

From: Planning Inbox (FODDC) <Planning@fdean.gov.uk>
Sent: 08 Jun 2026 09:58:24
To: FODDCPlanningAdmin.DMS@220ICT.NET
Cc:
Subject: FW: P0992/25/OUT FOREST - Land north Carisbrook Road, Mitcheldean - pre-commencement conditions - FAO Peter Siret
Attachments:

Planning Support Team (FODDC)



From: Emma Hughes <emma.hughes@publicagroup.uk>
Sent: 05 June 2026 17:08
To: Planning Inbox (FODDC) <Planning@fdean.gov.uk>
Subject: FW: P0992/25/OUT FOREST - Land north Carisbrook Road, Mitcheldean - pre-commencement conditions - FAO Peter Siret

Please can the email below be scanned to P0672/25/OUT – Land north Carisbrook Road

Consultation - LLFA

From: SIRET, Peter <Peter.Siret@gloucestershire.gov.uk>
Sent: 05 June 2026 10:14
To: Emma Hughes <emma.hughes@publicagroup.uk>
Subject: RE: P0992/25/OUT FOREST - Land north Carisbrook Road, Mitcheldean - pre-commencement conditions - FAO Peter Siret

Hi Emma,

That change of wording looks acceptable and I will also be able to attend planning committee for it on Tuesday.

Thanks

Peter

From: Gloucestershire SuDS <suds@gloucestershire.gov.uk>
Sent: 04 June 2026 08:38
To: SIRET, Peter <Peter.Siret@gloucestershire.gov.uk>
Subject: FW: P0992/25/OUT FOREST - Land north Carisbrook Road, Mitcheldean - pre-commencement conditions - FAO Peter Siret

Hi Peter,

Please see the email below.

Regards,
Marina

From: Emma Hughes <Emma.Hughes@fdean.gov.uk>
Sent: 01 June 2026 14:20
To: Gloucestershire SuDS <suds@gloucestershire.gov.uk>
Subject: P0992/25/OUT FOREST - Land north Carisbrook Road, Mitcheldean - pre-commencement conditions - FAO Peter Siret

You don't often get email from emma.hughes@fdean.gov.uk. [Learn why this is important](#)

Dear Peter,
I write further to the above application. As required by the Regulations, I have shared the pre-commencement conditions with the applicant. The applicant would like the text in green to be altered because they wouldn't want the developer to be wedded to the drainage strategy in the outline application should they identify a better solution while preparing the reserved matters submission. As an alternative they have suggested a condition using the words "in accordance with the principles set out in of the".

*No development shall commence until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority **which shall be in accordance with the proposal set out in the Outline Drainage Strategy drawing 6326/01-04-B received 3 June 2025***

The SuDS Strategy shall include a detailed design, infiltration tests carried out to the standard of BRE 365, a timetable for implementation, and a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks. The SuDS Strategy shall also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development.

The approved scheme for the surface water drainage shall be implemented in accordance with the approved details before the development is first occupied and shall thereafter be similarly retained.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality and to accord with policies CSP.1 and CSP.2 of the Core Strategy and policy API of the Allocations Plan.

The committee meeting is next Tuesday 9 June, but so that I have time to feed back to the applicant, I would like your comments on this suggestion by the end of the week at the latest. If there is an opportunity for the comments to be provided before then, I would be very grateful as this will then allow me to feed back to the applicant and incorporate the comments for the meeting.

Any queries, please let me know.

Regards
Emma

Emma Hughes
Principal Planning Officer (Applications)



Forest of Dean
— DISTRICT COUNCIL —

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