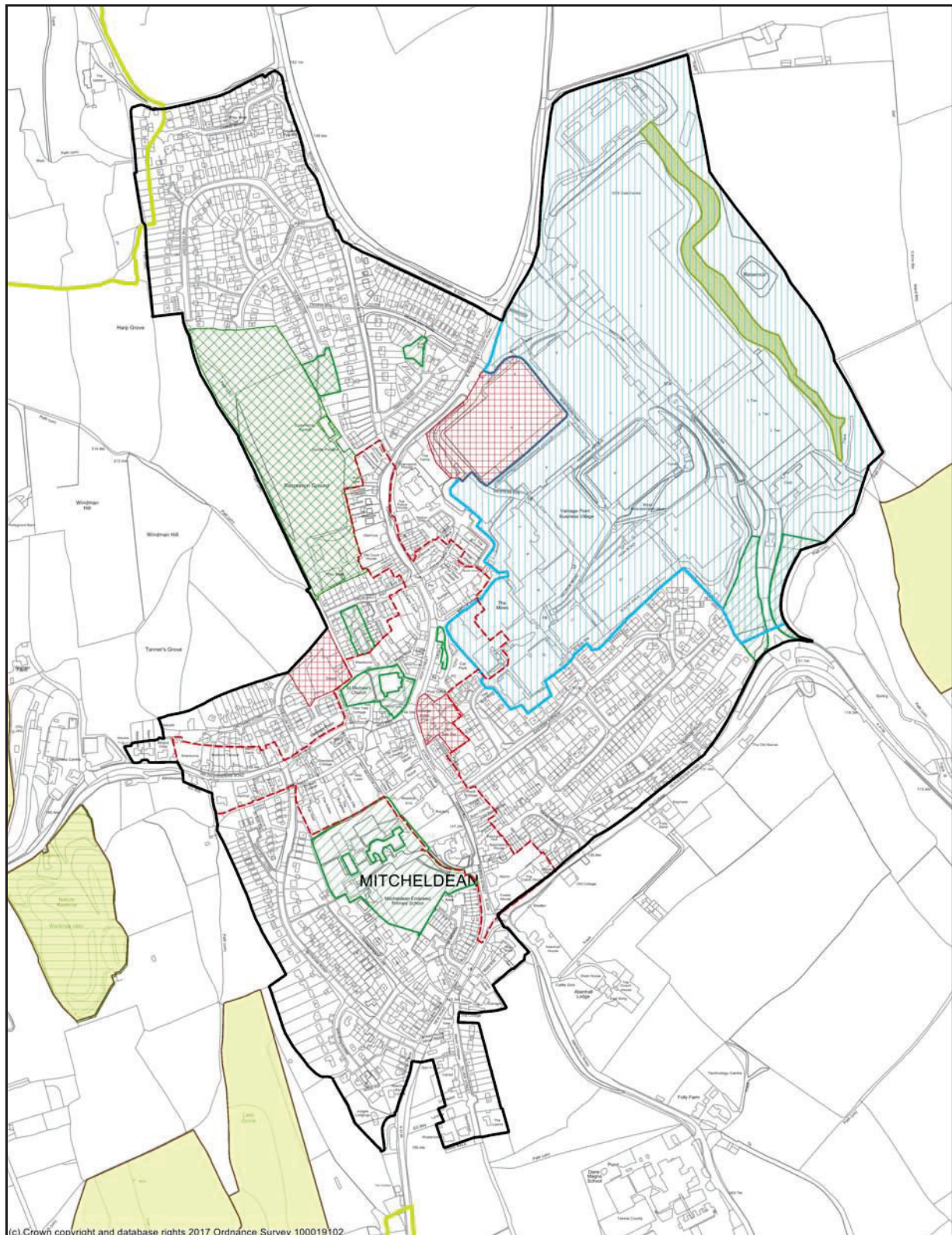


29. Mitcheldean



**Mitcheldean
Allocations Plan Policies Inset Map**

0 25 50 75 100 125 metres



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Mitcheldean Summary

Population	2200 Approx
Core Strategy Context	Policy CSP 16 defines Mitcheldean as a major village with employment and services important to a wider area with some scope for additional development. The availability of extensive employment space is recognised and the identification of land for additional housing is proposed.
Location	On main A4136 at head of a small valley 15km west of Gloucester
Setting	Almost surrounded by higher land, which is mainly used for agriculture. Close to but outside Statutory Forest.
Features	Large village with distinct centre, major employment area adjoining; some important notable buildings and a Conservation Area. There is a Conservation Area and a Grade 1 listed church together with other Listed buildings which new development must take full account of.
Dominant Building Materials	Mixture of styles: sandstone, render etc
Landscape type	Breakheart Hill- distinctive rounded hills and valleys
Designations	Conservation Area .
Background	Long history involving the oldest buildings still present (14th Century), and development along routes which still run through the village. Once home to a brewery, now occupied by other employment, and has extensive employment space once occupied by Rank Xerox.

Character of Settlement

29.1 Mitcheldean is located between the forest and the rolling hills and agricultural lands to the north and east. It contains some late medieval buildings including the church and a few houses. It has developed over a long period into one of the main settlements in the district. Today there is an extensive area devoted to employment. The village has a variety of housing including relatively large areas developed when employment was at its peak in the 1970s. Mitcheldean is defined by the rising ground around which surrounds it and limits the scope for expansion. The settlement has a good level of services and these include a doctors surgery and a library.

Key Issues

1. The main issue is that of supporting the continued evolution of the village and providing scope for change in keeping with the CS while conserving the setting and overall character.
2. The surrounding landforms are quite limiting and the steeper hillsides are unsuitable for development.
3. The Conservation Area which centres on the two main routes through the centre of the village is quite diverse and there is scope for physical improvement to certain buildings as well as more general enhancement

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Policies and Proposals

29.2 In addition to the allocations below which identify land for continued employment and provide for some additional housing, the Plan seeks to conserve the village and prevent its expansion into the more sensitive surrounding areas. In keeping with the CS and the size and capabilities of the village some change is expected and planned for. The scale of employment on offer is comparable to that on offer in at least two of the forest towns (Coleford and Newent) and Mitcheldean is a sustainable location for some additional development.

Land off Bradley Court Road (Vantage Point)

AP 94

Land off Bradley Court Road (Vantage Point) Mitcheldean

About 1.7ha of land is allocated for about 40 dwellings and appropriate landscaping at Vantage Point

Subject	Requirements
Access for vehicles	From Bradley Court Road (requires some improvements)
Access connections	as above and pedestrian access via Court Farm Lane
Open space	within site
Landscape	as part of design of site to protect housing from neighbouring uses, especially northeast and southeast of allocation.
Features on site	design to ensure that the site benefits from its location and is not adversely affected by neighbouring employment uses
Affordable housing	40% sought in accordance with CS Policy CSP5

This policy allocates land for housing in a manner that can provide a site within the existing settlement of Mitcheldean and is intended to be developed in a manner that can enable further refurbishment of the adjoining Vantage Point site.

29.3 The CS requires new housing at Mitcheldean in keeping with its size and nature. It also supports the continued evolution of the major employment site, Vantage Point. This site is very large and can offer a variety of space for a wide range of employment. Its size means that there are opportunities to both provide a continuing wide range of employment and to enable a relatively small part of the site to be developed for alternative use. A site of about 1.7ha is identified for housing and landscaping to protect the site from the impact of adjoining (existing) industrial units. Both the housing allocated and the employment adjoining will need to ensure a satisfactory environment with particular measures to establish and support the necessary residential amenity.

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Housing Allocation, Old Coach Depot

AP 95

Old Coach Depot, Mitcheldean - Housing Allocation

The former coach depot at St Michaels Close (0.4ha) is allocated for about 12 dwellings

Subject	Requirements
Access for vehicles	From existing
Access connections	As above
Open space	Integral to site
Landscaping	Landscaping as part of an overall plan to ensure that the development is properly able to enhance the setting of the church and Conservation Area.
Features of site	Adjoins Conservation Area and is part of setting of church. The site will need careful design to minimise impact on the locality and to ensure that its development provides suitable enhancement.
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies the site of a former coach depot for redevelopment for housing

29.4 This site has been vacant for a number of years. Although employment sites such as this are generally expected to remain in employment use (CSP7), there is a great deal of easily accessible employment space available in Mitcheldean and it is considered that the location of this former depot makes it best suited to an alternative use for housing. The redevelopment of the site must bring an overall enhancement to the area, and to the setting of both the Conservation Area and St Michael's and All Angel's Church. Although not a requirement of the policy it is considered that the site is best suited to a group of smaller dwellings.

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Housing Allocation Former George Hotel

AP 96

Former George Hotel Mitcheldean - Housing Allocation

The Former George Public House (0.3ha) is allocated for about 18 dwellings to comprise a mixture of flats and houses. The development must be designed in such a way as to protect and enhance the Conservation Area and also the listed buildings that are nearby.

Subject	Requirements
Access for vehicles	From road frontage.
Access connections	From road frontage and via retained public footpath from The Bull Ring.
Open space	Integral to design and landscaping.
Landscape	Within site to protect residents amenity.
Features on site	Retention of barn to north is required, retention of former pub is desirable and its redevelopment will need to be fully justified in terms of its potential for refurbishment and taking account of its historic significance in its own right and as part of the Conservation Area. The development overall must result in enhancement of the Conservation Area and preserve the setting of the nearby Listed Buildings. Any development must take appropriate account of archaeological interests on the site.
Affordable Housing	40% sought in accordance with Core Strategy policy CSP5

This policy identifies the former George Public House for development for housing. The barns are required to be converted and the main building too, unless it can be demonstrated that there is no alternative but demolition.

29.5 The above site is an historic one close to the centre of Mitcheldean. It lies within the Conservation Area and is close to several Listed Buildings. Although the main building on the site is heavily altered it occupies an important position and is of considerable interest. The conversion of this building in such a way as to make a positive contribution to the Conservation Area is preferred and if this is not possible it must be demonstrated that any alternative does the same. The retention of the two barns in an L- shape

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on the north of the site is required. One acceptable form of development has received planning permission, providing 31 smaller but separate units of accommodation. This could be implemented or an alternative scheme could also be supported by this policy.

Employment Intensification/ Retention, Vantage Point

AP 97

Employment Intensification/ Retention Vantage Point Mitcheldean

Vantage Point employment area (28.4ha) will be safeguarded for continuing use for employment generating uses. New development and redevelopment for employment generating uses within the site will be permitted subject to other policies in the plan

Subject	Requirements
Access for vehicles	As existing.
Access connections	As existing.
Open space	Only required if needed as part of landscaping.
Landscape	Major development will be required to provide a full landscape assessment.
Features on site	Retention of the former brewery buildings (The Mews) is required.
Special requirements	Car parking to be assessed and additional provision made if needed

This policy safeguards the site for employment generating uses. A wide range of uses are likely to be acceptable subject to their suitability for the site. Offices, industrial and commercial uses are likely to dominate although an element of retailing where the activity does not compete unduly with another centre may be acceptable.

29.6 This large site is capable of a wide range of uses, although they should be compatible with one another. The allocation is intended as a means of making clear the potential of the site which in this case may be for new development or redevelopment. It is also allocated in order to emphasise the plan's support for this major venue for a variety of employment. Opportunities may be relatively limited for new development but redevelopment will also be supported. Generally the site is well buffered from its surroundings but some areas adjoin or are close to housing in the village and some are quite prominent. Design will therefore be required to take account of these factors. The older Mews buildings which lie within the Conservation Area are very important and must be retained and respected in any redevelopment.