

From: Planning Comments (FODDC) <Planning.Comments@fdean.gov.uk>
Sent: 05 Dec 2025 12:37:51
To: FODDCPlanningAdmin.DMS@220ICT.NET
Cc:
Subject: FW: P0672/25/OUT Land north of Carisbrook Road
Attachments:

From: Anouska Laramy
Sent: 04 December 2025 11:31
To: Emma Hughes
Subject: P0672/25/OUT Land north of Carisbrook Road

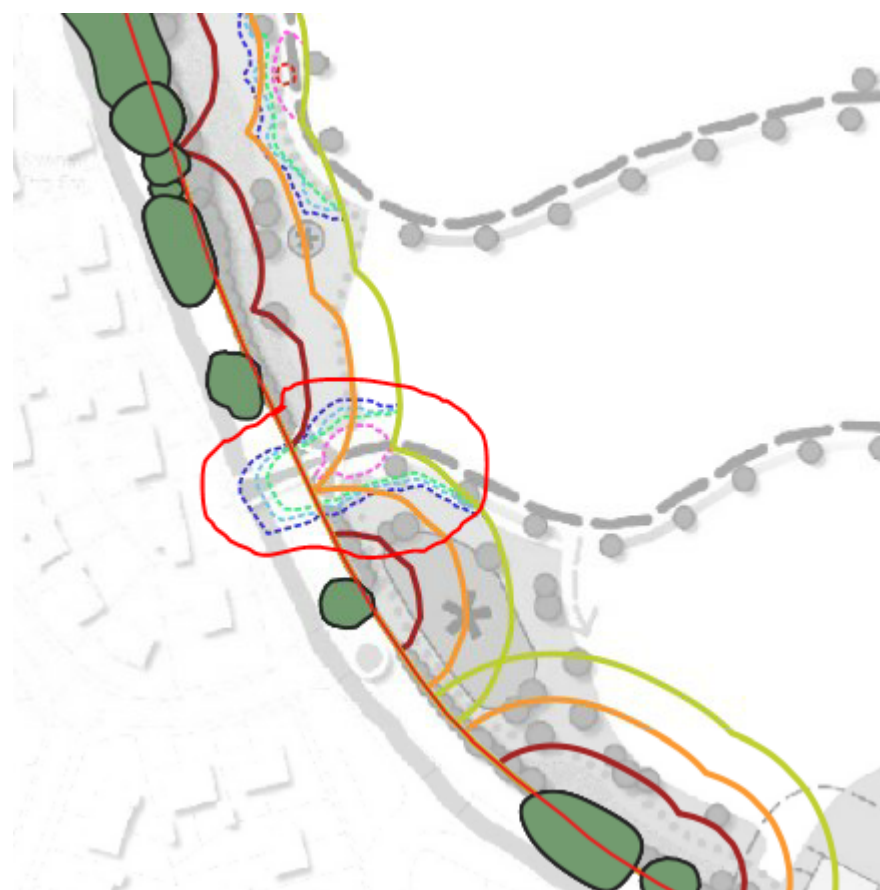
Hi Emma,

I have looked through the further submitted documents for this application and there is some further information that I require in order to complete a Habitat Regulations Appropriate Assessment.

- We welcome the buffer zones that have been included in the Ecological Land Use Parameters Plan, however it is not clear which buffer zones will be used. As this is an outline application we do need these agreed beforehand in order to pass a Habitat Regulations Appropriate Assessment. There must be no development within the buffer zones and some of the buffer zones proposed look like they could have development within them. We require the landuse perimeters plan to show which areas will be for built development and gardens so that we can adequately assess the buffer zones. We recommend a large buffer from the nearest tree canopy edge (to the development) of the planted woodland to the north, however they will all require buffers at the boundaries.
- The plan includes proposed lux levels which is also welcomed. Lighting within the buffer zones should be avoided, connectivity to boundaries must be maintained and all sensitive features including newly planted boundary features must be kept dark. There appears to be some lighting within buffer zones and we are particularly concerned about possible loss of connectivity at the access point from lighting (see image below). The boundaries must be either kept at 0.2 lux on the horizontal plane and 0.4 lux on the vertical plane or no higher than baseline levels. We note that there is street lighting present by the new proposed access so some of this area may already be lit. If we were to condition lighting this would be a very strict condition stating what the lux levels must be on the boundaries or a plan showing that proposed lighting (both external and internal), or showing that light spill does not exceed baseline lux levels on boundaries and sensitive features. This is something the applicant must consider in case this is not achievable because of lighting required at the access. Any baseline lighting plans must be taken during optimal conditions (new moon or overcast) by a lighting specialist with a maintenance factor of 1.
- All of the planting and retained hedgerows/ amount of vegetation to be removed would need to be conditioned to ensure that there would be no adverse impacts to the Wye Valley and Forest of Dean Bat SAC or any other protected species – it is not something that we could consider at reserved matters as anymore removal of vegetation that has been currently submitted could require protected species surveys which cannot be conditioned.

Best wishes,

Anouska



Anouska Laramy
Principal Ecologist & Countryside Lead



Forest of Dean
— DISTRICT COUNCIL —
