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Land North of Carisbrook Road, Mitcheldean

Appendices to
Landscape Proof of Evidence
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On behalf of Gladman Developments Ltd

September 2026

ON BEHALF OF GLADMAN
DEVELOPMENTS LTD

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Land North of Carisbrook Road,
Mitcheldean
APPENDICES TO

APPENDICES

- A1. National Planning Policy Summary
- A2. Topography Plan
- A2. Development Framework Plan showing depth of green corridors and proposed woodland planting

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A1. NATIONAL PLANNING POLICY SUMMARY

NATIONAL LANDSCAPE POLICY SUMMARY

National Planning Policy Framework (August 2026)

- 1.1 The National Planning Policy Framework ('NPPF') sets out the government's policies for plan making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts.
- 1.2 **Paragraph 17** of the NPPF states that the planning system has an environmental objective to achieve sustainable development - to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.
- 1.3 **Section 2** of the NPPF highlights how plan-making policies and development plans allow people to influence development in their area, including directing growth to the most appropriate and sustainable locations, mitigating and adapting to climate change, supporting regeneration and conserving and enhancing the quality of the built and natural environment.
- 1.4 **Section 4** sets out that policies should meet development needs through sustainable patterns of development, including limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.
- 1.5 Policy **S3**: 'Presumption in favour of sustainable development' states that decisions on development proposals should apply a presumption in favour of sustainable development, taking into consideration Policy S4 and/or Policy S5. Development proposals that accord with both an up-to-date development plan and the National Decision-Making Policies ('NDMPs') should be approved without delay.
- 1.6 Policy **S5** notes that outside settlements, only certain forms of development should be approved, and it lists these in point 1, including:
- (1)(h) which sets out the criteria for where development near well-connected train stations should be approved;
 - (1)(i) which notes that land allocated for that purpose should be approved; and
 - (1)(j) which sets out that development which would address an evidenced unmet need and where the development would:
 - (i) be physically well-related to an existing settlement (unless the nature of the development would make this inappropriate) and be of a scale which can be

accommodated taking into account the existing or proposed availability of infrastructure; or

- (ii) comprise major development for freight and logistics purposes which accords with policy E3.

- 1.7 **Section 5** concerns 'Meeting the challenge of climate change'. Policies support the transition to net zero by 2050, shape places in ways that contribute to radical reductions in greenhouse gas emissions, and adapt to the full range of current and potential impacts of climate change by minimising vulnerability and improving resilience.
- 1.8 Policy **CC2**(1) sets out criteria to consider in relation to development proposals in order to contribute to climate change mitigation and the transition to net zero, including (f) *'contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh.'*
- 1.9 Policy **CC3**: 'Adaptation to climate change' highlights that development proposals should incorporate, amongst other measures, sustainable drainage systems to manage surface water flow rates and reduce volumes of runoff. Substantial weight should be given to the benefits of improving the resilience of existing buildings and public spaces to anticipated climate change impacts where this would be achieved through proposals for development.
- 1.10 Policy **L3**: 'Achieving appropriate densities' sets out that development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places. Outside settlements, and on land at the edge of existing built-up areas which is allocated or has permission for development and so will form part of a settlement (as defined in the glossary at Annex B), development footprints should make the best use of a site's development potential, taking into account the policies in this Framework
- 1.11 **Section 14** of the NPPF sets out that planning policies and decisions should promote high quality, healthy, inclusive and sustainable places. Policy **DP3**: 'Key principles for well-designed places' states that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. To create well-designed places, development proposals should also reflect relevant aspects of the several principles, including:

(c) Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;

(e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

(f) Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and

(g) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

1.12 **Section 19** of the NPPF deals with conserving and enhancing the natural environment. The following policies will help drive nature's recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth. Policy **N2**: 'Improving the natural environment' sets out that to contribute positively to the natural environment, and support nature's recovery, development proposals should, amongst others:

(a) Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

(d) Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

(e) Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation.

- 1.13 Policy **N3**: 'Trees in new development' recognises the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development. Proposals should make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards, amongst other points.
- 1.14 Policy **N6** deals with areas of particular importance for biodiversity and geodiversity, and sets out, amongst others, that irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 1.15 Policy **HE4** sets out that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance.

Planning Practice Guidance ('PPG'; July 2021)

- 1.16 The Planning Practice Guidance PPG as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.
- 1.17 Paragraph 001 ID 26-001-20191001 of the **Design** process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 – 134 [131 – 135] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide published October 2019, which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:
- Context
 - Identity
 - Built form
 - Movement
 - Nature
 - Public spaces
 - Uses
 - Homes and buildings
 - Resources
 - Lifespan.

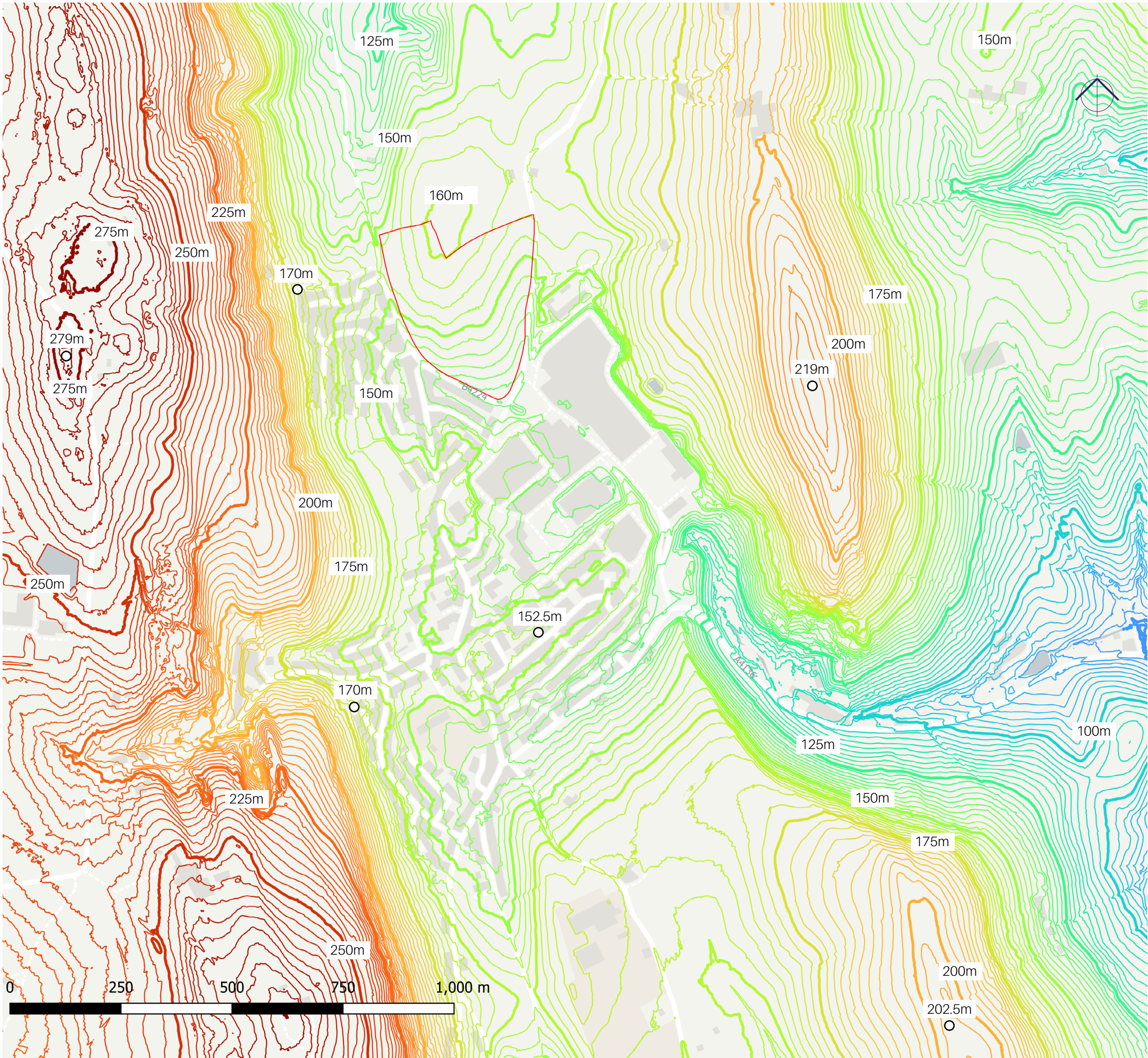
- 1.18 Paragraph 006 and 007 deal with masterplans, stating that they should be site specific and should set the vision and implementation strategy for a development. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.
- 1.19 The **Natural Environment** section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.
- 1.20 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:
- Building a strong competitive economy;
 - Achieving well designed places;
 - Promoting healthy and safe communities;
 - Mitigating climate change flooding and coastal change;
 - Conserving and enhancing the natural environment.
- 1.21 The final paragraph 008 in the green infrastructure sub-section notes that green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals as an integral part of development and infrastructure provision and taking into account existing natural assets and the most suitable locations and types of new provision.
- 1.22 Within the **Biodiversity, Geodiversity and Ecosystems** section, the topic of net gain has been included. Paragraph 020 describes net gain as an approach to development that leaves the natural environment in a measurably better state than it as beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.
- 1.23 In the **Landscape** section of the guidance, paragraph 036 refers to that part of paragraph 170 - 174 [187 – 191] of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Paragraph 036 goes on to note that:
- ‘Where landscapes have a particular local value it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals or development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures such as appropriate design principles and visual screening where*

necessary. The cumulative impacts of development on the landscape need to be considered carefully.'

National Design Guide 2019

- 1.24 The National Design Guide 2019 provides guidance to illustrate how well designed places that are beautiful enduring and successful can be achieved in practice.
- 1.25 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment.
- Context is described as the location of the development and the attributes of its immediate local and regional surroundings. The Guide goes on to state that: *'An understanding of the context history and cultural characteristics of a site neighbourhood and region influences the location siting and design on new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'*
 - The identity or character of a place comes from the way that buildings streets and spaces landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks but how it engages with all of the senses. Local character makes places distinctive. Well-designed sustainable places with a strong identity give their users occupiers and owners a sense of pride helping to create and sustain communities and neighbourhoods.
 - Nature contributes to the quality of a place and to people's quality of life and it is a critical component of well-designed places natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.
- 1.26 The National Model Design Code, July 2021 expands upon the ten characteristics of good design providing an overarching framework for design.

A2. TOPOGRAPHY PLAN



 The Site
 2.5m Contours High to Low

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Gladman Developments Ltd

PROJECT
Carisbrook Road, Mitcheldean

TITLE
Contour Plan

DRAWN BY	CHECKED BY		
MA	SG		
SCALE	DATE		
1:8000	02.09.2026		
PROJECT NO.	DRAWING NO.	REV.	
I003650	3650_L100	-	

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Only figured dimensions are to be worked to.

**A3. DEVELOPMENT FRAMEWORK PLAN SHOWING DEPTH OF
GREEN CORRIDORS AND PROPOSED WOODLAND PLANTING**



NOTE: Depths of woodland planting and Green Infrastructure corridors, as shown on the Development Framework Plan (CSA_4057_116_G)

CLIENT
Gladman Developments Ltd

PROJECT
Land north of Carisbrook Road, Mitcheldean

TITLE
Proposed Green Infrastructure corridors and planting

DRAWING NO.
3650_L101

SCALE @ A4
NTS

DRAWN BY
SG

REVISION
-

DATE
Sept 2026

CHECKED BY
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