

FOREST OF DEAN DISTRICT COUNCIL

MEMORANDUM

From: Keith Chaplin

To: Tony Pope

Your Reference: Land North Of, Carisbrook Road, Mitcheldean, P0672/25/OUT

Date: 3rd July 2025

Re: Land North Of, Carisbrook Road, Mitcheldean

Dear Tony,

I have received notification of an application for a proposed residential development of up to 180 residential dwellings at Land North Of, Carisbrook Road, Mitcheldean.

Regarding housing need, the Local Housing Needs Assessment (LHNA) indicates a need for 2,195 new affordable homes over the period 2021-2041. The LHNA also indicates that affordable housing for rent should account for at least 67% of new affordable housing provision. The LHNA also indicates that of the need for affordable housing for rent 80% of new provision should be for social rent. The requirement for social rent properties is reflected in the government's updated National Planning Policy Framework (NPPF) which has placed a greater emphasis on the delivery of social rented housing. Analysis of the housing register indicates that there are currently 1807 households on the housing register seeking affordable housing for rent.

The LHNA also indicates that 1 bed accommodation should account for at least 25% of the rented affordable housing provided. Analysis of the housing register indicates that there are currently 193 households on the housing register seeking affordable housing for rent in Mitcheldean of which 53% require smaller 1 bed accommodation, as well as an acute need for larger size family housing.

The LHNA also identifies a need for 6,796 M4 (2) Category 2: accessible and adaptable dwellings over the period 2021-2041, to help meet the needs of an ageing population and households who have a disability.

Core Strategy Policy CSP.5 - Housing and the Affordable Housing Supplementary Planning Document 2020 seeks that a 40% affordable housing contribution on a nil grant basis will be sought on all housing sites in Mitcehldean which propose 10 or more units or has a site area of 0.5ha or larger. Core Strategy Policy CSP.5-Housing seeks that the 40% affordable housing contribution will be sought on the basis of a 70:30 tenure mix in favour of affordable housing for rent over affordable home ownership to help meet affordable housing need within the district. As the site proposes up to 180 dwellings and has a site area larger than 0.5ha, then strategic housing considers that a 40% affordable housing contribution would be sought from the proposed development.

Based on 180 dwellings being provided, strategic housing would seek the following affordable housing provision which it considers best addresses the housing need and would also seek the following property sizes.

	Min m2	number of units
Social Rented		
1 bed 2 person flat	50	12
1 bed 2 person bungalow	50	3
2 bed 4 person house	79	21
3 bed 5 person house	93	11
4 bed 6 person house	106	2
5 bed 8 person house	128	1
Total		50
Shared Ownership		
2 bed 4 person house	79	11
3 bed 4 person house	93	11
Total		22

Strategic housing would seek that 1 bed flats are provided in a maisonette type arrangement which ensures that each property has its own kerbside front door and avoids communal spaces. Strategic housing would also seek that the social rented housing is provided to M4 (2) Category 2: Accessible and adaptable standards.

In regard to the location of the affordable housing then strategic housing would seek that the affordable housing is pepper-potted throughout the development in clusters of no more than 15 affordable dwellings per a cluster.

In addition to the above affordable housing requirement Strategic Housing notes that Core Strategy Policy CSP.5-Housing and its supporting text identifies that a mix of house sizes and types will be encouraged in accordance with prevailing evidence. In line with the Forest of Dean District Council Self-build and Custom Housebuilding Guidance Note, on housing sites comprising of 25 or more dwellings, the council will aim seek to secure 4% of the dwellings proposed as serviced plots for sale to self and custom builders.

As at the 30th October 2024, 96 households had registered on Part 1 of the FODDC self-build register.

Given the above, strategic housing would seek that 7 of the plots proposed should be provided as serviced plots for sale to self and custom builders, which should be secured via a S106 agreement.