

Tuesday 2nd September 2025

Dear Tony,

**RE: P0672/25/OUT | Land North Of Carisbrook Road, Mitcheldean,
Gloucestershire**

**Outline application for the erection of up to 180 residential dwellings
(including affordable housing) with public open space, landscaping and
vehicular access points (all matters reserved except for means of access)**

Designations

Mitcheldean Conservation Area
Church of St Michael and All Angels – Grade I

Officer Assessment

I have reviewed the application documents and considered these against the relevant statutory duty, Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the national policy guidance contained in Chapter 16 of the NPPF and the relevant Local Plan Core Strategy policy CSP.1, and Allocations Plan policies AP.4 and AP.5.

I consider that the proposed development will cause no discernible level of harm or loss of significance to the heritage asset identified above. The proposal will have no impact on the setting of the Conservation Area as it will be read within the context of the late 20th century house close by and the Vantage Point Business Park. In relation to the Grade I listed Church, whilst there are some views of the spire, these are limited to Old Dean Road and south bound on the Bradley Close Road. Whilst it is possible views may be obstructed from the Bradley Close Road, when green buffers and residential gardens or roads are taken into account, it is likely that the dwellings will be pulled sufficiently back from the boundary to have limited of no impact on the views of the Grade I Church spire.

Consequently, the proposal complies with the statutory duty set out above, the objectives of Chapter 16 of the NPPF and Local Plan Core Strategy policy CSP.1, and Allocations Plan policies AP.4 and AP.5 and I raise no objections from a heritage perspective.

Kind regards,
Minette Matthews
Senior Conservation Officer