

LAND AT CARISBROOK ROAD MITCHELDEAN



Design & Access Statement
May 2025





Prepared by:



Office Address:
CSA Environmental
Dixie's Barns, High Street, Ashwell, Hertfordshire, SG7 5NT
Office Telephone Number:
01462 743 647

On behalf of:



Disclaimer

This document is for illustrative purposes only and should not be used for any construction or estimation purposes. Do not scale drawings. No liability or responsibility is accepted arising from reliance upon the information contained in this drawing/document.
Copyright

All OS plans are Crown Copyright 2012. All rights reserved. Licence number 100020449

Issue:	Date:	Prepared by:	Authorised by	File reference:
First Issue	22/11/24	SM	RC	4057/16
Second Issue	03/12/24	SM	RC	4057/16/A
Third Issue	24/02/25	SM	RC	4057/16/B
Fourth Issue	29/05/25	RR	RR	4057/16/C

Land at Carisbrook Road, **MITCHELDEAN**
Design and Access Statement
Issue Date: May 2025
Doc Ref: CSA/4057/16/C



CHAPTER ONE	Introduction	2
CHAPTER TWO	Planning Context and Design Guidance	10
CHAPTER THREE	Understanding the Site	16
CHAPTER FOUR	Evaluation	36
CHAPTER FIVE	Masterplan Concept	42
CHAPTER SIX	The Masterplan Proposals	46
CHAPTER SEVEN	Access, Movement & Parking	58
CHAPTER EIGHT	Green Infrastructure & Biodiversity	64
CHAPTER NINE	Building for a Healthy Life	70
CHAPTER TEN	Conclusion	76





Foreword

Gladman Developments Ltd's (Gladman) proposals for Land at Carisbrook Road, Mitcheldean will provide up to 180 new homes, set within an attractive network of well-landscaped green spaces, containing a new children's play area, trim trail stations, new landscaping and tree planting, wildflower planting and recreational routes.

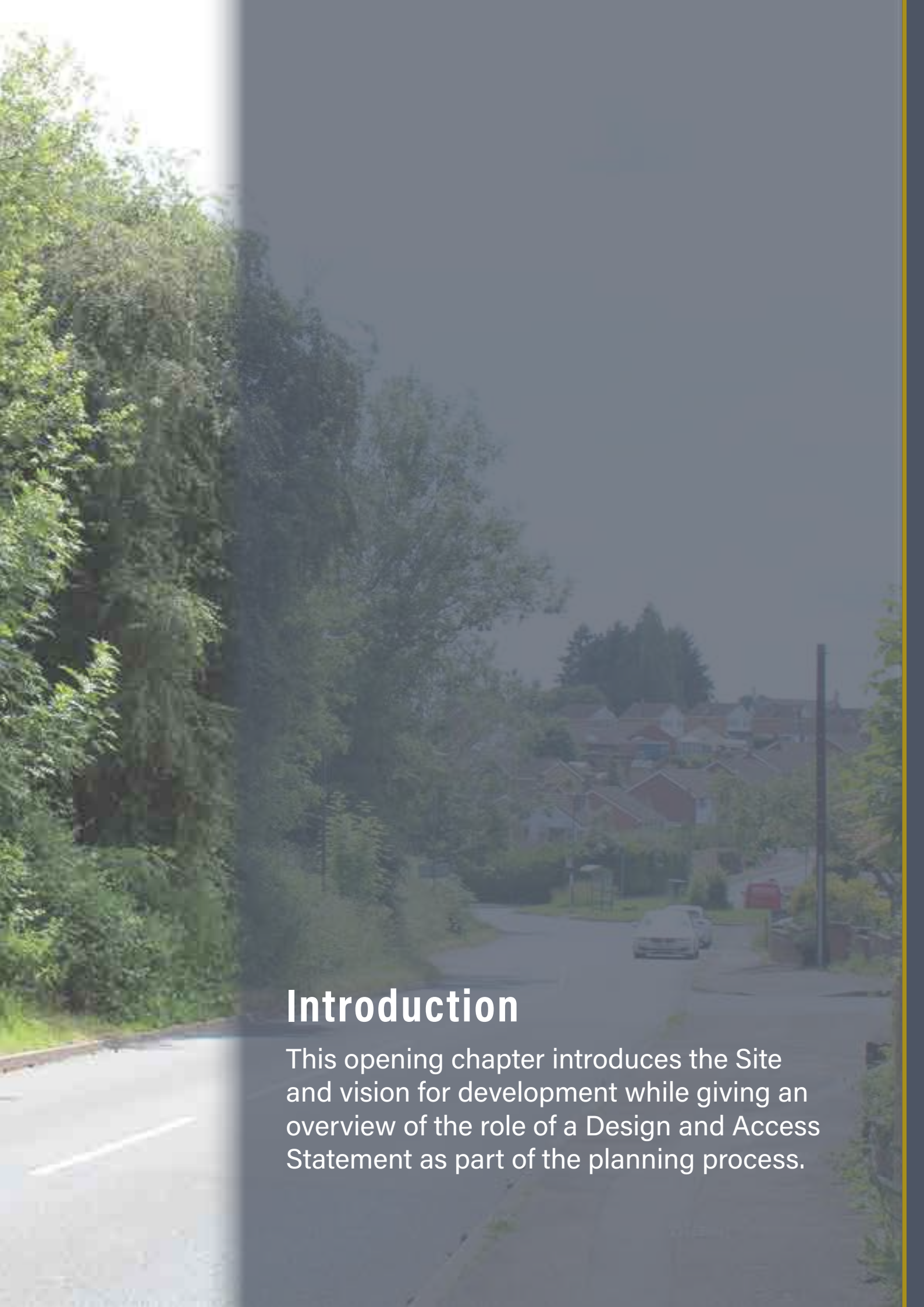
The Site has been identified as a housing allocation in Draft Policy LP. 93 of the Forest of Dean District Council's Draft Local Plan 2041.

This Design and Access Statement (DAS) provides a review of the Site and its context to ensure an appropriate design response and provides a Development Framework Plan, Illustrative Masterplan and supporting diagrams as guidance to inform this online application.



Chapter One





Introduction

This opening chapter introduces the Site and vision for development while giving an overview of the role of a Design and Access Statement as part of the planning process.

Chapter One

1.1 INTRODUCTION AND DOCUMENT STRUCTURE

This DAS has been prepared by CSA Environmental on behalf of Gladman for a proposed residential development at Land at Carisbrook Road, Mitcheldean (the Site). This is an illustrative document describing how the proposed vision and masterplan is a suitable response to the site context, providing a framework to guide and inform this outline application.

The DAS explains the design rationale for the proposed new development and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the Site.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, stand the test of time and will adapt to the needs of future generations.

The validation requirements set out that the application Site should be edged clearly with a red line. It should include all land necessary to carry out the proposed development, for example land required for access to the Site from a public highway, visibility splays, landscaping, car parking and open areas around buildings. As such, the red line on the submitted location plan includes the land required for access and visibility splays. The red line area on the location plan (including this section) is 9.74ha (and the application fee reflects this area). All other plans however refer to a site area of 9.72ha, which is the part of the Site where development is to take place.

To ensure the proposals are discussed and presented in a holistic manner, this DAS is comprised of the following chapters:

CHAPTER 1 | Introduction



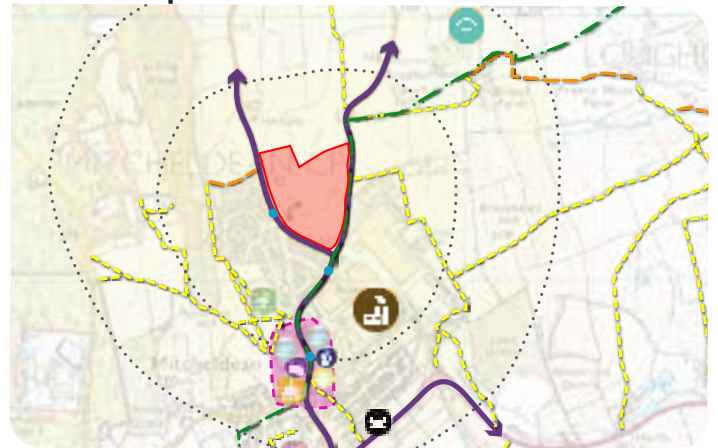
An introduction to the development proposals and sets out the vision and purpose of the Design and Access Statement.

CHAPTER 2 | Planning Context & Design Guidance



Sets out the relevant Planning Policy and Design Guidance that applies to the development of the Site.

CHAPTER 3 | Site Assessment



This section demonstrates the steps taken to appraise the Site and its surroundings.

CHAPTER 4 | Evaluation



This section identifies the influences and opportunities of the Site and its surroundings.

CHAPTER 5 | Masterplan Concept



This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Chapter 3, and in response to the preceding chapters.

CHAPTER 6 | The Masterplan Proposals



A detailed description of the Development Framework Plan and Illustrative Masterplan.

CHAPTER 7 | Access, Movement & Parking



A summary of the access proposals and the network of new streets.

CHAPTER 8 | Green/Blue Infrastructure & Biodiversity



An explanation of the green infrastructure and landscape proposals.

CHAPTER 9 | Building for a Healthy Life



An assessment of healthy placemaking through the application of Building for a Healthy Life.

CHAPTER 10 | Conclusion



This chapter summarises the masterplan and design proposals for the new neighbourhood.

Chapter One

1.2 THE SITE

The Site is situated on the northern settlement edge of Mitcheldean. It lies within the administrative area of Forest of Dean District Council. Mitcheldean is located approximately 19 kilometres (11.8 miles) west of Gloucester and approximately 6 kilometres (3.6 miles) north of Cinderford.

The Site measures approximately 9.72 hectares and comprises a roughly triangular shaped arable field bound by Carisbrook Road and Ross Road to the west, and an unnamed road connecting Bradley Court Road to the A40 to the east.

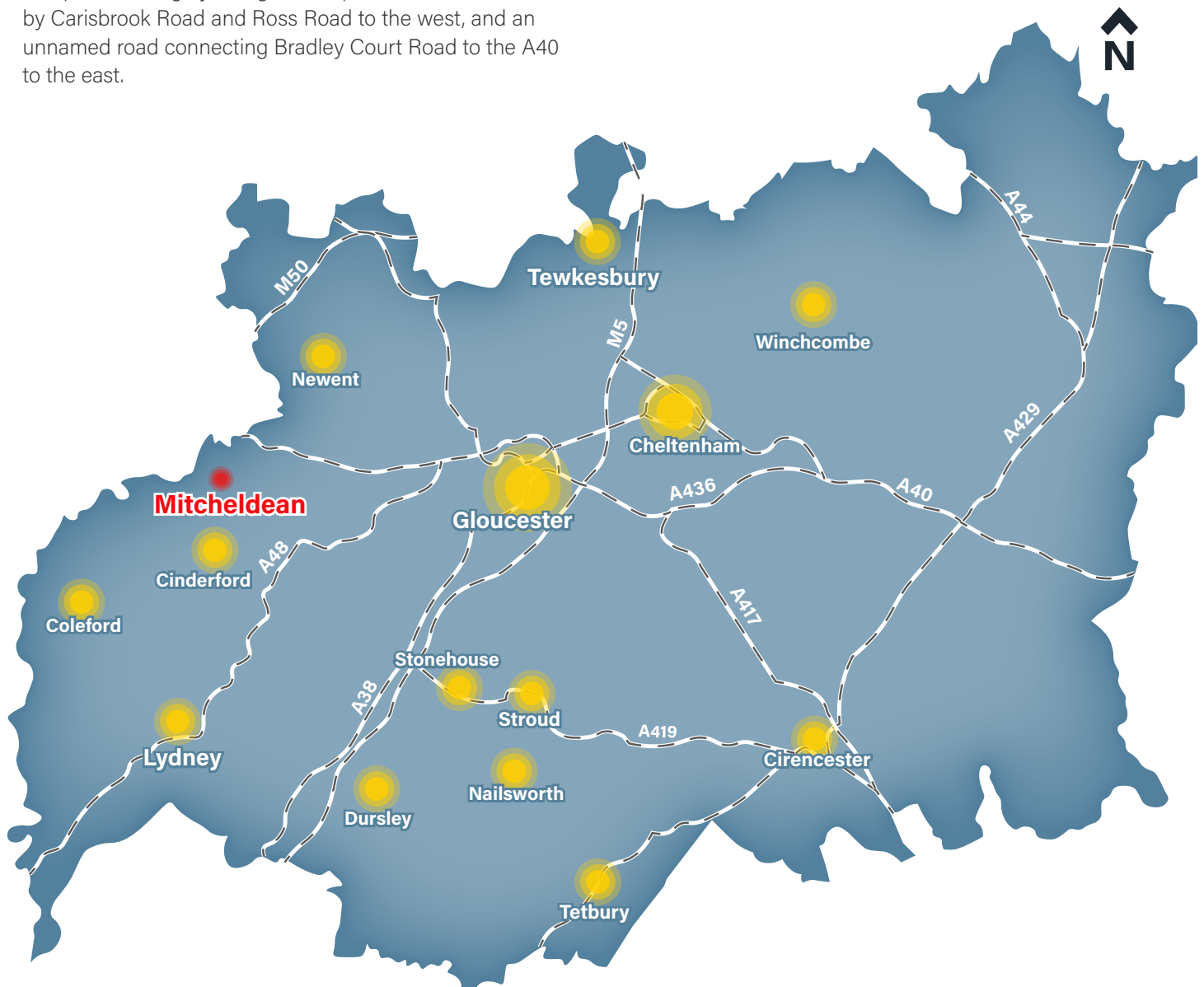


Figure 1.1 | Regional Context Plan (Gloucestershire).

1.3 PLANNING APPLICATION

The submitted planning application seeks outline planning permission for a high quality sustainable development comprising the following:

- **Residential development for up to 180 new homes including 40% affordable housing;**
- **Green Infrastructure (GI) including new areas of green space that will incorporate ecological mitigation and habitat creation, retained hedges and trees, a new sustainable drainage feature, recreational routes, and a new children's play area and trim trail stations;**
- **Detailed approval is sought for the vehicular access point from Ross Road.**



View from Old Dean Road looking north east towards the Site.



View south along Ross Road looking south east towards the Site.



Figure 1.2 | Site Location Plan.

Chapter One

1.4 THE VISION

The vision for the Site is to create a sensitively designed and high-quality place, which complements the character of Mitcheldean, and responds to the Site's assessed constraints, as follows:

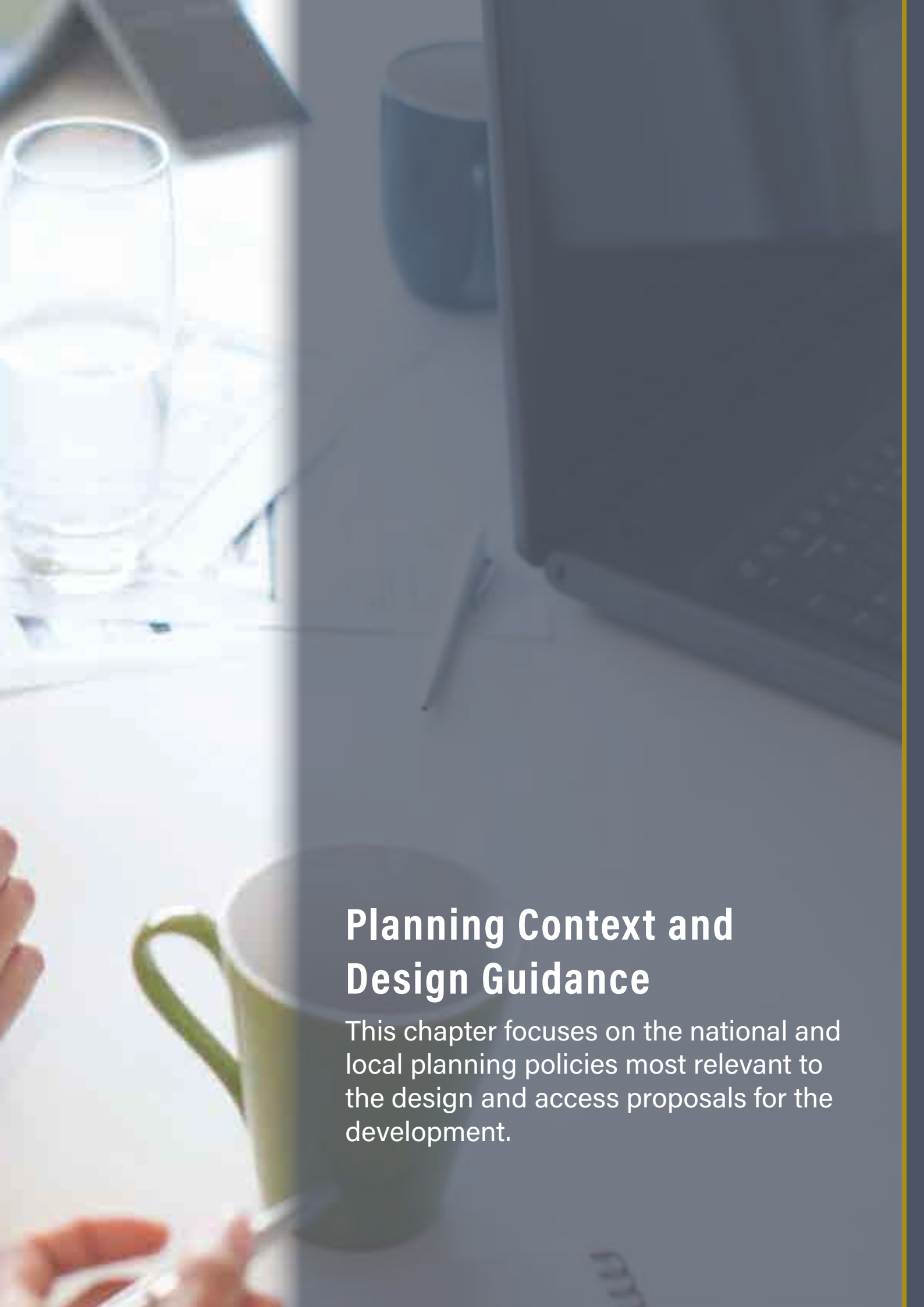
- Deliver appropriate housing growth for Mitcheldean.
- Provide up to 180 homes, offering a range of dwelling types, sizes, and tenures to meet the housing needs of the area (including 40% affordable housing).
- To create a logical, carefully considered extension to Mitcheldean that integrates into its surroundings, with a focus on maximising connectivity with the existing settlement edge while creating a sensitive transition to the countryside beyond.
- Respect and enhance the Site's landscape and environmental assets by setting the new housing within an extensive and attractive green infrastructure network.
- The proposed green infrastructure framework will allow for appropriate landscape and ecological enhancement measures to be applied.
- Provision of new public open space (including a new children's play area, trim trail stations and recreational routes) and the retention of the Site's existing notable landscape features combined with new landscaping will create a pleasant environment to live in.
- Provide a sustainable drainage (SuDS) feature in the form of an attenuation basin at the low point of the Site, which will be designed to retain surface water and provide new habitat for wildlife.
- Promote a development that integrates into its surroundings, with a focus on maximising connectivity with both the existing settlement edge and the rural Public Rights of Way network.
- Create a 'place' that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.





Chapter Two





Planning Context and Design Guidance

This chapter focuses on the national and local planning policies most relevant to the design and access proposals for the development.

Chapter Two

2.1 NATIONAL PLANNING POLICY CONTEXT

A detailed assessment of the planning policy framework is set out in the Planning Statement. This section focuses on the national and local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework (NPPF)

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF (December 2024)). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- The presumption in favour of sustainable development.
- Decision-making.
- Delivering a sufficient supply of homes.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Making effective use of land.
- Achieving well-designed places.
- Conserving and enhancing the natural environment.

Paragraph 131 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*

Paragraph 135 provides a set of design criteria which new development should seek to achieve:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

National Planning Practice Guidance

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented. Paragraph 001 (ID: 26-001-20191001) of the PPG provides further information on design in the planning process. It states:

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. This guidance explains the processes and tools that can be used through the planning system and how to engage local communities effectively.”

This guidance should be read alongside The National Design Guide and is supported by Paragraph 139 of the NPPF, “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.”

National Design Guide

In October 2019, the Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide (NDG). The NDG has been put in place to provide advice for local authorities and their officers when assessing planning applications, councillors when making planning decisions, applicants and their design teams when preparing a planning application and local communities and their representatives.

Whilst it seeks to inform development proposals and guide the assessment of them, it also supports paragraph 139 of the NPPF which states *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.”*

Part 2 of the NDG sets out the ten characteristics which help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.

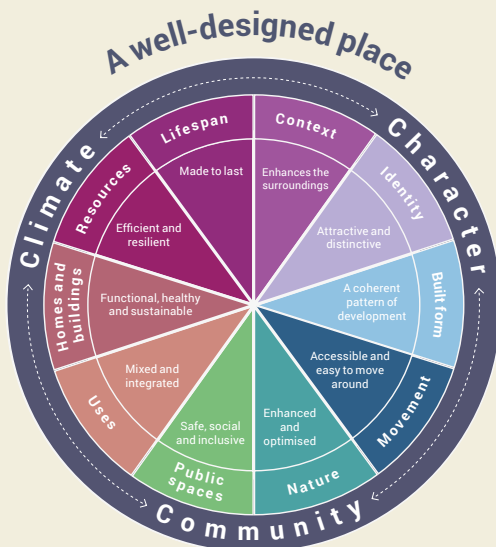
Building For A Healthy Life (BHL)

'A Design Toolkit for neighbourhoods, streets, homes and public spaces'

BHL is one of the most widely used design tools in England for creating places that are better for people and nature. It was written in partnership with Homes England, NHS England and NHS Improvement and is structured to set clear expectations for new developments.

By following BHL, a critical aspect of the proposals for the Site is to design for active travel and access to green space. The ability to be able to walk and cycle within the new neighbourhood and further afield to essential services and work is key to minimise traffic and mitigating climate change. Equally, and as BHL sets out, the COVID-19 pandemic has reinforced the importance of designing for active travel. This is in recognition that design choices that help people feel disposed to walk or ride a bicycle in their neighbourhood are critical to supporting a sense of wellbeing from outdoor exercise.

The development of the Site will also respond positively to climate change. The principles embedded in BHL as a whole create the basis for a sustainable development, including in relation to designing for active travel, maximising access to green space, working with the existing landscape and securing biodiversity enhancements.



*The ten characteristics of well-designed places
(National Design Guide).*



2.2 LOCAL PLANNING POLICY

The Site lies within the administrative area covered by the Forest of Dean District Council. The current Local Plan for the district comprises a number of adopted documents which will guide development in the district in the period up to 2026. These include the following:

- **Core Strategy (February 2012)**
- **Allocations Plan 2006 to 2026 (June 2018)**

Forest of Dean Core Strategy (adopted February 2012)

The Core Strategy is the principal document in the new Local Development Framework for the Forest of Dean. The objectives and policies which are of relevance to the Site are discussed below:

Objective 1 Providing quality environments aims among other things to protect the environment for the benefit of the community by guiding the location of development and requiring high design standards.

Objective 2 Providing homes including affordable homes aims to create places that offer local people a quality home appropriate to their needs and lifestyle.



Policy CSP.1 – Design and environmental protection

aims to promote local distinctiveness, good design and conservation. The policy requires new developments to take the important characteristics of the environment into account by conserving, preserving and otherwise respecting them so that their contribution to the environment and its wider context is maintained or enhanced. It states that new development should respect wider natural corridors and other natural areas and to provide green infrastructure where necessary.

Policy CSP.4 – Development at Settlements states that new development should contribute to the reinforcement of the existing settlement pattern and its policies, and be of a compatible scale and nature to it. The policy goes on to state that subject to future changes in the Local Development Framework, areas outside settlement boundaries will be treated as open countryside.

Policy CSP.5 – Housing aims to promote thriving sustainable communities, creating housing that is in keeping with the needs of the local community.

Forest of Dean Allocations Plan (adopted June 2018)

The Allocations Plan shows how the Core Strategy will be implemented and shows how the housing requirements agreed as part of its examination will be met. The document includes sites for housing, employment and other built development as well as identifying areas that need to be protected such as green spaces within settlements.

Those policies which are relevant to the Site are detailed below:

Policy AP 1 Sustainable Development states that development proposals should be sustainable. Development that does not meet the requirements set out in national guidance and in the Core Strategy should not be permitted.

Policy AP 4 Design of Development states that new development should be of high quality design, make a positive contribution to the quality of the area, and establish or support a strong sense of place; take account of local character and history; be visually attractive with good architecture and landscaping; and contribute to environmental enhancement.

Policy AP 8 Green Infrastructure states that new proposals must consider, and where appropriate, provide green infrastructure, proportionate to the development and should take account of any features within or near to the development site.

The Allocations Plan contains a number of policies for the settlements within the district. The section on Mitcheldean describes the character of the settlement as follows:

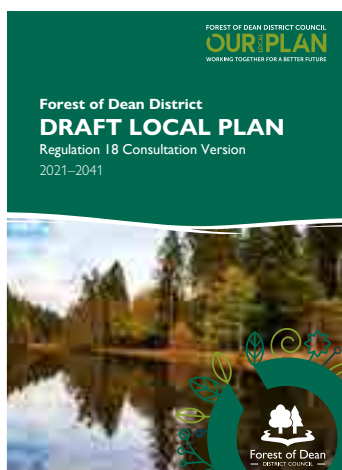
'Mitcheldean is located between the forest and the rolling hills and agricultural lands to the north and east. It contains some late medieval buildings including the church and a few houses. It has developed over a long period into one of the main settlements in the district. Today there is an extensive 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 doctor's surgery and a library.'

Draft Local Plan 2041

Forest of Dean District Council are in the process of preparing a new Local Plan which will guide development in the district up to 2041.

Draft Policy LP. 93 Land off Carisbrook Road, Mitcheldean identifies the Site as a housing allocation for about 180 dwellings and open space/green infrastructure. The preamble to the policy states:

'Although the landscape is quite constraining and there are nearby SAC sites, there is some potential for further development on the site allocated. It will require a design which integrates landscaped areas into the built form and provides any necessary improvements and mitigation for the ecology of the site.'



Mitcheldean Neighbourhood Development Plan 2016 - 2026

The Neighbourhood Development Plan was 'made' on 1st March 2020.

The Development Plan sets out 9 objectives that form the communal vision for the future of Mitcheldean. The objectives of most relevance to the Site and DAS are as follows:

Objective 7 states that in order to ensure a sustainable village, 40% affordable housing will be required in developments over 10 dwellings.

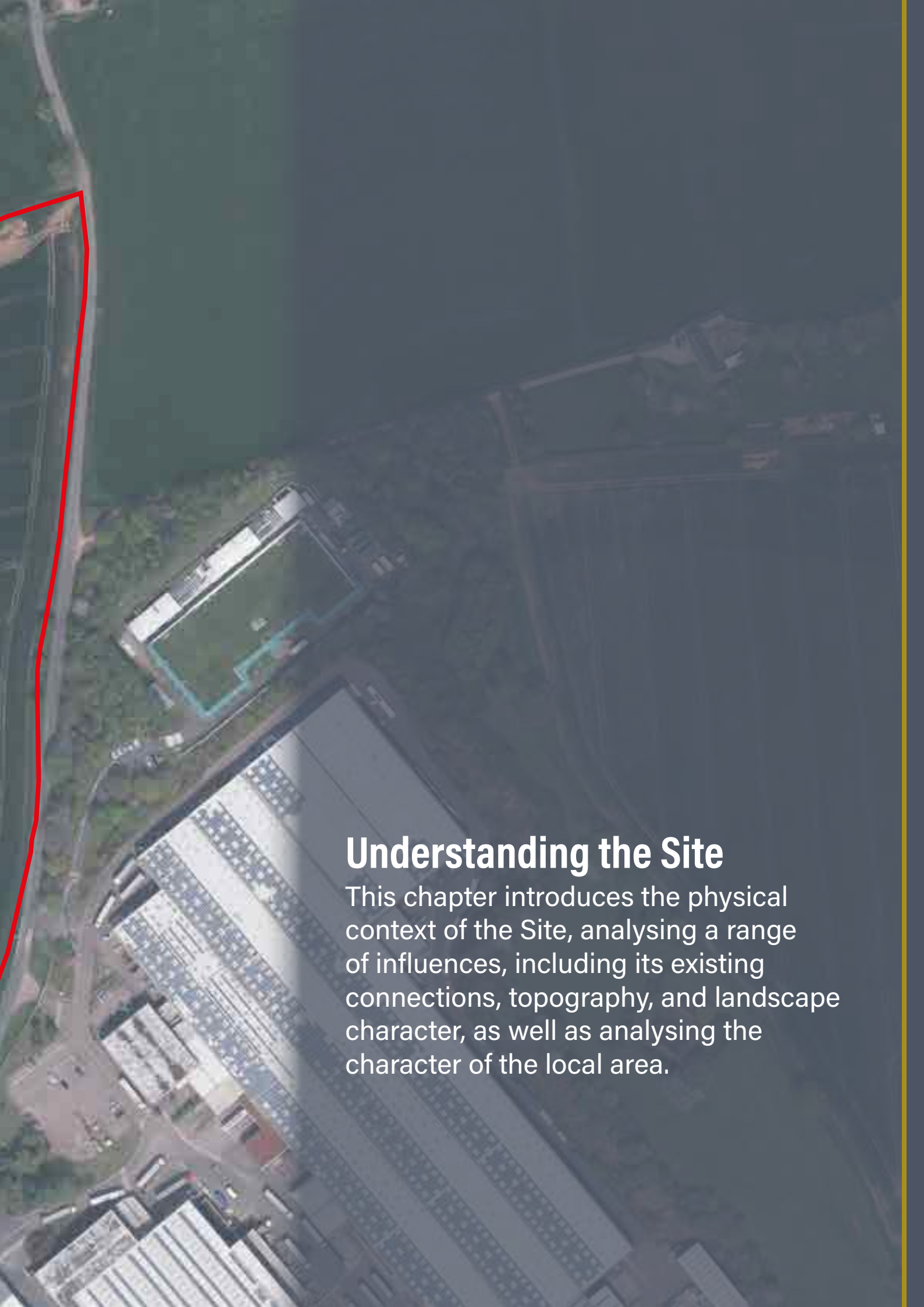
Objective 9 states that any new development should retain the local character of the village and be constructed using local materials where appropriate.

The Forest of Dean Residential Design Guide (August 1998)

The Residential Design Guide was adopted as Supplementary Planning Guidance (SPG) in 1998. It provides general guidance and principles for the design of new developments, encouraging an approach to design whereby a site and its context are fully appraised in order to create a design solution that focuses upon creating a series of spaces overlooked by appropriate dwelling forms.



Chapter Three



Understanding the Site

This chapter introduces the physical context of the Site, analysing a range of influences, including its existing connections, topography, and landscape character, as well as analysing the character of the local area.

Chapter Three

3.1 SITE LOCATION AND CONTEXT

The Site is located on the northern edge of the village of Mitcheldean, Gloucestershire. Around the village is a rural character of mixed arable and livestock farming, bound by woodland.

The village is located approximately 19 kilometres (11.8 miles) west of Gloucester and approximately 6 kilometres (3.6 miles) north of Cinderford.

To the north of the Site are farmland fields defined by hedgerows and scattered hedgerow trees. To the east and south of the Site lies the Vantage Point Business Village, which contains a number of office spaces and large industrial units.

To the west and south of the Site, beyond Ross Road and Carisbrook Road, lies a housing estate comprising homes dating from the 1960s and 1970s. A more recent area of residential development lies at Lining Wood at the most northern extent of Ross Road.



The Vantage Point Business Village lies in the north eastern and eastern parts of Mitcheldean.

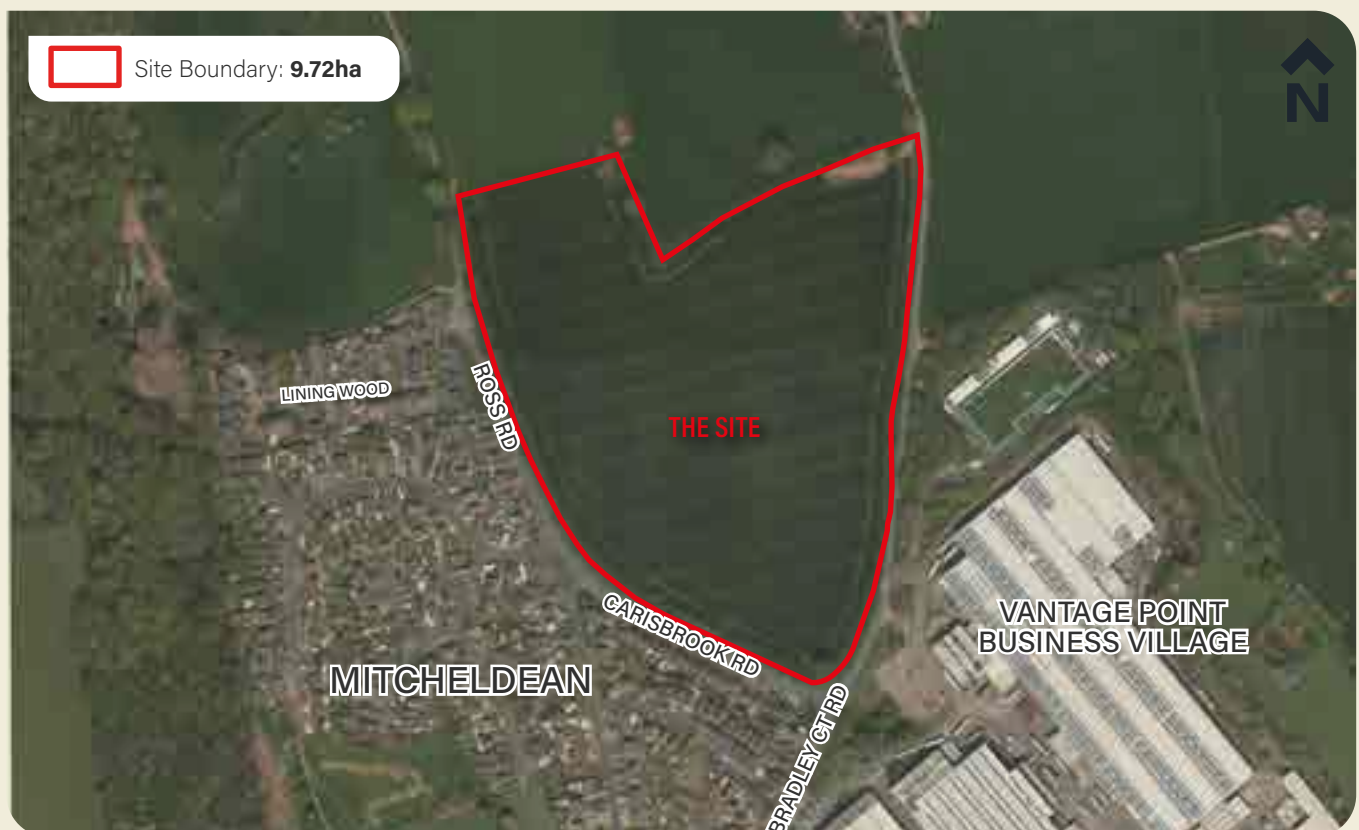


Figure 3.1 | *Site Location Plan.*

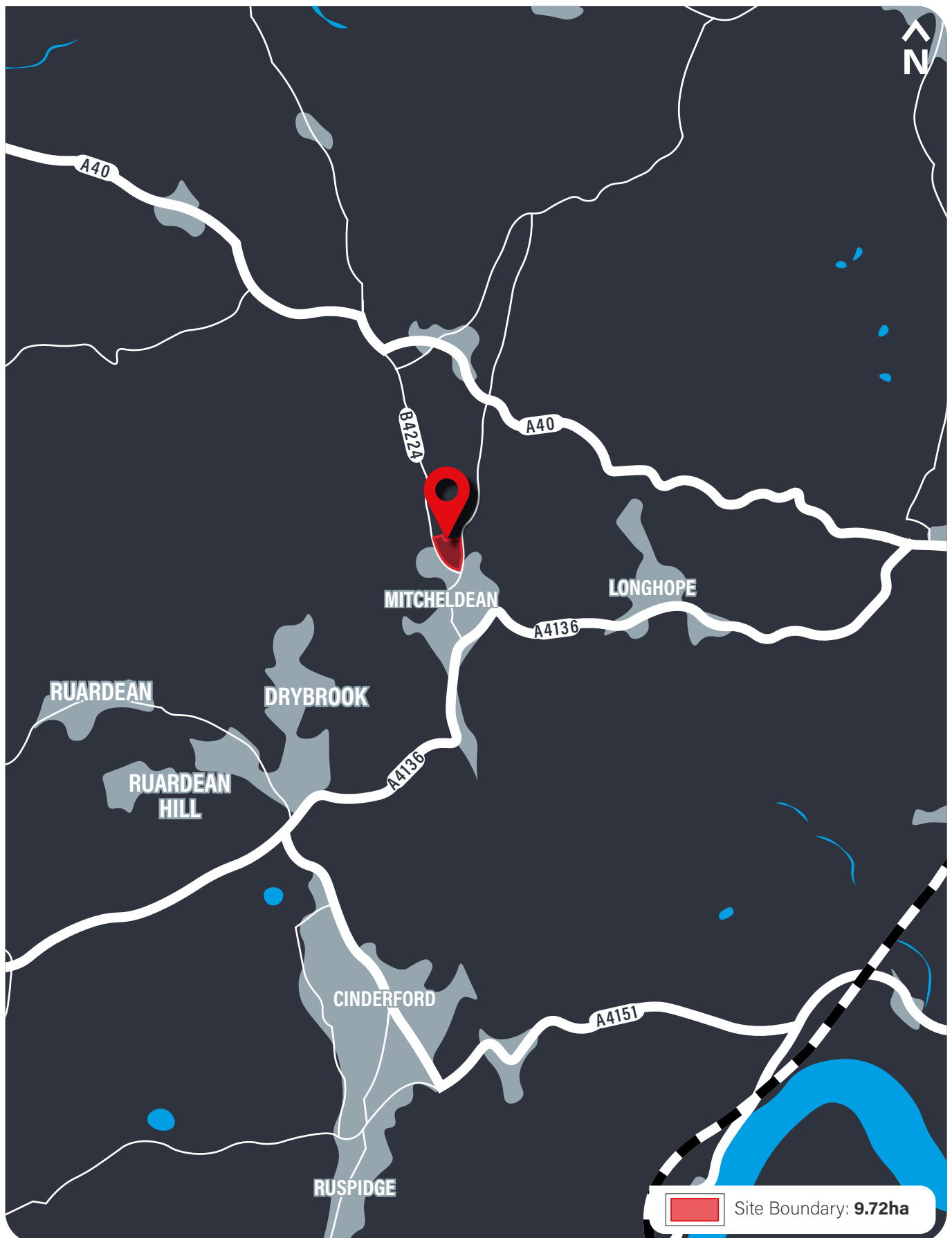


Figure 3.2 | Site Location Plan (Wider Context).

Chapter Three

3.2 EXISTING SITE FEATURES

The Site comprises roughly triangular shaped arable field contained by Ross Road and Carisbrook Road to the west and south west, and an unnamed road which connects Bradley Court Road to the A40 to the east. The boundaries of the Site are defined by hedgerows, trees, tree groups, post and wire fencing and areas of scrubby vegetation.

3.3 Surrounding Designations

Figure 3.4 shows the designations within the context of the Site. The Site is not covered by any national statutory or non-statutory designations for landscape or historical character or quality. There are however a number of designations within the vicinity of the Site.

There is no ancient woodland covering any part of the Site or immediately adjacent land. The closest area of Ancient Woodland is Cornage Wood located approximately 240m to the west.

Five international statutory designations were identified within 10km of the Site. The closest of these is the Wye Valley and Forest of Dean Bat Sites Special Area of Conservation (SAC) located approximately 480m west of the Site at its closest point.



Figure 3.3 | Aerial photograph and Public Rights of Way within the vicinity of the Site.

One of the district's largest employment sites is located in Mitcheldean. The Vantage Point Business Village lies to the east of the Site on the other side of the unnamed road connecting Bradley Court Road and the A40. It is covered with Allocation: Intensification of Employment Use. In the adopted Core Strategy it has been noted that the scale and nature of the employment on offer, and the potential for change within the employment use is considerable. The Core Strategy supports additional employment at the Vantage Point Business Village, in recognition of its role in the district as a whole.

The centre of Mitcheldean is designated as a Conservation Area and is located approximately 240m south of the Site. This Conservation Area contains several Grade II

Listed Buildings, which are separated from the Site by the intervening built form at Mitcheldean. The Grade I Listed Church of St Michael and All Angels is located within the heart of the Conservation Area, approximately 525m south of the Site. The closest Listed Building to the Site is the Grade II Listed Lagers Barn and yard walls, which is located approximately 300m east of the Site.

There are two trees located on the northern boundary of the Site which are covered by Tree Preservation Order ('TPO') DFTPO0243 – Land North of Carisbrook Road and West of Bradley Court Road. This was confirmed with reference to the Forest of Dean online mapping on the 2nd July 2024.

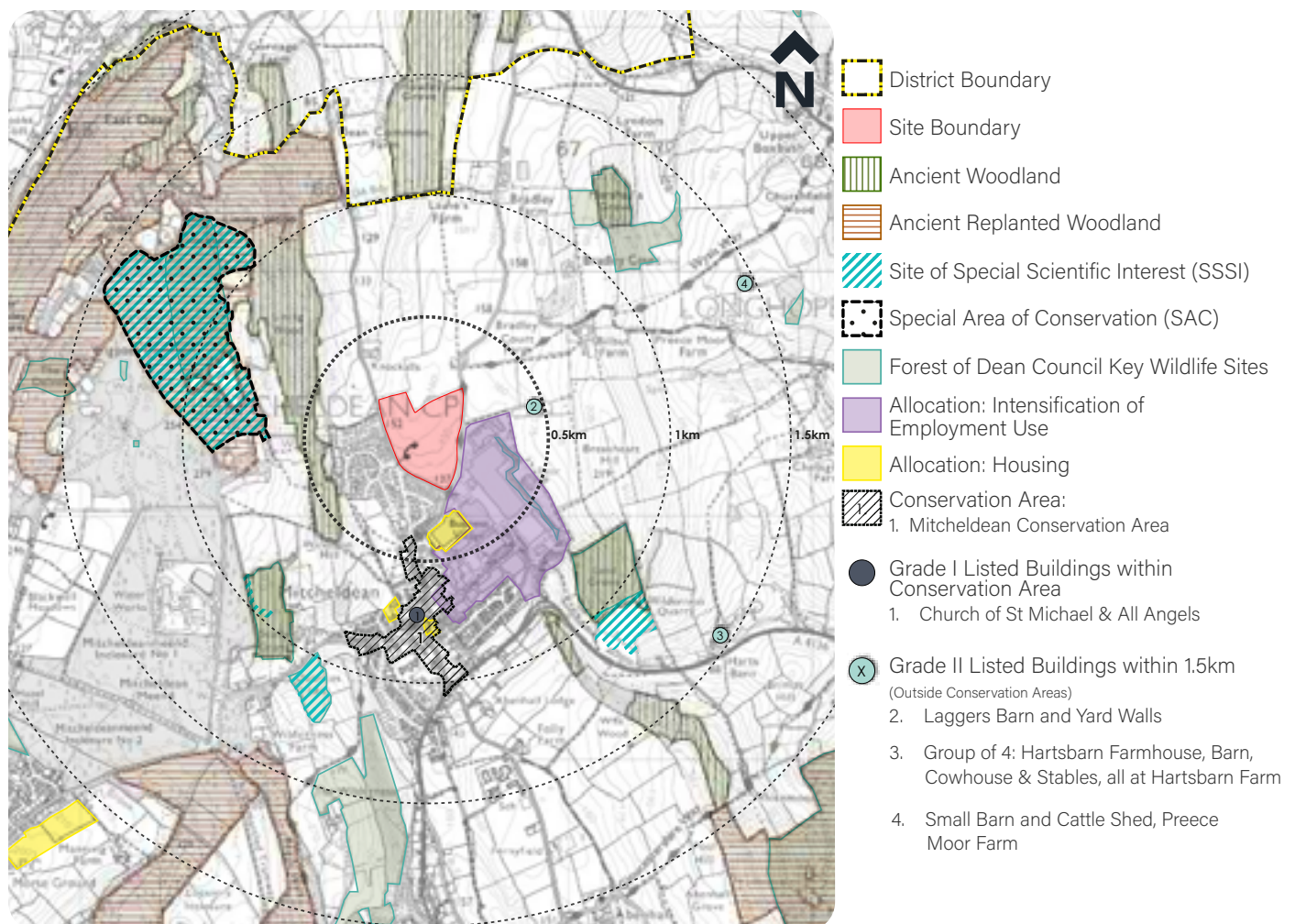


Figure 3.4 | Map showing designations around the Site.

3.4 LANDSCAPE AND VISUAL CHARACTER

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of this planning application. The findings and conclusions of the LVIA are summarised below.

The settlement of Mitcheldean is set within a valley with land rising to the east and west of the settlement and there are opportunities for views across the town from the surrounding higher ground. To the north and south, Mitcheldean is bound by open agricultural land.

The Site is visible from the immediate area both from public vantage points and from residential properties along Ross Road and Carisbrook Road. There are some middle and long distance views, in particular from the neighbouring valley sides. However, in these views the Site is seen in the context of housing at the edge of Mitcheldean.



 Photograph numbers

Figure 3.5 | Photo Locations Plan.



Photograph 1 | View from south eastern boundary of the Site, looking north west across the Site.



Photograph 2 | View looking south east towards the Site from Ross Road.

3.5 TOPOGRAPHY

Mitcheldean is set in a valley, with land rising steeply to the east and west. To the south of the settlement, beyond the A4136, the valley widens out. The topography on the western extents of the settlement are particularly steep, with the built edge joining onto an exposed hillside.

The Site has a domed landform which rises from the adjoining highways from a low point in the south of approximately 137m Above Ordnance Datum (AOD) to approximately 155m AOD at the mid point of the northern Site boundary. Beyond this, the landform continues to rise to a highpoint of around 160m AOD.

The topography of the Site will be a key driver which will dictate to a large extent the proposed layout of the masterplanning proposals. Consequently, the proposed layout should work with the Site's topography to ensure the Site has a successful flow, with the principal street structure traversing the contours wherever possible in order to provide a gentle climb/descent along the Site's slopes.

 Site Boundary: **9.72ha**

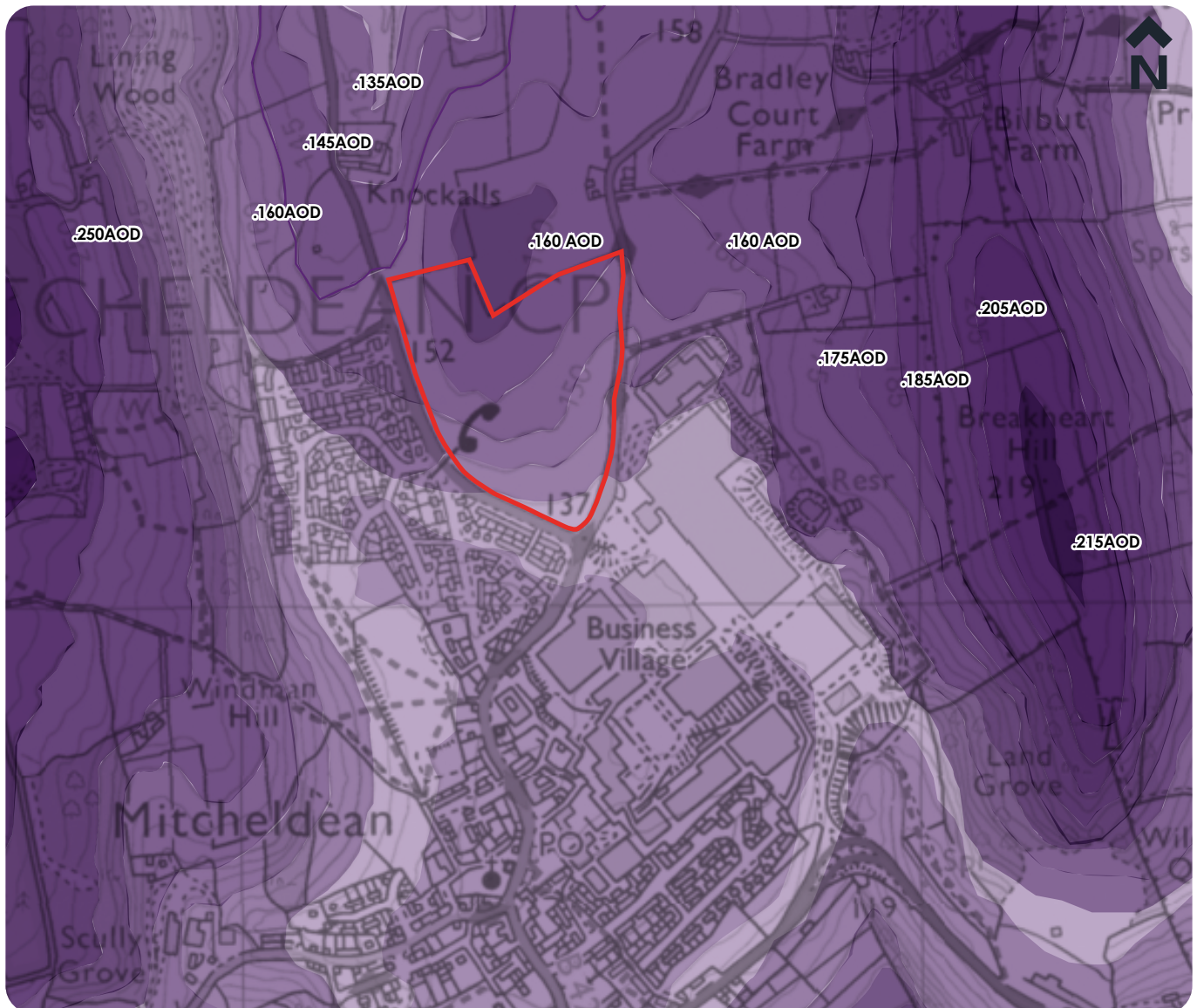


Figure 3.6 | Topography Plan.

Chapter Three

3.6 ACCESS AND CONNECTIONS

Carisbrook Road, Ross Road and Bradley Court Road (B4224)

Ross Road and Carisbrook Road lie to the west and south west of the Site respectively, and to the east of the Site lies the extension of Bradley Court Road which links to the A40. These roads provide the main point of access into Mitcheldean from the north.

The B4224 continues southwards and runs through the heart of the village. It merges with the A4136 in the southern extents of Mitcheldean and provides connections to the A40 and A4151, which link to other settlements such as Cinderford and Gloucester.

Public Transport

The Site is located in a convenient location with good access to the public transport network. The nearest bus stops are located on Ross Road (which lies adjacent to the Site's western boundary) and Bradley Court Road (approximately 60m from the Site's southern boundary). The buses that operate from these stops provide services to Gloucester, Hereford and Ross-on Wye. The nearest railway station is located in Gloucester City Centre which connects to Bristol and the wider region.

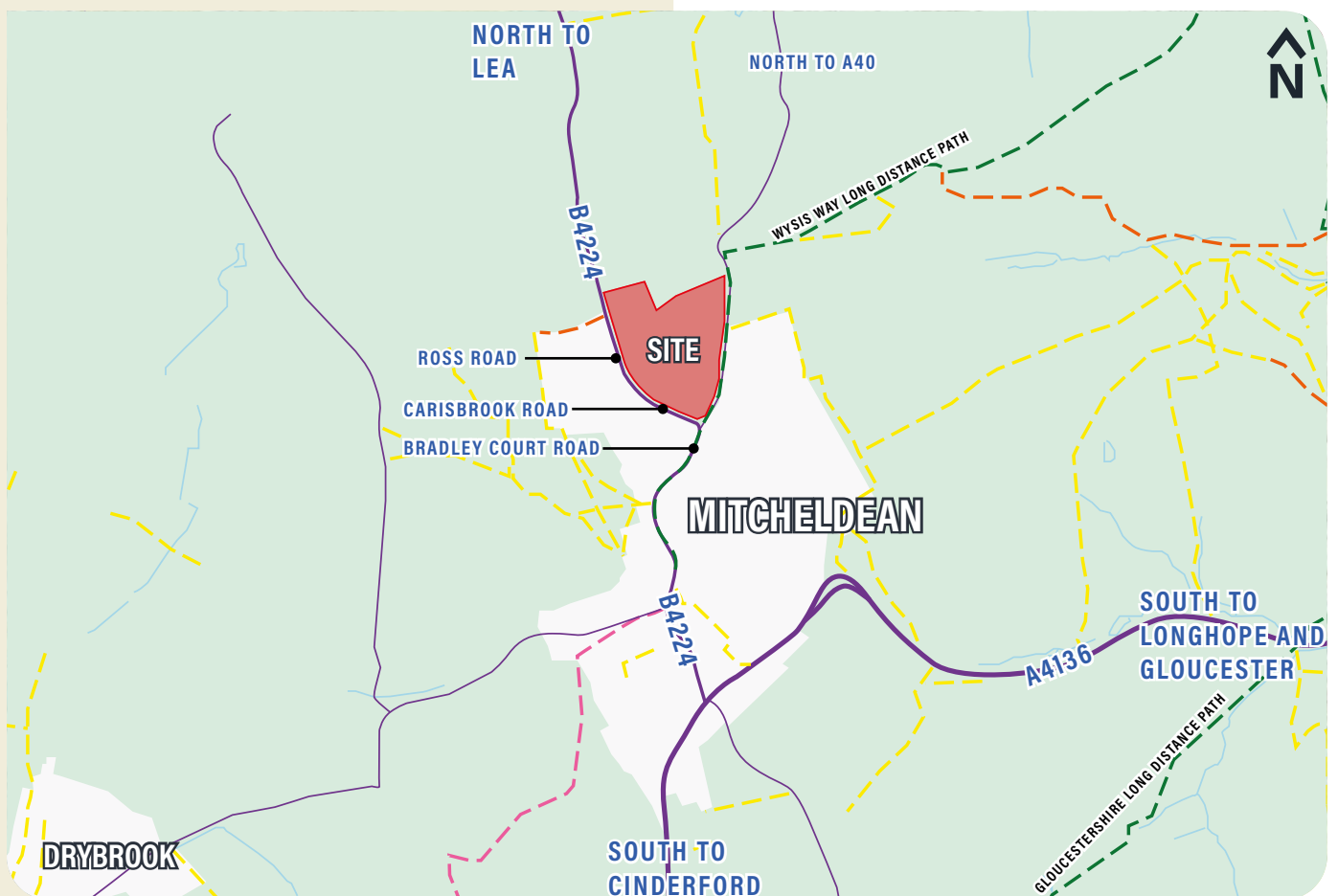


Figure 3.7 | Access & Connections.

3.7 EXISTING FACILITIES

Mitcheldean is listed as a major village in the Forest of Dean Settlement Hierarchy. Amongst the group of the major villages listed in the Forest of Dean Settlement Hierarchy, Mitcheldean stands out with its large employment area (Vantage Point Business Village).

The centre of Mitcheldean is within walking distance of the Site, where a number of services and facilities are located. These include a primary school, a library, a health centre and pharmacy as well as a range of shops and takeaways.

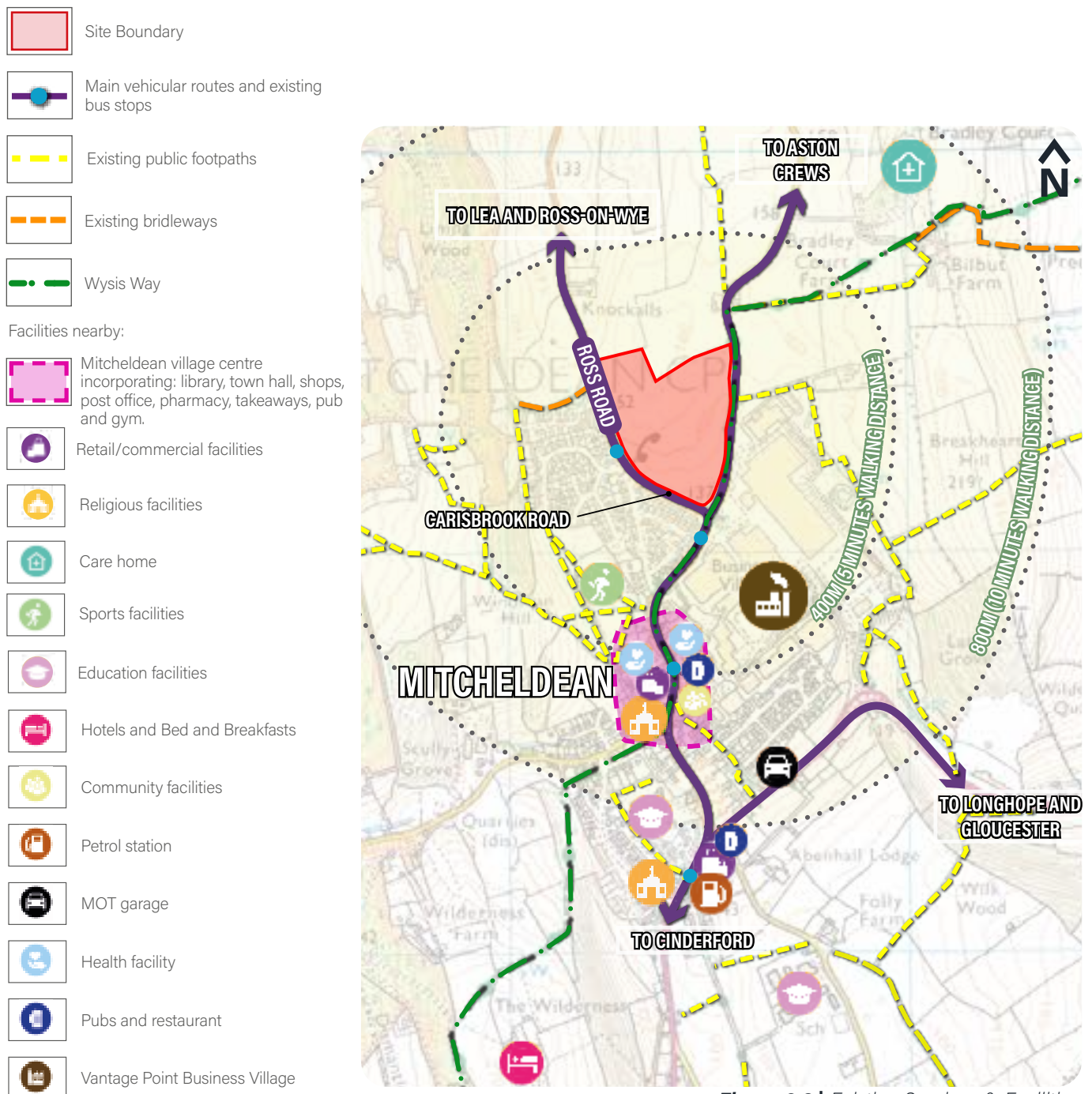


Figure 3.8 | Existing Services & Facilities.

3.8 HERITAGE AND ARCHAEOLOGY

A Heritage Statement reviewing the archaeological and built heritage resource has been prepared in support of this planning application. This has been informed by a heritage desk-based assessment, including the setting assessment, and geophysical survey.

There is no evidence to suggest prehistoric or later settlement, or other significant activity, was focused within the Site.

Antiquarian sources suggested that the road bounding the Site to the east was a Roman Road, but later interpretations consider this unlikely. In the event that below ground remains of a Roman period road are present these would be of a significance commensurate to a non-designated heritage asset.

Mitcheldean Conservation Area and the Grade I listed Church of St Michael and All Angels are located to the south of the Site, beyond intervening later built form. There are non key views from within and looking across the Site. Development would result in a reduction to non key views. Any resulting harm to the Church of St Michael and All Angels, and through this to the conservation area as a whole, would be negligible at most.

Development would not adversely impact any other designated heritage assets in the vicinity, including the Grade II listed Lagers Barn located approximately 300m east of the Site.



The Grade I Listed Church of St Michael and All Angels is located in the heart of the Conservation Area.

3.9 ECOLOGICAL AND BIODIVERSITY NET GAIN OPPORTUNITIES

An Ecological Impact Assessment has been prepared as part of the planning submission. The Site comprises an agricultural field bounded by native hedgerows and trees. The open field habitats are considered to be of low ecological interest, although the changing crop rotations will provide general opportunities for a range of wildlife. Hedgerow H1 forms the eastern Site boundary, and along with Hedgerows H2 and H3 were found to be species-rich and may qualify as 'Important' under the Hedgerow Regulations. The hedgerows and trees along the Site boundaries are considered to be important at the Local level. All existing hedgerows and trees should be retained alongside the development, with access routes located to make use of existing gaps or to impact lower quality bracken/bramble stands where possible.

Extensive bat survey work was completed in 2019 and was partially updated in 2024 (further survey work, is scheduled for winter and spring 2025) which confirmed at least 10 species of bat to occur on Site. Bat activity was found throughout the Site, though hedgerows in the north, north-west and east supported greatest diversity and greatest activity on average. Horseshoe bats have been recorded commuting and foraging along these hedgerows, and they are likely to be associated with significant roosts designated as part of the Wye Valley and Forest of Dean Bat Sites SAC, due to proximity. It is therefore essential that there are no significant adverse impacts to these bats or their habitats as a result of the proposed development and an appropriate assessment will need to be completed by Forest of Dean District Council. The development scheme should retain all hedgerows and seeks to preserve existing opportunities for bats by buffering and strengthening linear corridors through additional woodland and tree planting. Extensive woodland planting along the northern boundary should shield the existing hedgerow, provide improved foraging opportunities for bats crossing the Site, and increased woody planting is shown on currently unvegetated boundaries. A sensitive lighting strategy will also be essential to avoid impacts on bats.

There is low risk of an impacts to reptiles, badgers and nesting birds, so precautionary working measures will be implemented during construction works, with new habitat creation likely to provide benefits for these species compared to the current land use.



Figure 3.9 | Habitat Plan.

Chapter Three

3.10 ARBORICULTURE

A Tree Survey has been undertaken in support of this planning application.

All hedgerows, trees and tree groups are located at the Site boundaries, or just outside of them as shown on Figure 3.10 below. A total of 13 trees, 5 groups of trees and 3 hedgerows were surveyed.

There are two trees located on the northern boundary of the Site which are covered by Tree Preservation Order ('TPO') DFTPO0243 – Land North of Carisbrook Road and West of Bradley Court Road.

There is opportunity to locate the access into the Site between the tree/tree groups on Ross Road. The development of the Site will also provide opportunities to enhance the tree cover within the Site boundary.

-  Tree Category A - High quality
-  A Category - Hedgerow, group, woodland
-  Tree Category B - Moderate quality
-  B Category - Hedgerow, group, woodland
-  Tree Category C - Low quality
-  C Category - Hedgerow, group, woodland
-  Tree Category U - Unsuitable for retention
-  U Category - Hedgerow, group, woodland
-  Root Protection Area to BS 5837:2012
-  Shrub Mass/Offsite Tree/OOS (Out of Scope)
-  Indicative Tree Shading
-  Tree Preservation Order (TPO)



Figure 3.10 | Tree Survey.

3.11 FLOOD RISK

The outline planning application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that following construction of the development, the risk of flooding on the Site and potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage (SuDS) System principles, in compliance with current national and local standards.

Figure 3.11 shows that the entire Site lies within Flood Zone 1 and therefore considered to be at low risk of fluvial flooding.

Surface water flooding within the Site is confined to the southernmost part of the Site.

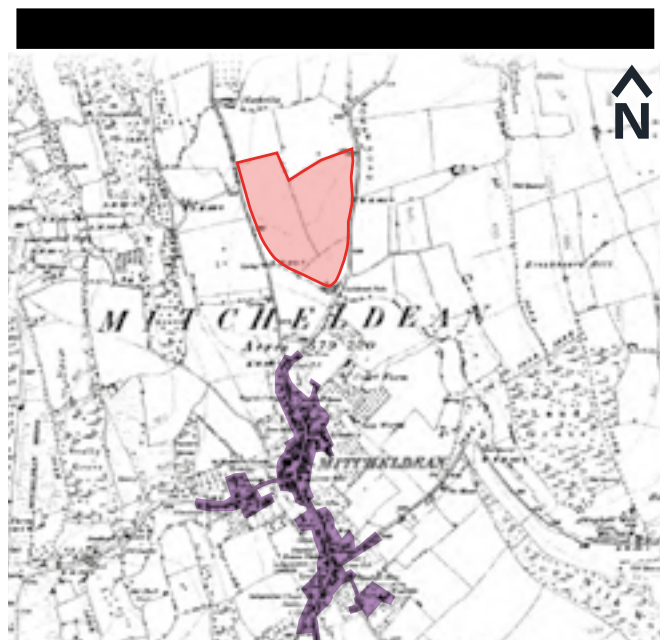


Figure 3.11 | Flood Risk Plan.

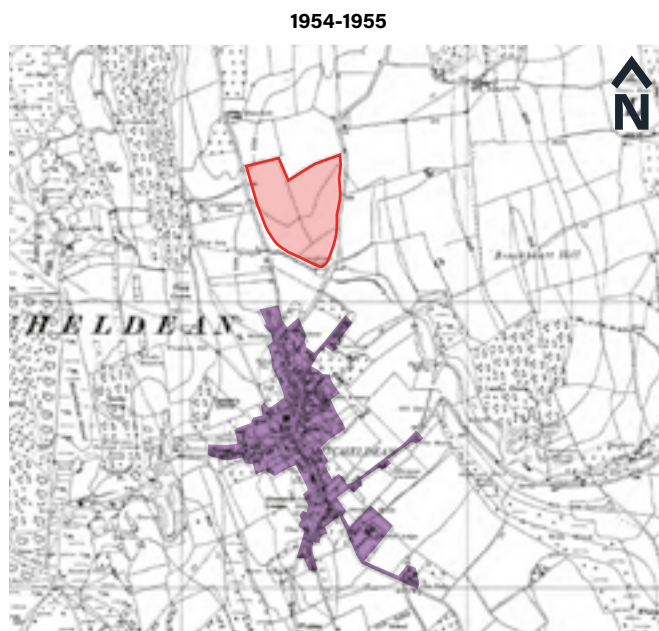
Chapter Three

3.12 THE SETTLEMENT GROWTH PATTERN

The following historic maps show how the settlement of Mitcheldean has grown since 1889.

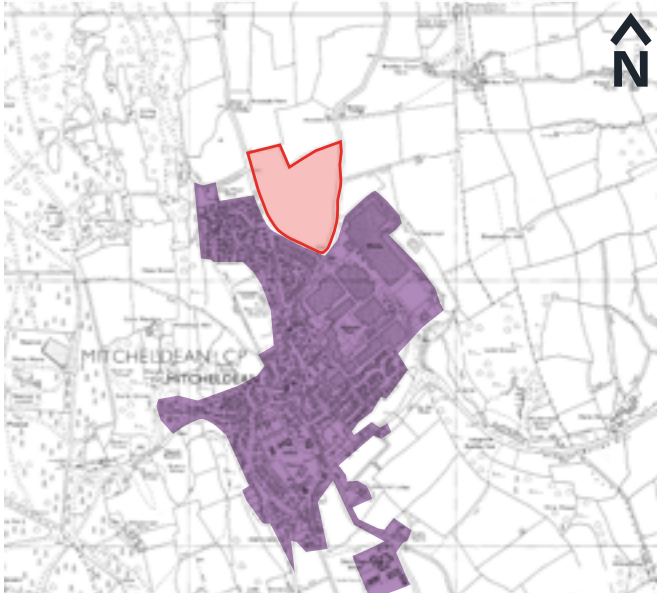


Mitcheldean grew in a linear shaped settlement pattern along the routes of Stars Pitch, High Street, Hawker Hill and Townsend, as shown on the 1889-1891 map. Stars Pitch and High Street continue to serve as the village core today with a number of facilities and services located here. A number of individual buildings of distinctive character and quality are located within this area, which has been designated as a Conservation Area.

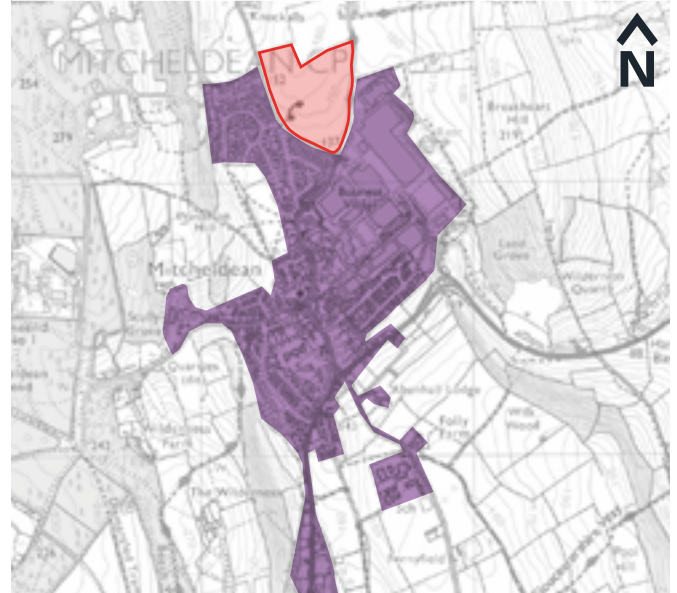


The 1954-1955 map shows how the settlement experienced growth at the crossroads of Stenders Road, Stars Pitch and High Street. The growth was stimulated by the factory of British Acoustic Films, which moved to Mitcheldean in 1940 as a result of World War II. The company moved from London as a result of Government policy to move key businesses out of London. After the war, the parent company 'the Rank Organisation' began manufacturing cinema equipment in Mitcheldean, including the development of sound recording and reproduction equipment, and silent cameras and projectors. This later became the Xerox Employment Site.

1972-1992



Modern day



The settlement expanded significantly during the 1960s and 1970s as shown on the 1972-1992 map. The Xerox Employment Site was enlarged considerably, notably in the early 1970s when farmland to the north east was levelled for the construction of workshops, which dominated the settlement's appearance as well as its economic and social life. At its peak, Xerox employed nearly 5,000 people, which led to the development of several housing estates.

During the mid 1980s and late 1990s there was a reduction of employment at Xerox. Further reductions during the early 2000s meant that much of the employment site had been vacated by Xerox. Today, the Xerox site has become a major business park in the area known as the Vantage Point Business Village. It offers a variety of office and industrial accommodation.

A number of constraints, such as topography and the surrounding landscape character, has limited the outward expansion of the settlement of Mitcheldean. The modern day map shows how the rate of development has slowed down dramatically since the 1980s. However, areas of development to the northern parts of Mitcheldean extends the settlement around the east and the west of the Site.

Chapter Three

3.13 SETTLEMENT PATTERN AND ARCHITECTURAL CONTEXT

Mitcheldean is set within a valley with land rising to the east and west of the settlement.

The village originally grew in a linear shaped settlement pattern, however, it became slightly more nucleated in form over time with development spreading the settlement to the east and west.

The Vantage Point Business Village lies within the north eastern and eastern parts of Mitcheldean, and exhibits a much coarser urban grain in comparison to the rest of the village.

The setting and landform of the settlement act as constraints to the outward development of the village.

This statement has undertaken an assessment of various housing areas within Mitcheldean which have informed the design and layout of the proposed development. Figure 3.12 shows the Character Areas analysed.

Character Area C



Character Area B

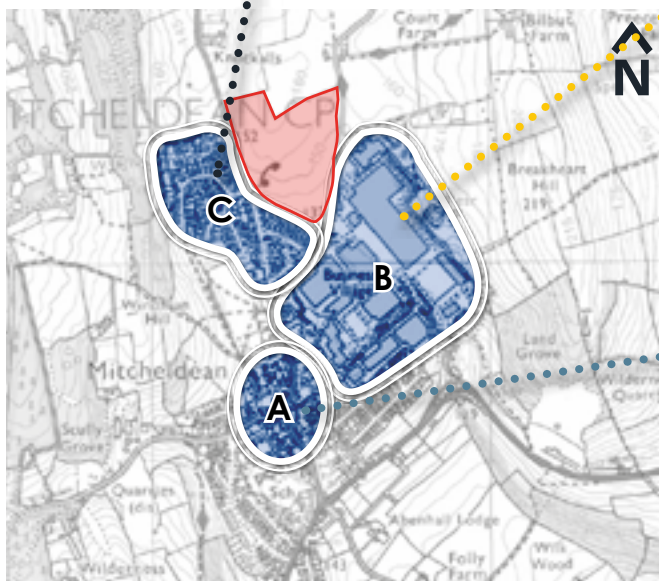
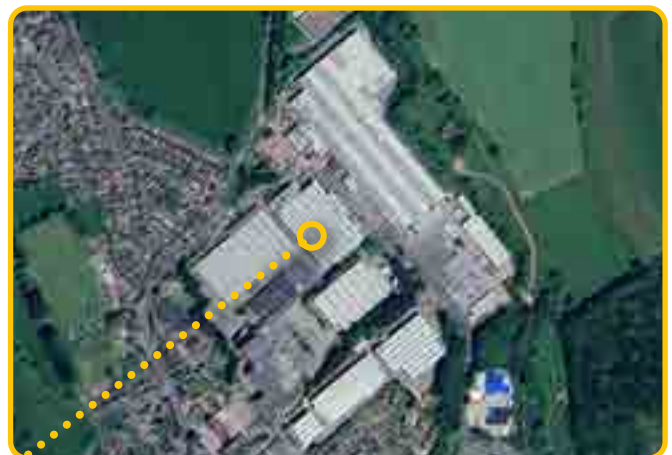


Figure 3.12 | Assessed Character Areas.

Character Area A

Character Area A: Historic Core

The historic core of Mitcheldean is centred on the main routes that pass through the village. This area is designated as a Conservation Area and there are a number of individual buildings of distinctive character, including some medieval buildings.

Some of the more recently constructed buildings within the Historic Core create a negative impact on the Listed Buildings located within this area.

Facing Brickwork/Façade

Many of the Listed buildings are constructed of timber frame and stone with render. The majority of properties within this area have rendered facades or painted brickwork, in white or cream colours. There are some buildings with red brick as the facing material however this is not the predominant building material in this area.

Roofing

The majority of the buildings in the centre of Mitcheldean display slate roofs. Other roof materials consist of plain tiles in grey colours.

Boundary Treatment

The older buildings tend to be set to the backs of pavements, with newer infill buildings set back behind green spaces/front gardens. Where buildings are set behind front gardens, boundaries are not defined and tend to be open. In areas where there are no boundaries, sometimes these are marked with a change in surface material.

There are some stone walls marking boundaries in a range of heights.

Streetscape

The streetscape is formed of 2 to 3 storey terraced building forms set to the backs of pavements.

There is a mix of uses in the Historic Core, these include commercial, residential and non-residential uses such as places of worship and community uses.

Vehicular routes through this area widen to cater for on-street parking.



Chapter Three

Character Area B:

Vantage Point Business Village

This Character Area consists of commercial uses such as offices/light industrial/warehousing accommodation and is the largest employment area in Mitcheldean. The building footprints are significantly larger than those found in the surrounding residential areas.

Facing Brickwork/ Façade

The predominant facing material found within this character area is brick in shades of red and/or orange.

Roofing

Most warehouse buildings have metal industrial roofs. Older factory buildings exhibit red/brown tile roofs.

Boundary Treatment

Metal railings, wire mesh and gates are used to define industrial property boundaries.

Streetscape

The large commercial use building footprints are interspersed with large areas of car parking. There are some grass verges and areas of woodland planting breaking up the built form.



Character Area C: Carisbrook Road/Ross Road

This Character Area comprises suburban semi-detached, detached homes and bungalows dating from the 1960s and 1970s. Buildings are located on curvilinear roads leading off Carisbrook Road and Ross Road often ending in cul-de-sacs.

The northern extents of the Character Area comprise properties constructed in the 2000s. These are mostly semi detached homes and short terraces.

Facing Brickwork/ Façade

The buildings located within Character Area C display orange/red and red/brown mottled brick shades, coupled with some use of timber weatherboarding or tile hanging.

Roofing

Roofs are generally constructed using concrete tiles in grey and brown shades. The roof pitches generally run parallel to the street, although some properties are orientated so the gable faces the street,.

Boundary Treatment

Most boundaries are marked by low brick walls and hedges. There are also buildings with no boundary treatments.

Streetscape

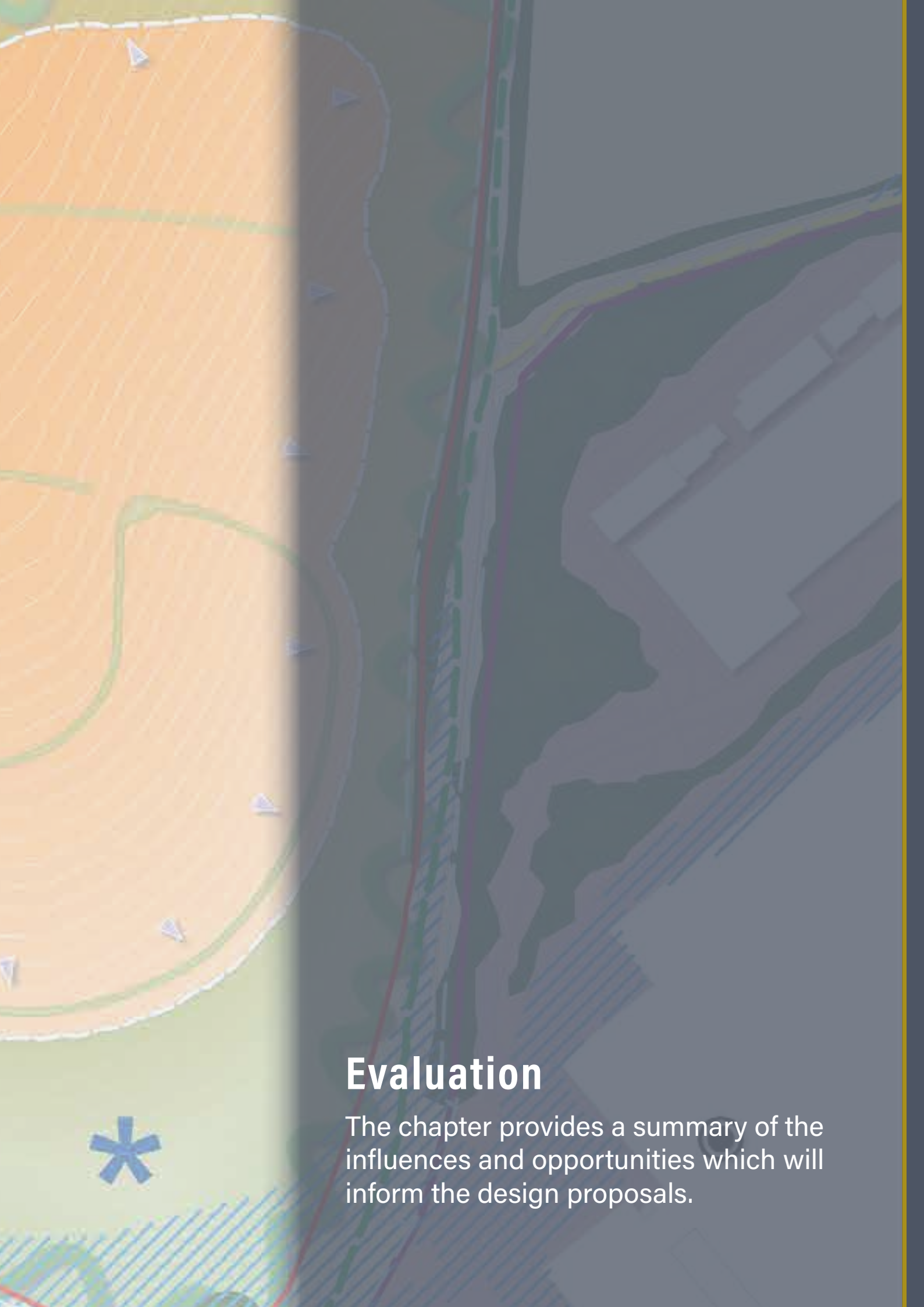
The streetscape is fairly consistent throughout the street, with properties set back behind front gardens. The use of materials also adds uniformity to the streetscene. A combined use of bungalows, 2½ and 2 storey homes creates a degree of contrast.

Parking is accommodated on-plot in side garages and driveways.



Chapter Four





Evaluation

The chapter provides a summary of the influences and opportunities which will inform the design proposals.

Chapter Four

4.1 CONSULTATION

Gladman has engaged in a process of community consultation, which has informed the evolution of the proposals for the Site.

A postcard was delivered to local residents living in close proximity to the Site and interested parties, for their information.

Full details of the consultation and information present, which includes the consultation boards, are set out in the Statement of Community Involvement (SCI) accompanying the planning application. The boards are online and can be viewed here: www.your-views.co.uk/mitcheldean



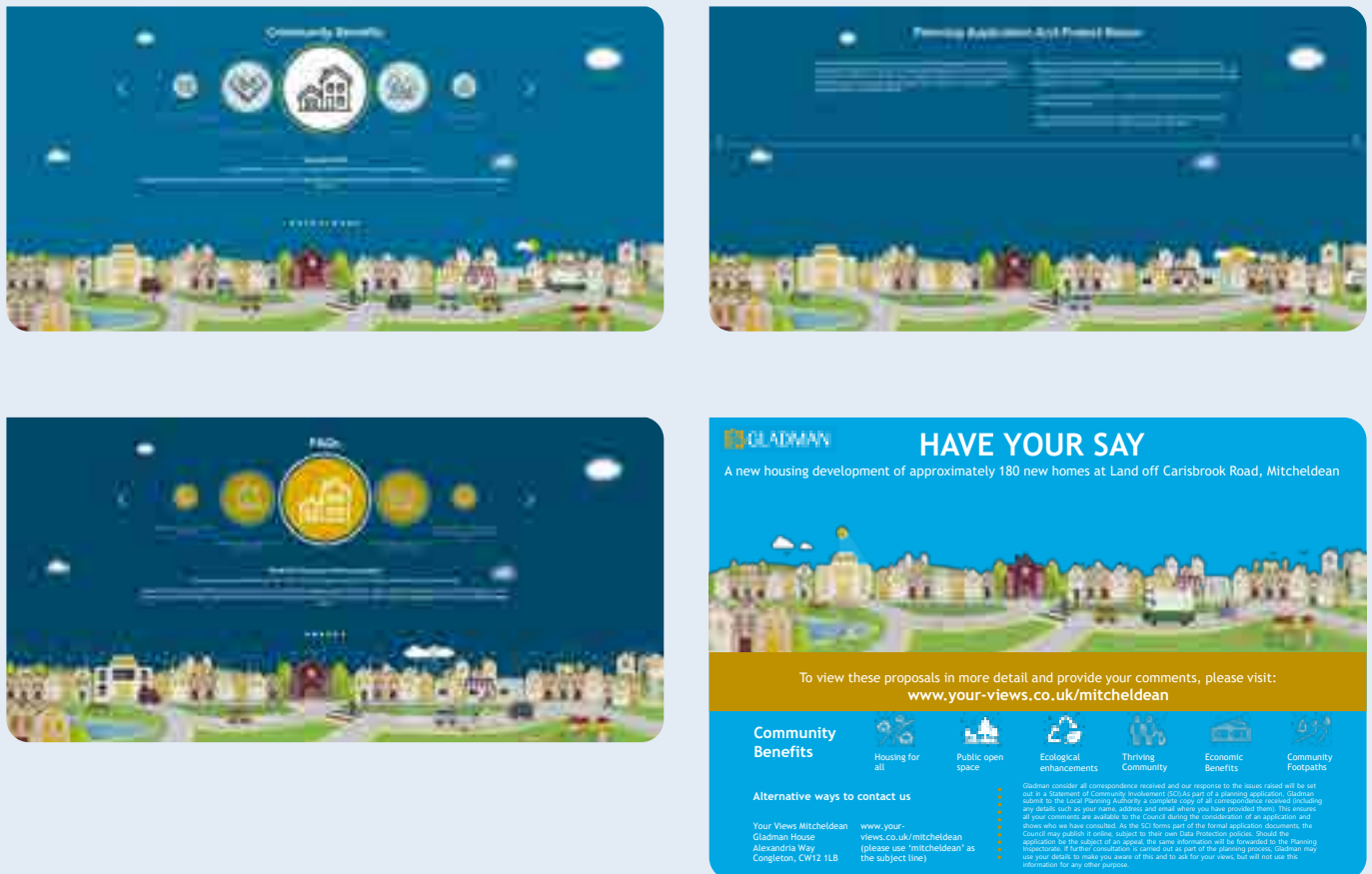


Figure 4.1 | The consultation website is available to view online and a consultation postcard was delivered to local residents living in close proximity to the Site and interested parties.

4.2 SITE INFLUENCES AND OPPORTUNITIES

The Influences and Opportunities Plan represents a summary of the key influences and opportunities that should be considered in the design of the masterplan proposals, as identified in the preceding sections. In summary these are as follows:

Existing settlement edge

The existing properties to the west of Ross Road and Carisbrook Road present an influence which should be carefully considered to ensure the proposed development stitches into the existing urban fabric. The scale of the development and proposed structural landscaping will need to respect the settlement edge location of the Site.

Rural Edge

The existing northern boundary of the Site is currently defined by hedgerows and two TPO trees. These landscape features should be retained and the boundary should be heavily planted with robust new woodland planting to filter views of the new development to form an attractive, wooded settlement edge.

This will embed the new homes into the edge of the village and provide a definitive boundary to the wider countryside.

Ross Road/Carisbrook Road (B4224) frontage

Ross Road/Carisbrook Road B4224 forms one of the main approaches into Mitcheldean from the north, and therefore the treatment of the boundary along the road should be carefully considered. There are existing trees and tree groups which lie along the eastern Site boundaries. These should be retained and strengthened where appropriate. Furthermore, the new homes should be set back an appropriate distance from the Site frontage to allow for a linear strip of public open space to be incorporated.

Ecology

The boundary hedgerows, trees and tree groups provide suitable habitat for foraging bats, nesting birds, small mammals and invertebrates which need to be taken into consideration. Setting back the new homes behind new areas of proposed public open space and landscaping will deliver ecological and biodiversity benefits.

Sustainable Drainage Systems

Any increase in surface water flooding should be dealt with on-site through the inclusion of a sustainable drainage system (SuDS). The new feature will be located in the lower part of the Site and form an integral part of the development's green infrastructure and be designed to maximise landscape and biodiversity benefits.

Topography

The Site comprises an area of domed farmland which indents into the northern edge of Mitcheldean. The new neighbourhood will be visible in middle distance views from the surrounding areas, however it will be seen in the context of existing development in Mitcheldean. The internal road layout should follow contour lines and grass verges along internal roads should be introduced to soften the built form and provide a backdrop for the new homes.

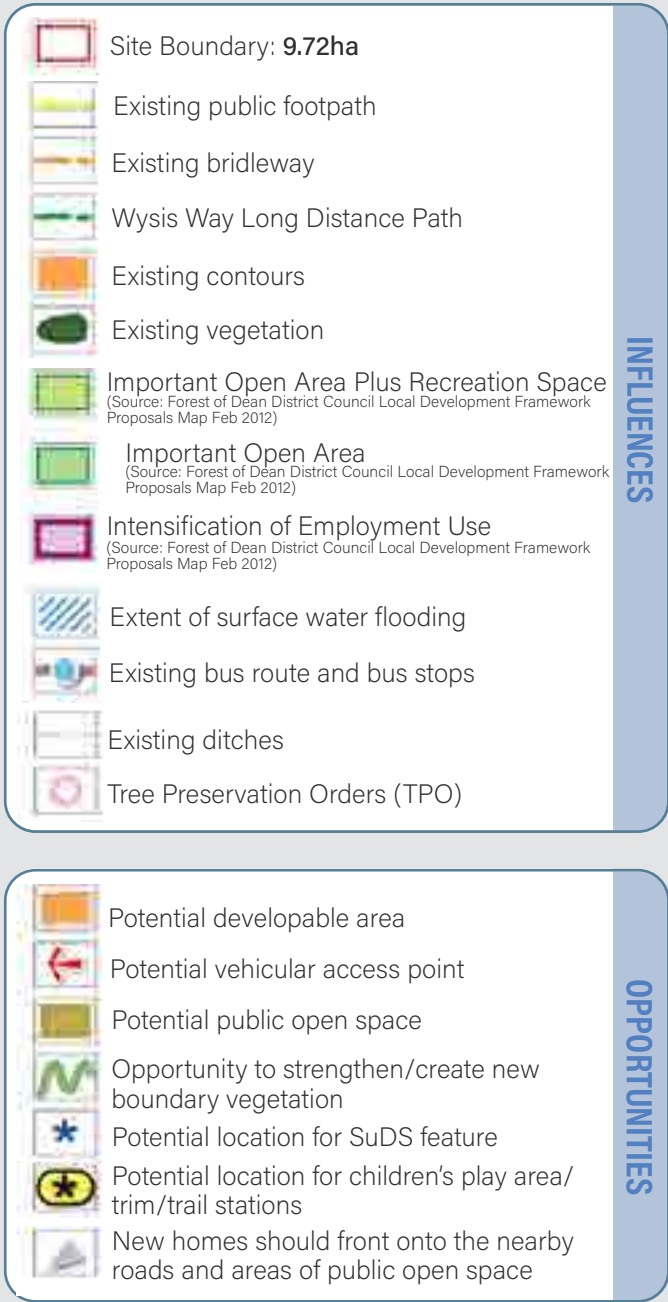


Figure 4.2 | Opportunities and Influences Plan.



Opportunity to locate grass verges alongside internal streets to soften the built form.

Retention of green space at the boundaries of the site to provide contiguous habitat with the roadside verges

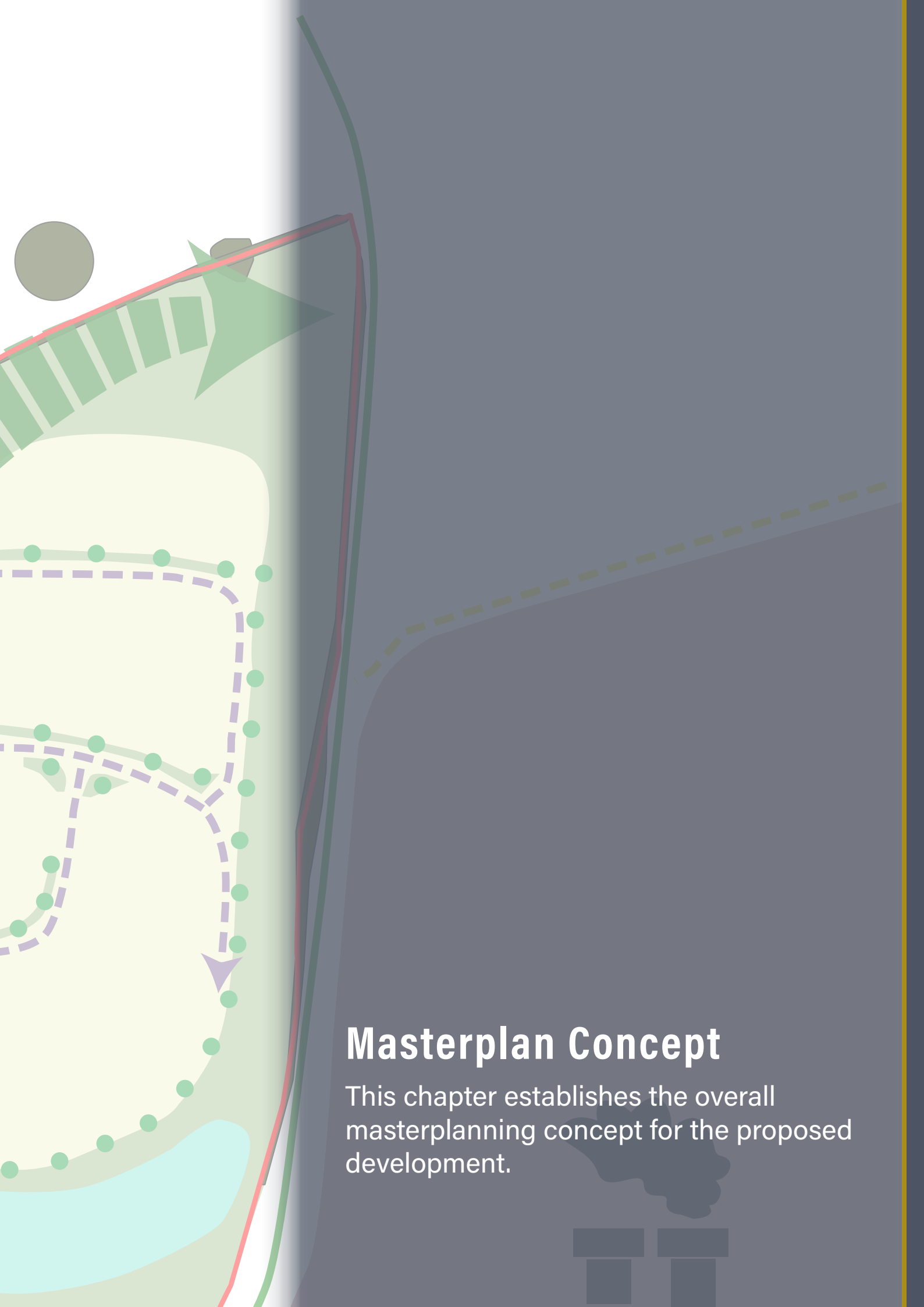
Potential vehicular access point

Potential location for children's play area (and 20m offset from nearest habitable building)

Sustainable Drainage Systems (SuDS) to be located to take advantage of the natural contours of the Site, and will form part of the landscaped frontage to the new development. This feature will be designed to manage surface water run-off and enhance the Site's ecological value

Chapter Five





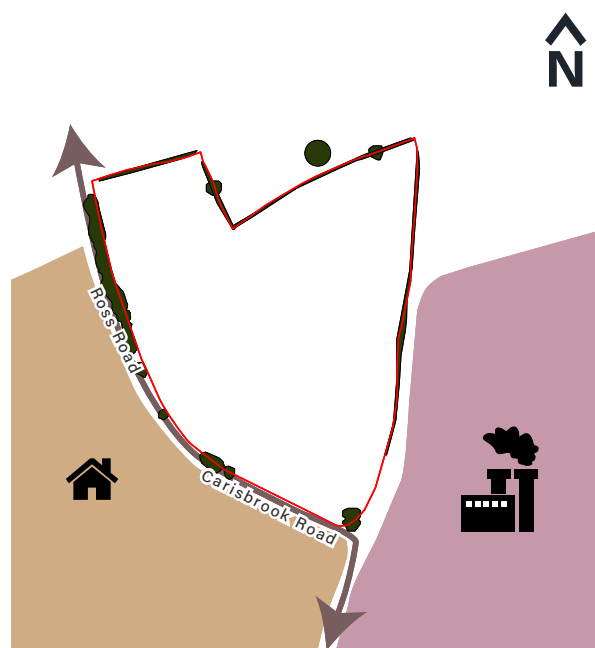
Masterplan Concept

This chapter establishes the overall masterplanning concept for the proposed development.

Figure 5.1 | *Layout and Design Principles*

1. A logical location for new homes

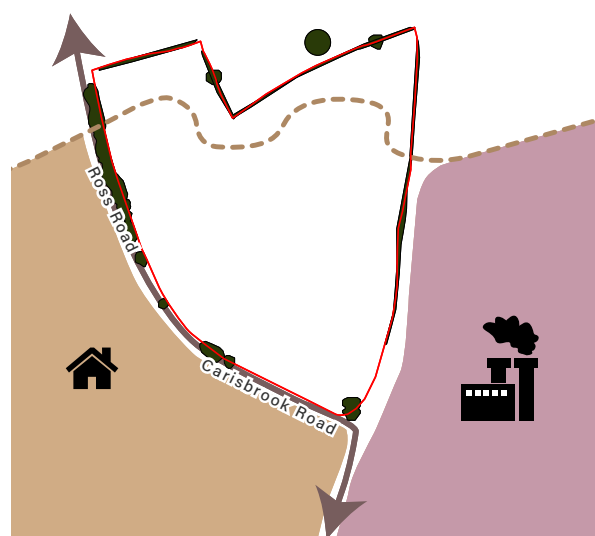
The triangular shaped Site indents into the existing settlement edge of Mitcheldean. The Site can be seen to sit within a sustainable location where it will benefit from its close proximity to the existing public transport network and existing facilities within Mitcheldean.



2. Existing settlement edge and topography

As mentioned, the Site lies adjacent to the existing settlement edges. The new homes will be set back from the northern boundary and will align with the existing housing on Lining Wood (road) to the west.

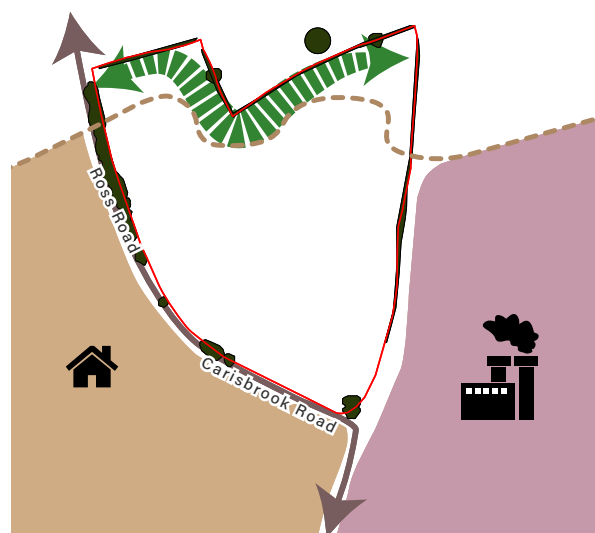
The layout of the new development has been strongly influenced by the topography of the Site, ensuring that an achievable and robust proposal is created. The higher points of the Site will remain undeveloped.



3. Rural edge treatment

The northern boundary is currently defined by hedgerows and two TPO trees. The opportunity exists to incorporate new woodland planting along this boundary to form a new, robust green edge to the settlement. The new landscaping would also filter views of the new homes, and help the proposals assimilate into the existing landscape fabric.

The new homes should also be set back from the Site boundaries to reduce light-spill as far as possible and maintain dark corridors for bats along key flight paths in the north of the Site.



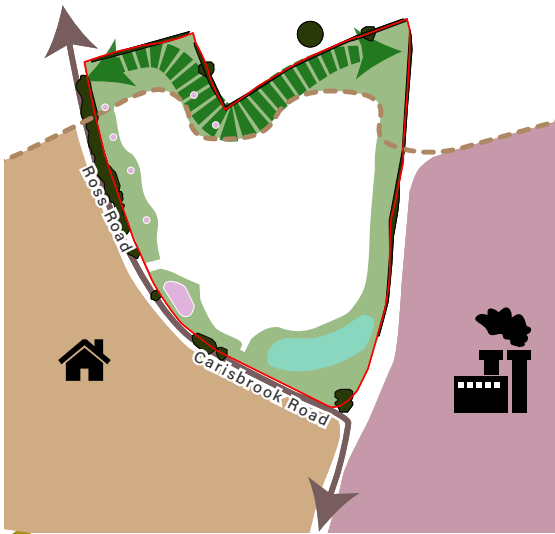
4. Public open space and green infrastructure

Public open space and green infrastructure will be strategically located around the Site. The new homes will be set back from Ross Road, Carisbrook Road and the extension of Bradley Court Road to ensure existing trees and hedgerows can be retained and incorporated within green corridors. This approach will help to maintain wildlife corridors within the Site and its boundaries, and will retain existing habitats.

The Site will include the creation of habitats such as species rich grassland, enhancement of hedgerows and new tree and hedgerow planting.

New areas of public open space will include a children's play area (combined LEAP and LAP), trim trail stations and areas for informal recreation, such as walking and picnicking.

Finally, in the southern part of the Site at its lowest point, a SuDS basin will be provided to manage the flow of surface water run off from the new homes. It will be designed as an attractive landscape and ecological feature that will offer space for new habitats.

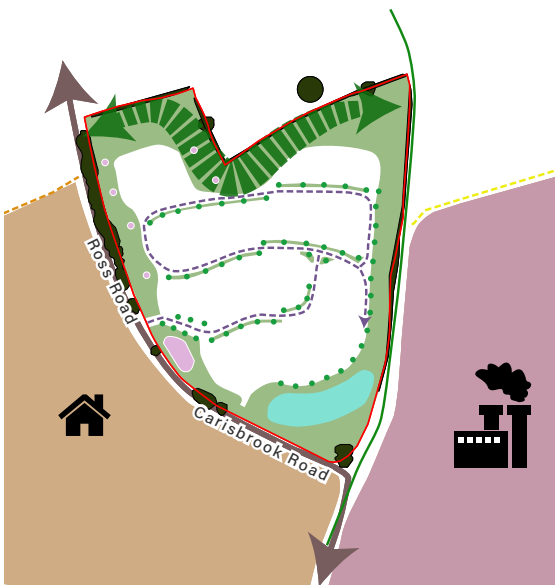


5. Movement

The proposed vehicular access is to be taken from Ross Road. The main streets will be tree-lined, forming a verdant character through the new neighbourhood.

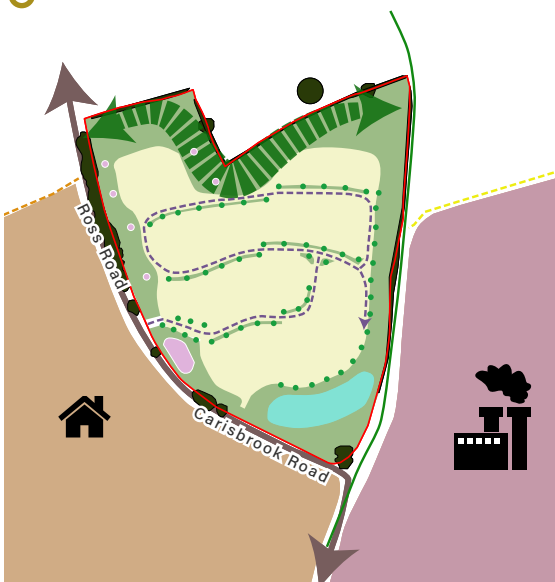
As previously mentioned, the topography will have a strong influence on the masterplan. The level changes found within the Site have influenced the layout of the internal streets.

Grass verges with street trees along the main streets will break up the residential parcels and soften the built form in views from the neighbouring residential areas.



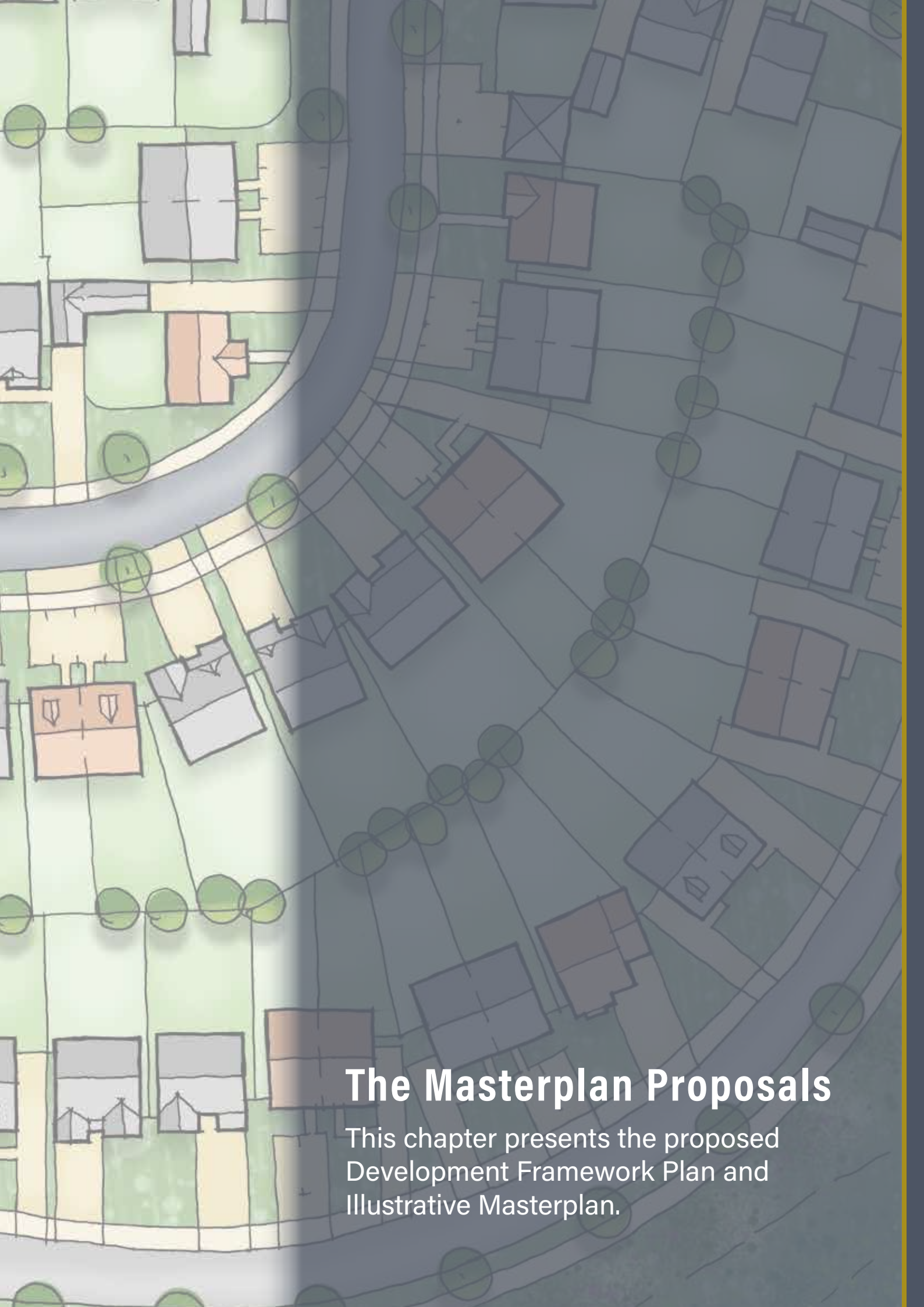
6. New Homes

The design principles discussed in this section have informed the proposed location for the new homes, which ensures that the masterplan respond well to the Site's influences. An important design principle with regards to the siting of new homes is that the proposals form an outward looking development. This will ensure that the approach to Mitcheldean is met by an attractive, well-designed new neighbourhood. Furthermore, it encourages passive surveillance around the Site's areas of open space, and makes these areas more attractive and safe to use.



Chapter Six





The Masterplan Proposals

This chapter presents the proposed Development Framework Plan and Illustrative Masterplan.

6.1 Development Framework Plan

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with Mitcheldean and the surrounding context, and an assessment of planning and design policy. This has resulted in the Development Framework Plan (Figure 6.1) that seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Plan shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

The layout of the new development has been strongly influenced by the topography of the Site, ensuring that an achievable and robust proposal is created. The higher points of the Site will remain free from development. Public open space located in these areas will be supplemented with new woodland, tree and hedgerow planting, resulting in distinctive and well-defined green space.

Vision – A Placemaking Approach .

- Provide up to 180 dwellings, offering a range of dwelling types and tenures, (including policy compliant affordable dwellings).
- Creation of a high quality, sustainable new neighbourhood that integrates successfully with the existing urban fabric, forming a logical extension to Mitcheldean and a sensitive transition to the countryside beyond.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure, and a place where people want to live.
- To promote active lifestyles and a sense of wellbeing through the provision of new public open space that includes new landscaping, an equipped children's play area, trim trail stations and new recreational routes.
- Create an area of Mitcheldean which reflects the local vernacular and architectural heritage, to build a sense of place and identity.
- Supplement the existing attractive landscaped backdrop of the Site, to create a neighbourhood that is defined by its new open spaces and landscaping.
- Maintain ecological features and habitat connectivity across the Site and enhance the biodiversity of the Site.
- The lower parts of the Site will be used to locate the attenuation basin which will control the flow of surface water during periods of heavy and persistent rainfall.



Site Boundary: **9.72ha**



Proposed residential development: **5.32ha (Up to 180 homes @ 34dph)**



Proposed public open space

DEVELOPMENT



Vehicular access point



Proposed primary street



Proposed secondary streets and lanes



Proposed recreational routes



Proposed pedestrian/cycle links



Existing public footpath



Existing bridleway



Wysis Way Long Distance Path



Existing bus route and bus stops

MOVEMENT & INFRASTRUCTURE



Existing vegetation



Existing ditches



Proposed new landscaping



Proposed location for children's play area



Proposed location for SuDS feature

GREEN INFRASTRUCTURE



Important Open Area Plus Recreation Space *



Important Open Area *



Intensification of Employment Use *

*(Source: Forest of Dean District Council Local Development Framework Proposals Map Feb 2012)

SURROUNDING FEATURES



Figure 6.1 | Development Framework Plan.

6.2 THE ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan (Figure 6.2), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general layout and design principles that will be adopted through the development of the Site.

The Illustrative Masterplan provides for **up to 180 new homes (including 40% affordable homes)**. The new homes will be set within a **strong green infrastructure framework**, with public open space that **enhances the settlement edge** and **integrates with the existing landscape framework**.

The layout has been **sensitively designed**, with the extent of development aligning with the existing housing to the west. A **green corridor** has been proposed along the Site's northern edge to set the new homes behind a swathe of attractively landscaped public open space. **New woodland** planting along the northern Site boundary will form a new, robust green edge to Mitcheldean. The **new landscaping** would also filter views of the new homes, and help the proposals assimilate into the existing landscape fabric.

The **attractively landscaped areas of public open space** will create opportunities for **formal and informal recreation** for new and existing residents alike, with the creation of a new combined LEAP and LAP, trim trail stations and recreational routes will which link into the existing footway network.

Grass verges with street trees will line the primary streets to create a **verdant character** through the new neighbourhood.

Overall, the open spaces include **new habitats for wildlife**, providing space for ecological enhancement. These new habitats include **wildflower planting, new trees and hedgerows, woodland planting and an appropriately planted attenuation basin**.



The Masterplan Proposals

	Site Boundary		Wysis Way Long Distance Path
	Proposed new homes		Existing vegetation
	Proposed shared focal space		Proposed new landscaping
	Proposed tree-lined main street		Proposed locations for trim trail stations
	Proposed secondary street	①	Proposed vehicular and pedestrian access point
	Proposed lanes and private drives	②	Proposed pedestrian/cycle link
	Proposed recreational routes	③	Proposed location for SuDS feature
	Existing public footpath	④	Proposed location for pumping station
	Existing bridleway	⑤	Proposed location for children's play area



Figure 6.2 | Illustrative Masterplan.

6.3 CHARACTER AREAS



Figure 6.3: Character Areas Plan.

CA1: CARRISBROOK ROAD/ROSS ROAD APPROACH

Located along the western and south western boundaries of the Site, CA1 will become an important interface between the proposed new homes and the approach into Mitcheldean from the north.

The new homes will be set back from the road frontage behind a linear swathe of public open space.

The proposed new homes will contain a mix of semi-detached and detached dwellings and will be limited to a maximum of 2 storeys in height, to reflect the existing character along Ross Road and Carisbrook Road.

Red brick will be the primary facing materials within CA1, which is also reflective of the local vernacular. A combined use of red, mottled red/brown brick shades, forest stone, forest stone cladding and white/cream colour render to mark key buildings, or architectural features will also be used to add interest and variety to the streetscene.

Roof types will be predominantly pitched roofs with some front facing gables to add variation. Roof materials will be mainly grey artificial slate tiles with some brown/dark red tiles.

Boundary treatments for the new homes will be generally low rise garden walls or hedges.



Figure 6.4 | Character Area 1.

Landscape Strategy:

The trees and tree groups along Ross Road and Carisbrook will be retained and strengthened to retain the character of the approach into Mitcheldean. A linear swathe of open space will be incorporated along the road frontages, which will contain areas for new wildflower meadows. This will complement the strengthened vegetation and create an attractive ecotone. A portion of the new recreational route and trim trail stations will run through this public open space. A new play area will be located at the frontage with Ross Road/Carisbrook Road close to the access point. A SuDS basin will be located at the lowest point of the Site. The attenuation basin will form an integral part of the frontage open space and will be sown with species rich grassland flora tolerant of periodic damp conditions.

KEY CHARACTERISTICS	KEY PLANTING TYPES
▪ New homes set back to provide a landscaped frontage. This will create an attractive setting for the new homes and minimise the impact on the visual amenity of neighbouring properties. ▪ New hedge/thicket planting to strengthen the existing trees/tree groups. ▪ Attenuation basin to be sown with species rich grassland flora. ▪ Wildflower meadow to complement and create ecotone.	▪ Focal trees ▪ Standard native tree planting ▪ Amenity grassland along paths ▪ Wildflower grassland ▪ Native thicket and shrub planting

CA2: THE RURAL EDGE

CA2 is made up of the new homes at the higher parts of the Site which overlook the adjacent countryside to the north, and therefore requires a sensitive approach to the design and layout of the new homes, gardens, and landscape.

CA2 will comprise a lower density form of development, with generally detached or appropriately designed semi-detached homes overlooking the peripheral open spaces and the countryside beyond. The new homes in CA2 will be limited to 2 storeys in height.

As the current settlement edge is made up of properties which exhibit red or mottled red/ brown brick shades, it is prudent to continue this characteristic and ensure that the properties which lie within CA2 follow this feature. A limited use of white/cream render and forest stone to mark key buildings is appropriate.

Similar to CA1, roof types will be pitched with mainly grey artificial slate tiles with some use of brown/dark red tiles.

Boundary treatments for the new homes will be primarily low rise hedges, with properties set back behind larger front gardens.

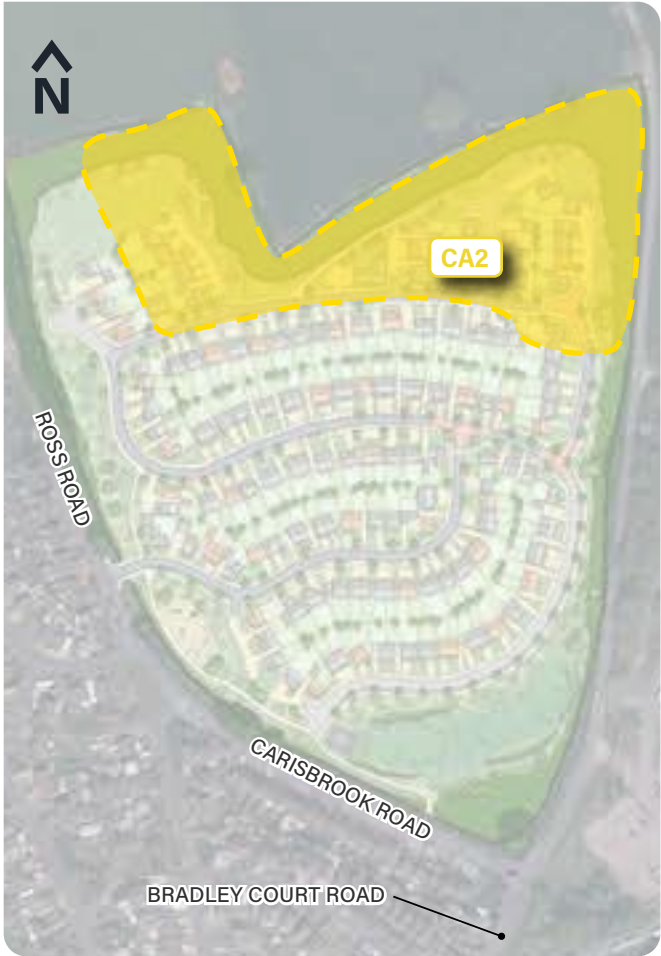


Figure 6.5 | Character Area 2.

Landscape Strategy:

Substantial woodland and wildflower planting will be proposed along the northern Site boundary, with new homes set back from the highest point of the Site behind public open space. Areas of new wildflower planting, tree planting and amenity grassland will be designed to increase the ecological value of the Site and create new habitats. A sensitive lighting strategy will be designed to reduce light-spill as far as possible and maintain dark corridors for bats along key flight paths in the north of the Site.

A new recreational route will be incorporated within the public open space, with new trim trail stations proposed along this route.

The existing hedgerows and two TPO trees that define the Site boundary will be retained and protected within the new proposed planting.

KEY CHARACTERISTICS	KEY PLANTING TYPES
- Swathe of open space located in the northern part of the Site. - Woodland belt alongside the northern edge of the Site to provide a robust and attractive landscaped edge to the new neighbourhood and village. - New areas of wildflower meadows and tree planting. - Retention of existing vegetation along the Site’s boundaries.	- Focal trees - Standard native tree planting - Amenity grassland - Wildflower grassland - Native thicket and shrub planting

CA3: INTERNAL NEIGHBOURHOOD

CA3 forms the rest of the built development, comprising the internal areas of the new neighbourhood.

The new homes should reflect the existing surrounding neighbourhood. Therefore, the homes located in CA3 will comprise mainly semi-detached and detached typologies at a similar density to the existing homes found to the west of the Site.

Building materials will be a combined use of red and mottled red/brown brick shades, with forest stone. White/cream render will be used to mark key buildings.

Roof types will comprise a combination of pitched roofs with some protruding gables to provide variation within the Character Area. Roof materials will be a mix of grey artificial slate tiles and brown/dark red clay tiles.

Boundary treatments will consist of a mix of changes in materials between private and public spaces, low rise vegetation and brick walls.



Figure 6.6 | Character Area 3.

Landscape Strategy:

The landscaping within CA3 will generally consist of grass verges, incidental areas of open space, and street trees alongside one side of the carriageway. This will break up the residential parcels in views from the neighbouring areas and soften the built form.

Street trees will be of an appropriate size to provide a strong sense of presence within the street scene. They will also provide habitat and foraging opportunities for local wildlife, as well as improving air quality and providing shade to the footways and plot frontages.

KEY CHARACTERISTICS	KEY PLANTING TYPES
- Street tree planting along one side of carriageway. - Grass verges and incidental open space. - Verdant character presented along streetscene.	- Focal trees - Standard native tree planting - Amenity grassland along paths

6.4 USE AND AMOUNT

Residential Development Area - Up to 180 new homes (5.32hectares)

The development proposed a net residential development area of 5.32hectares (ha), providing up to 180 new homes. The average net density for the new neighbourhood will be 34 dwellings per hectare (dph).

The housing mix will be determined at the reserved matters stage, but it is expected to include a range of house types, sizes and tenures. A proportion of the homes will be affordable and these will be fully integrated within the market housing and be of a type and size that meets local needs.

Green Infrastructure - 4.36 hectares

Approximately 45% of the Site will be retained as green spaces for the benefit of people and wildlife.

- **Public Open Space - 3.49 hectares:** The retention and enhancement of the existing landscape framework, and the provision of public open space will integrate the proposal into the fabric of the settlement and into the wider landscape. New recreational footways will be also included within the open spaces to allow for informal recreation. New tree, woodland and thicket planting, grass margins and wildflower meadows will be incorporated within the areas of public open space. These will be incorporated within a green corridor around the periphery of the Site incorporating existing landscape features of note to maintain wildlife corridors for foraging opportunities.
- **Children's Play Facilities - 0.11ha in total:** A new children's play area (a combined Locally Equipped Area for Play (LEAP) and Local Area for Play (LAP)) will be located at the Site's Carisbrook Road and Ross Road frontage and will incorporate natural play features. Trim trail stations will also be located along the new circular recreational route.
- **Sustainable Drainage Feature (SuDS) - 0.41ha:** Provision of a SuDS feature in the lower parts of the Site to manage excess surface water run-off. The attenuation basin will also be designed to create new habitats for wildlife and contribute to the setting of the new homes.

The Forest of Dean Core Strategy does not provide up to date standards, so the quantities listed in the Fields in Trust's Guidance for Outdoor Sport and Play Beyond the Six Acre Standard will apply.

The typologies catered for on site and their associated standards are as follows:

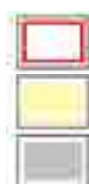
Typology	Quantity Guideline (ha/1000 population)	Requirement for development of 180 homes	On-site provision
Parks and Gardens	0.80	0.35ha	4.36ha (including 0.41ha of SuDS)
Amenity Green Space	0.60	0.26	
Natural and Semi-Natural	1.80	0.78	
Equipped/ designated play areas	0.25	0.11	0.11ha

A development of 10-200 homes requires a Locally Equipped Area for Play (LEAP) and Local Area for Play (LAP).

Given the above standards, the Site requires 1.5ha of open space and equipped/designated play areas, based on an average of 2.4 persons per dwelling. Therefore, the provision of 4.36ha of green infrastructure exceeds this standard.



Figure 6.7 | Land Use Plan.



Site Boundary: **9.72ha**

Residential Area: **5.32ha (58%)**
Up to 180 homes @ 34dph

Remaining Infrastructure: **0.04ha**

Green Infrastructure: **4.36ha (41%)**



Public Open Space: **3.84ha**

Children's Play Area (LEAP/LAP
& trim trail stations): **0.11ha**

SuDS Basin: **0.41ha**

6.5 BUILDING HEIGHTS

The new dwellings will be no more than 2 storeys in height. This reflects the existing buildings within the vicinity of the Site and will help to visually integrate the development into its urban context. This will be of a scale, quality and design that respects and complements the existing character of the area.



6.6 Density

Policy CSP.5 - Housing (Core Strategy) states that new housing sites will be required to achieve a density that is appropriate to their surroundings.

The development proposals achieve an average density of 34 dwellings per hectare, which achieves an efficient use of the Site, whilst providing a balanced approach to the provision of green infrastructure. In general terms, the density of development will graduate from higher densities along the primary street to lower densities towards the peripheral areas. When combined with landscape and building form, this will assist in providing different areas of recognisable character.

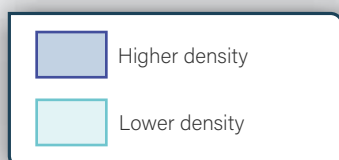


Figure 6.8 | Density Plan.

Chapter Seven





Access, Movement & Parking

This chapter illustrates the proposed access and movement strategy for vehicular and non-vehicular movements. It also outlines the parking strategy.

7.1 VEHICULAR ACCESS

The Site's vehicular access will be in the form of a priority controlled T-junction taken from Ross Road. The detailed design of the layout will be in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

7.2 PEDESTRIAN ACCESS

The proposed vehicular access point from Ross Road will accommodate footways to either side of the carriageway.

A 3m wide shared footway and cycleway connection will also be provided onto Carisbrook Road. The exact details are subject to reserved matters, however it should align with the existing pedestrian route connecting Carisbrook Road to Deansway Road.

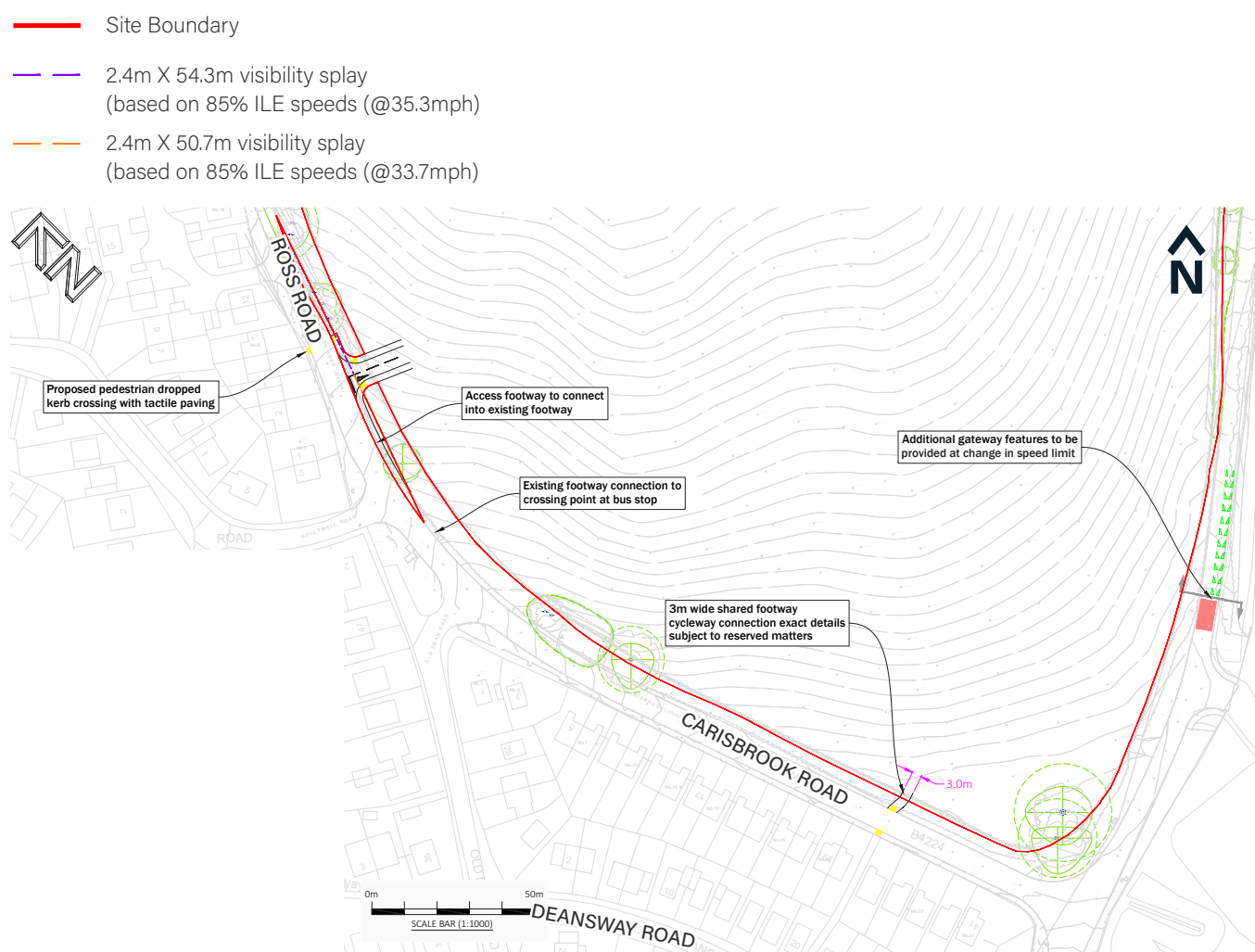


Figure 7.1 | *Proposed Vehicular and Pedestrian Access Strategy.*

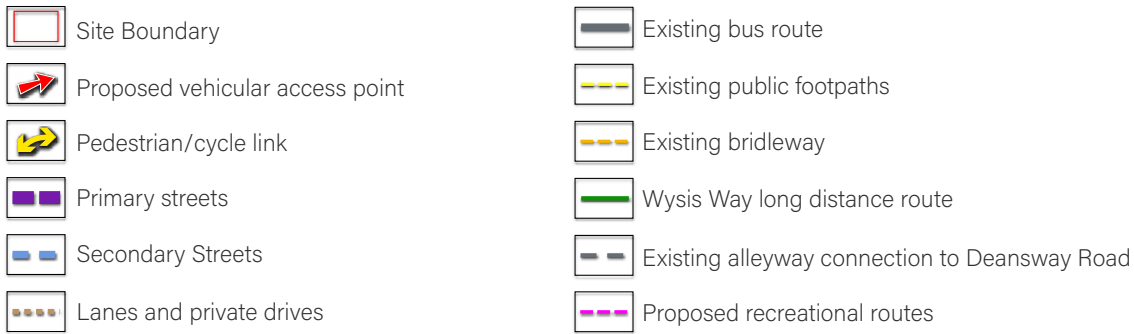


Figure 7.2: Connections and Street Hierarchy.

7.3 CAR PARKING

The Mitcheldean Neighbourhood Development Plan states that sufficient parking should be available within a development to ensure that environmental and safety problems do not occur in the surrounding area as a result of overflow parking generated from the development. It states that new residential development should provide a minimum of two parking spaces per property plus visitor parking provision.

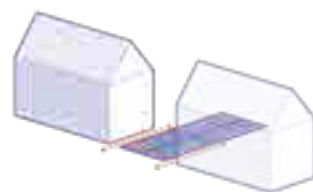
The parking facilities should be integrated within the overall design of the development so that they are easy, safe and attractive to use, and so that parking in inappropriate areas is deterred.



Parking Mews.



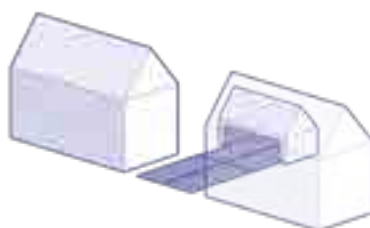
Perpendicular Bay Parking.



Driveway.



Car Port.



Driveway and Garage.



Integral Garage.

Figure 7.3 | Examples of Parking Typologies.



Driveway and garage.



Perpendicular bay parking.



Parallel parking.



Parking mews/parking court.



Integral garage.



Car port.

Chapter Eight





Green Infrastructure & Biodiversity

This chapter illustrates the proposed green infrastructure provision and summarises the approach to promoting biodiversity.

Chapter Eight

8.1 GREEN AND BLUE INFRASTRUCTURE STRATEGY

The overall design strategy for the green infrastructure is as follows:

Retained vegetation: The Site's existing hedgerows trees and tree groups can be retained in their entirety.

Ecology: The masterplan seeks to preserve existing opportunities for bats by buffering and strengthening linear corridors through additional woodland and tree planting. Extensive woodland planting along the northern boundary should shield the existing hedgerow, provide improved foraging opportunities for bats crossing the Site, and increased woody planting is proposed on currently unvegetated boundaries. A sensitive lighting strategy will also be essential to avoid impacts on bats.

Woodland belt: A new woodland belt will be provided along the Site's northern boundary, which will provide a robust and attractive landscaped edge to the new neighbourhood and Mitcheldean.

Landscaped frontage: A landscaped frontage will be provided adjoining the highways to provide an attractive setting for the new homes and minimise the impact on the visual amenity of the existing neighbouring homes.

Wildflower planting: New wildflower meadows will be provided around the peripheral parts of the Site, which will contribute to the development's rural setting, whilst also creating new habitat for wildlife.

Street trees: Street trees will be incorporated along one side of the proposed internal streets to contribute to creating a verdant character throughout the neighbourhood and soften the built form when viewed from the surrounding areas.

Sustainable Drainage Systems (SuDS): To mitigate surface water run off as a result of the proposed development, a new SuDS feature in the form of an attenuation basin has been carefully designed and sited in the lower part of the Site. Whilst the SuDS basin is primarily to manage surface water run off, it will also form a key landscape and ecological feature on the Site, and will form a new habitat for wildlife.

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA). A drainage basin is proposed in the southern part of the Site. The drainage basin will provide storage to attenuate the balance of water required to restrict surface water discharge to greenfield rates for a 1 in 100 year plus climate change event.

Key Landscape Objectives

The green infrastructure proposals have been developed to provide a range of typologies, with consideration to the following:

- Retention of all the Site's existing landscape features of note, to ensure there is no significant impact on the wider green infrastructure network, in line with Policy CSP.1 of the Core Strategy.
- To contribute to biodiversity net gains by the connection of existing habitats through the provision of a new hedgerows and tree belts, along with the provision of species-rich wildflower meadows.
- Provision of an attenuation basin to manage surface water run off from the proposed development, in line with Policy CSP.2 of the Core Strategy.
- Provide space for children to play and for people to relax in attractively landscaped areas of public open space, which is in accordance with Policy CSP.9 of the Core Strategy.
- Provision of public open space in the peripheral areas of the Site, which will be attractively landscaped and will form an appropriate transition between the built edge of the settlement and the adjacent countryside.



Figure 8.1 | Green/Blue Infrastructure Plan.

8.2 OPEN SPACE AND PLAY STRATEGY

The masterplan proposals have been designed to accommodate good sized areas of public open space that offer social, leisure and recreational opportunities within easy reach of all of the proposed new homes on the Site. The range of open spaces will create places where people can meet each other to provide opportunities for social interaction, therefore, helping to improve public health by encouraging physical activity and helping to tackle those affected by loneliness and isolation.

The amount of open space provided has been discussed in section 6.4, which shows how the provision is in accordance with the standards of the Fields in Trust guidance. A distribution of the different open space typologies is shown on the Open Space Typologies Plan (Figure 8.2).

The future maintenance and management of the open spaces will be secured for the long-term via a planning obligation using an appropriate public body or private management company.



Figure 8.2 | Open Space Typologies Plan.

Children's Play Areas and Trim Trail Stations

The green infrastructure proposals include a Locally Equipped Area for Play (LEAP) and Local Area for Play (LAP) in the open space close to the Site's access point on Ross Road, which will be appropriately overlooked by the new homes. Trim trail stations are also proposed along the new circular recreational route.

The play facilities will comprise timber play equipment and natural play features such as logs, boulders and earth formations.

The play area will be designed to offer disabled children the same play opportunities as other children.



Figure 8.3 | Children's Play Area - combined LEAP and LAP.

8.3 ECOLOGY AND BIODIVERSITY

Biodiversity objectives for the Site, and specifically provision of new green infrastructure, have been developed with consideration to:

- Maintain and enhance the nature conservation value of retained habitats.
- Mitigate any identified adverse effects of the development on the flora and fauna of the Site and its immediate environs, particularly horseshoe bats.
- Create and maintain new habitats and improve green infrastructure for the benefit of bats and other wildlife.

The Site is dominated by a single agricultural field with narrow field margins, of limited ecological interest. The main habitats of ecological value are the native hedgerows (some of which are species-rich) and trees bounding the Site. These habitats are used by multiple species of bat, including several rarer species, and activity by greater and lesser horseshoe bats is suspected to be linked to the nearby Wye Valley and Forest of Dean Bat Sites SAC. There is also potential for nesting birds and individual grass snake. In the absence of any mitigation measures, the proposed development of the Site would have the potential to result in adverse effects significant up to the Local level, though impacts on horseshoe bats could be more significant.



However, with the implementation of a sensitive development design which retains, buffers and enhances boundary habitats at the Site, precautionary working measures and sensitive lighting strategy, it is anticipated that the development would not result in any residual significant adverse effects. Implementation of the proposed public open space and landscaping will deliver ecological and biodiversity benefits, including delivery of 10% biodiversity net gain on-site.

Any mitigation and enhancement measures proposed could be readily secured through appropriate planning conditions, all of which could be enshrined within a Construction and Environmental Management Plan (CEMP), Landscape and Ecology Management Plan (LEMP), detailed landscaping scheme and detailed lighting strategy. Based on successful implementation of these measures, the scheme is anticipated to accord with all relevant nature conservation legislation, as well as with the provisions of the Forest of Dean Core Strategy.



Chapter Nine





Building for a Healthy Life

This chapter assesses the masterplan proposals utilising Building for a Healthy Life principles.

Chapter Nine

Introduction

Healthy placemaking has become an increasingly important matter, and arguably more so since the COVID-19 Pandemic. Well-designed places will encourage regular exercise in daily life, make it easier to walk and cycle to local services, facilities and work, and allow people to have a greater understanding of their natural environment, all of which can help support a greater sense of wellbeing.

The Building for a Healthy Life (BHL) design tool also places a strong emphasis on active travel and it is important to note that Active Travel England, a Government body tasked with helping to deliver walking, wheeling and cycling infrastructure on all large developments, is now a statutory consultee on all planning applications for developments exceeding 150 homes. Therefore, the following BHL assessment also highlights how the proposed development has maximised opportunities for good active travel design.

Using BHL design tool, the assessment on the following pages demonstrates how the proposals for the Site have been shaped to create a place that maximises benefits for people and nature.



INTEGRATED NEIGHBOURHOODS			
Natural Connections	✓ The access proposals will provide a vehicular connection onto Ross Road, as well as a new pedestrian footway from within the Site, connecting to the existing footway along Ross Road/Carisbrook Road. ✓ The principles of ‘filtered permeability’ are achieved whereby the private drives/lanes create pleasant, low traffic links to the new footways and recreational routes running through the development’s peripheral green spaces.. These will then connect into the existing footway network. ✓ A connected network of green spaces connect provide new habitats, facilitate connections between existing wildlife corridors and contribute to the ecological value of the Site.		
Walking, cycling and public transport	✓ The primary street is designed to accommodate a pedestrian footway along both sides of the carriageway. ✓ Footways along the development’s streets will provide a connected pedestrian network. ✓ All of the new homes are located within walking distance of the existing bus stop on Ross Road.		

Facilities and services	✓ The design of the green spaces has been carefully considered to be multi-functional, with the provision of a children's play area, trim trail stations, new woodland and meadow planting, and areas of open, green space in order to provide points of community activity.	
Homes for everyone	✓ At the detailed design stage, the new homes and streets will be designed so it is difficult to determine the tenure of properties through the architectural and landscape treatment. ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a balanced community. ✓ Affordable homes are to be distributed across the Site. ✓ Innovative designs for homes will to allow home working to reflect working from home trends.	
DISTINCTIVE PLACES		
Making the most of what's there	✓ A thorough understanding of the Site has been gained by site visits and desktop research in order to understand the local area, and to understand how the Site's existing features can be positively and appropriately incorporated into the design proposals. ✓ Existing features, such as the existing vegetation and the settlement's existing building line, will be used as "anchor features" to inform and shape the design proposals to ensure a considered neighbourhood is proposed. ✓ The SuDS feature forms a key and integral part of the green/blue infrastructure, delivering both landscape and ecological enhancements. ✓ Existing habitats are to be protected and enhanced. New habitats are to be created.	
A memorable character	✓ The DAS demonstrates how three character areas can be created to form the basis for a memorable new neighbourhood which is rooted in place. ✓ The DAS also outlines how the new homes will be designed to respect the local vernacular in the local area through choice of layout, building materials and detailing. ✓ The green spaces and the existing and new landscaping within them will create places with memorable character that assimilates into the existing landscape fabric. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. ✓ The DAS outlines how the public spaces will create the physical conditions for activity to happen, bringing the community to life.	

Well defined streets and spaces	✓ All the streets will benefit from having active frontages. ✓ The streets and spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, the homes will be designed with front doors facing the streets and green spaces. ✓ Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks.	
Easy to find your way around	✓ The primary street will be distinguishable from the more minor streets through the use of street tree planting and higher density development. ✓ The different character areas will add to the sequence and hierarchy of streets, creating variety and a sense of place that will help to guide movement around the development.	
STREETS FOR ALL		
Healthy streets	✓ At the detailed design stage, many of the streets will be designed to have shared surfaces and low design speeds to encourage more social interaction and street-life, bringing wider social benefits. ✓ At the detailed design stage, new and existing landscaping will provide layers that add sensory richness to the place – visual, scent and sound. ✓ The new homes will front the streets with active frontages that will provide natural surveillance to create the basis for a safe and secure new neighbourhood.	
Cycle and car parking	✓ The emphasis will be on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ The parking provision accords with the requirements set out by the Council.	
Green and blue infrastructure	✓ The development's connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ The proposals enable wildlife corridors to be connected along the northern boundary and peripheral areas of the Site. ✓ The network of connected, traffic-free routes running through the green spaces will encourage physical activity, social interaction and active travel. ✓ An attractively landscaped public open space with a woodland belt ensures an appropriate transition between the settlement edge and the adjacent countryside. ✓ The SuDS feature will capture and efficiently drain water close to where it falls. The feature will form an integral part of the development's green spaces to deliver both landscape and ecological benefits.	

Back of pavement, front of home	✓ At the detailed design stage, defensible spaces and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value and/or reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In suitable locations, the provision of deeper front garden spaces will create opportunities for social interaction.	
--	--	---



Chapter Ten





Conclusion

This chapter summarises the masterplan and design proposals applied at Land at Carisbrook Road, Mitcheldean.

Chapter Ten

This DAS has been prepared on behalf of Gladman in support of an outline planning application for up to 180 homes, including a vehicular access point, public open space, children's play area, trim trail stations, landscaping, drainage and associated works.

Gladman's carefully considered proposals will deliver the following:



A STRONG COMMUNITY



A carefully considered and sensitively designed new neighbourhood for up to 180 new homes that will be well-connected with the existing settlement edge of Mitcheldean.

HEALTH AND WELLBEING



A place that encourages healthy lifestyles through the provision of accessible green spaces that are within easy walking distance of all homes.

A RANGE OF HOMES



A range of house types, sizes and tenures to create a balanced community and allow for changes in needs and lifestyles.

ECONOMIC GROWTH



Economic growth of the local area through the construction of the new homes and support for existing and planned services and facilities.

A DESIRABLE PLACE



An attractive and desirable place to live, and for recreation and leisure that positively responds to the Site's existing landscape structure.

BIODIVERSITY



A range of spaces and landscaping that will deliver a range of biodiversity enhancements and ensure an appropriate transition between the settlement edge and the adjacent countryside.

DISTINCTIVE CHARACTER



A place that has its own distinctive character, but respects its assessed constraints, including the need to provide swathe of open space in the peripheral areas of the Site.

INTEGRATED DEVELOPMENT



A place with a clear street hierarchy, that makes it easy to move around.

ACTIVE TRAVEL



A high quality, functional and connected network of pedestrian routes, which tie into the existing pedestrian footway along Ross Road/Carisbrook Road, to promote active travel, encourage healthy lifestyle choices and potential to facilitate a link to the nearby Public Rights of Way network.



LAND AT CARISBROOK ROAD, MITCHELDEAN

Design & Access Statement | February 2025