Provision of footpaths & cycleways.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Following the recent comments of Matthew Pennycook MP and Housing Minister, who spoke of and discussed the Framework for building new homes in Parliament. He stated that Councils will be asked to identify grey belt land & brown field sites which are to be prioritised for new buildings. Therefore, the most pertinent of all facts is the facts that Mitcheldean has three brown field sites already awaiting development. As the Minister stated these sites need to be developed before any green field sites are used for home building.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Rosemary Dale** | Postcode: **GL17 0BW**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Provision of footpaths & cycleways.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Following the recent comments of Matthew Pennycook MP and Housing Minister, who spoke of and discussed the Framework for building new homes in Parliament. He stated that Councils will be asked to identify grey belt land & brown field sites which are to be prioritised for new buildings. Therefore, the most pertinent of all facts is the facts that Mitcheldean has three brown field sites

already awaiting development. As the Minister stated these sites need to be developed before any green field sites are used for home building.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Rosemary Dale** | Postcode: **GL17 0BW**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
 - Provision of footpaths & cycleways.
 - New/improved natural habitats.
-

What changes could be made to the Development Framework Plan to improve our proposals?:

Following the recent comments of Matthew Pennycook MP and Housing Minister, who spoke of and discussed the Framework for building new homes in Parliament. He stated that Councils will be asked to identify grey belt land & brown field sites which are to be prioritised for new buildings. Therefore, the most pertinent of all facts is the facts that Mitcheldean has three brown field sites already awaiting development. As the Minister stated these sites need to be developed before any green field sites are used for home building.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Rosemary Dale** | Postcode: **GL17 0BW**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.
- Provision of footpaths & cycleways.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

Following the recent comments of Matthew Pennycook MP and Housing Minister, who spoke of and discussed the Framework for building new homes in Parliament. He stated that Councils will be asked to identify grey belt land & brown field sites which are to be prioritised for new buildings. Therefore, the most pertinent of all facts is the facts that Mitcheldean has three brown field sites already awaiting development. As the Minister stated these sites need to be developed before any green field sites are used for home building.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Sophie** | Postcode: **GL170en**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- Access to public open space and new planting.
- New/improved community facilities.
- Homes for local people.
- Range of types and sizes of housing.
- Provision of footpaths & cycleways.
- Provision of children's play areas.
- Space for older children/teenagers.
- New/improved natural habitats.

What changes could be made to the Development Framework Plan to improve our proposals?:

These plans need to take into account the additional pressure they will put on already overstretched resources. People struggle to get GP appointments, while some residents of Mitcheldean are unable to secure primary school places at Mitcheldean Endowed Primary School. If more houses are to be built, there needs to be an increase in capacity in Mitcheldean facilities accompanying them. Mitcheldean has many brownfield sites that could be built on. These sites should really be developed before using farmland for housing. Sites like The George are crying out for developing and would be welcomed by locals, whereas this proposed site has met opposition as it will spoil farmland, views

and the feel of the village. Serious consideration needs to be made regarding the flood risk posed by developing this land. Just down the road at Lea, many new houses have been flooded despite assurances from developers that building there did not pose a flood risk.

Site: **Land off Carisbrook Road, Mitcheldean**

Name: **Jon** | Postcode: **GL17 0EN**

Are you, or anyone you know, looking for a new home in Mitcheldean? **No**

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Mitcheldean? **No**

Is there the need for more homes for first time buyers or young professionals in Mitcheldean? **No**

Which of the following do you consider important to take into account as we finalise our proposals?

- New/improved community facilities.

What changes could be made to the Development Framework Plan to improve our proposals?:

Consideration of developing local brownfield sites rather than building on farmland. The impact on local services e.g. school places and GP appointments that additional housing will cause without appropriate investment.