

The advice contained in this response is provided by officers of the County Council acting only in its capacity as the Minerals and Waste Planning Authority for Gloucestershire. Further notifications to Gloucestershire County Council in respect of its other regulatory responsibilities may still be necessary.

GCC M&W Reference:	PR2026/0039/1	Planning Application Reference:	P0672/25/OUT	Linked Application Reference(s) (if relevant):	
Application Site Address:	Land North Of Carisbrook Road Mitcheldean Gloucestershire GL17 0SA				
GCC M&W Responding Officer:	EK	Date of GCC M&W Response:	23/02/2026	Determining Authority:	Forest of Dean District
				Sent by (if different):	
Determining Case Officer:	Emma Hughes	Proposed Development Type:	Housing	Type of Application:	Outline application

'X' in a box represents the officer-level response given at this time.

Assessment of waste minimisation matters | compliance with adopted Gloucestershire Waste Core Strategy Core Policy WCS2

For all other types of applications:	
The application has demonstrated sufficient consideration has been given to waste minimisation matters including measures to achieve effective implementation with the development. NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	☐
The application has demonstrated waste minimisation matters have been considered. However, further details to achieve effective implementation with the development will be necessary. NO OBJECTION SUBJECT TO THE USE OF RECOMMENDED CONDITIONS (SEE OVER PAGE FOR MORE DETAILS)	☒
The application has demonstrated some waste minimisation matters have been considered. However, specific details relating to 'build' phase have not been provided. FURTHER INFORMATION IS RECOMMENDED RELATING TO WASTE MINIMISATION AND THE DEVELOPMENT'S 'BUILD' PHASE – see advice GCC Waste Minimisation SPD	☒
The application has demonstrated some waste minimisation matters have been considered. However, specific details relating to the occupation phase has not been provided. FURTHER INFORMATION IS RECOMMENDED RELATING TO WASTE MINIMISATION AND THE DEVELOPMENT'S OCCUPATION PHASE – see advice GCC Waste Minimisation SPD	☒
The application has not demonstrated that waste minimisation matters have been considered. IT IS STRONGLY RECOMMENDED THAT A WASTE MINIMISATION STATEMENT IS REQUESTED PRIOR TO DETERMINATION– see local advice GCC Waste Minimisation SPD	☐

IF YOU HAVE ANY QUERIES REGARDING THIS CONSULTATION RESPONSE PROVIDED BY THE MINERAL & WASTE PLANNING AUTHORITY PLEASE CONTACT:
mwpolicy@gloucestershire.gov.uk A MEMBER OF THE TEAM WILL GET BACK TO YOU AS SOON AS THEY ARE AVAILABLE TO DO SO.

Recommended planning conditions:	
Standard condition for waste minimisation during site preparation, design and construction	X
CONDITION – No below or above ground development shall commence until a detailed site waste management plan or equivalent has been submitted to and approved in writing by the local planning authority. The detailed site waste management plan must identify: - the specific types and amount of waste materials forecast to be generated from the development during site preparation & demolition and construction phases; and the specific measures will be employed for dealing with this material so as to: - minimise its creation, maximise the amount of re-use and recycling on-site; maximise the amount of off-site recycling of any wastes that are unusable on-site; and reduce the overall amount of waste sent to landfill. In addition, the detailed site waste management plan must also set out the proposed proportions of recycled content that will be used in construction materials. The detailed site waste management plan shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation. REASON – To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.	
Standard condition for waste minimisation during occupation	X
CONDITION – No above-ground development shall commence until full details of the provision made for facilitating the management and recycling of waste generated during occupation have been submitted to and approved in writing by the local planning authority. This must include details of the appropriate and adequate space and infrastructure to allow for the separate storage of recyclable waste materials. The management of waste during occupation must be aligned with the principles of the waste hierarchy and not prejudice the local collection authority's ability to meet its waste management targets. All details shall be fully implemented as approved unless the local planning authority gives prior written permission for any variation. REASON – To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction	

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Assessment of resource efficiency in construction matters | compliance with adopted Minerals Local Plan for Gloucestershire Policy SR01

The application has demonstrated that consideration has been given to the use of secondary and / or recycled aggregate in the proposed development's design and construction NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	X
The application has not demonstrated that consideration has been given to alternative secondary and / or recycled aggregate use in the proposed development's construction STRONGLY RECOMMENDED THAT FURTHER SUPPORTING INFORMATION IS PROVIDED PRIOR TO DETERMINATION – see advice pages 32 and 33 of the Minerals Local Plan for Glos.	
Not relevant	

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Assessment of waste management infrastructure safeguarding | compliance with adopted Gloucestershire Waste Core Strategy Core Policy WCS 11

The application site is not within close proximity to / or contain existing safeguarded waste management infrastructure and / or land allocated for this purpose NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	☒
Waste management infrastructure safeguarding is a local policy matter that requires consideration with this application. There is a risk of incompatible and conflicting land uses. The named permitted and / or allocated waste management facility is within close proximity or is contained within the application site. The waste management land use is safeguarded under the local development plan policy WCS 11	NAMED LOCATION / FACILITY:
The application has demonstrated that the risk of land use incompatibility and conflict is sufficiently low that the matter is materially insignificant to the proposed development NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	☐
The application has not sufficiently considered the risk of land use incompatibility and conflict or demonstrated that the matter is not materially significant to the proposed development HOLDING OBJECTION – IT IS RECOMMENDED SPECIFIC ADVICE IS SOUGHT FROM ENVIRONMENTAL HEALTH PROFESSIONALS ABOUT THE NEED FOR / AND ACHIEVEABILITY OF ANY MITIGATION	☐

Assessment of mineral infrastructure safeguarding | compliance with adopted Minerals Local Plan for Gloucestershire Policy MS02

The application site does not adjoin or contain within it existing safeguarded mineral infrastructure NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	☒
Mineral infrastructure safeguarding is a local policy matter that requires consideration with this application. There is a risk of incompatible and conflicting land uses. The named permitted mineral infrastructure facility is located within or adjoining the application site. The mineral infrastructure land use is safeguarded under the local development plan policy MS02	NAMED LOCATION / FACILITY:
The application has demonstrated that the risk of land use incompatibility and conflict is sufficiently low that the matter is not materially significant to the proposed development NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	☐
The application has not sufficiently considered the risk of land use incompatibility and conflict or demonstrated that the matter is not materially significant to the proposed development. HOLDING OBJECTION – IT IS RECOMMENDED SPECIFIC ADVICE IS SOUGHT FROM ENVIRONMENTAL HEALTH PROFESSIONALS ABOUT THE NEED FOR AND ACHIEVEABILITY OF ANY MITIGATION	☐

Assessment of mineral resource safeguarding | compliance with adopted Minerals Local Plan for Gloucestershire Policy MS01

The application site is not located within a local Mineral Safeguarding Area (MSA) NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME	☐
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The application site IS LOCATED within a local Mineral Safeguarding Area (MSA) but EXEMPT from safeguarding requirements as set out under Table 2 of the Minerals Local Plan for Glos. NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME		
Reason for exemption:		
The application site IS LOCATED within a local Mineral Safeguarding Area (MSA), to which the following also applies (see below)		X
Mineral resource safeguarding is a local planning policy matter that requires consideration with this application. There is a risk of needless mineral sterilisation by proposed surface development. The named mineral resources are of potential economic importance and are safeguarded under the local development plan policy MS01	NAMED MINERAL RESOURCES: Sandstone and Limestone	
The application is supported by a Mineral Resource Assessment or other sufficient evidence that shows needless mineral sterilisation will not occur with the proposed development NO OBJECTION RAISED and NO FURTHER ACTION IS RECOMMENDED AT THIS TIME		
The application has not considered or has not fully assessed the potential risk of needless mineral sterilisation with the proposed development IT IS STRONGLY RECOMMENDED THAT A FULL MINERAL RESOURCE ASSESSMENT IS REQUESTED PRIOR TO DETERMINATION– see advice pages 39 and 40 of the Minerals Local Plan for Glos.		X

Other officer-level observations |

No evidence of a Mineral Resource Assessment submitted can be found within the application. For information, the site lies within the MSA for sandstone and limestone as well as a MLP consultation/safeguarded area. A MRA should be provided, highlighting how it has been considered e.g. are there any viable deposits which can be used within the proposed construction of the scheme.

A waste minimisation statement has been submitted. There is mention of commitment to the reuse of topsoil on the site. However, there are gaps regarding the construction stage. The following should be included in the revised WMS:

- Information on the types and tonnages of any construction and demolition waste that is likely to arise, set out by material type (e.g. wood, brick/concrete, soils, plastics, spoil etc.).
- A commitment that at least 10%* (by value) of the materials to be used will be comprised of recycled content. We note use of recycled building materials is mentioned in paragraph 3.2.8.

Detail on waste minimisation matters for the occupation phase of development. We recommend that waste services are consulted. If their advice is not received, we recommend the use of the occupation phase condition.