

MICKLETON PARISH COUNCIL MINUTES

Minutes of the meeting of Mickleton Parish Council held on Wednesday 28 January 2026, in King George's Hall, at 7.00pm.

Mickleton Parish Council (MPC)
Gloucestershire County Council (GCC)
Cotswold District Council (CDC)

PRESENT:

Councillors Joanne Piper-Bourn (JPB), Chris Cottam (CC), Kevin Fletcher (KF), Jerry Arnall (JA) and Andy O'Neill (AON)
District Councillors Gina Blomefield (GB), Tom Stowe (TS) and the clerk, Elaine Fuoco-Lang (EFL), were also in attendance
Plus seven members of the public (including three members to be considered for co-option at item 02).

Business to be transacted:

01. To note the resignation of Councillor Emile Dodin
Noted by council.

02. To consider the co-option of:

a. Mike Brain

Mike Brain made a short presentation and council resolved to co-opt.

EFL

b. Phil Britt

Phil Britt made a short presentation and council resolved to co-opt.

EFL

c. Anna Scott

Anna Scott made a short presentation and council resolved to co-opt.

EFL

03. To sign the acceptance of office forms for co-opted councillors at item 02

Co-opted councillors signed the forms in the presence of the proper officer of the council (EFL).

EFL

04. To receive apologies for absence: apologies to be accepted/not accepted by council
County Councillor Tom Bradley (TB) gave his apologies.

05. Declarations of interest:

a. To make declarations of interest on the items on the agenda

CC and JA are members of Mickleton Against Inappropriate Development (MAID), but do not believe there is a conflict of interest for this agenda.

b. To consider any dispensation requests

None required.

06. To confirm the minutes:

a. of the parish council meeting held on 26 November 2025

Mickleton Parish Council

Initialed.....

It was RESOLVED to approve the minutes of the parish council meeting held on 26 November 2025 as a true and accurate record of that meeting, accepted and signed by the chairman.

EFL

b. of the extraordinary parish council meeting held on 07 January 2026

It was RESOLVED to approve the minutes of the parish council meeting held on 07 January 2026 as a true and accurate record of that meeting, accepted and signed by the chairman.

EFL

07. To receive the clerk's report

MATTERS ARISING

Website

The website now has photos and information for all councillors, I will be asking new councillors for the same in due course.

MB/PB/AS

Training

AON and co-opted councillors to identify training dates from the county association website, as per MPC's training policy.

AON/MB/PB/AS

Bus shelter lighting information has been sent to councillors, EFL awaiting a response. This has also raised with County Councillor TB regarding funding, and there is a possibility, so this will be on a future agenda.

JPB/CC/KF/JA/AON

The issue of overhanging trees at the community games area was chased with school, but to date MPC has received no response.

JPB/EFL

Training

JA: has booked the Being a better councillor 1 and 2 training in March.

EFL: cemetery-related training one course was refunded as it was not deemed relevant to MPC and the second has been delayed.

Thanks to GB for her help: there was some confusion regarding the ownership of the hedge alongside the community games area, which has now been cut. MPC was informed that Ground Solutions (Oak Grange estate management company), not Bromford, is responsible for the hedge.

The Local Council Award Scheme (LCAS) application has been submitted, which assesses councils against good governance/community leadership and council development. The results and panel feedback are to be given in April.

On 28 November 2025 the Chipping Campden Community Trust Trustees have agreed to fund £1,000 towards the painting of the equipment in the junior playing field.

Initialed.....

CLERK'S REPORT

Councillor Emile Dodin's resignation was reported to CDC and the vacancy advertised. No government electors came forward by the deadline of 7 January 2026. So Mickleton Parish Council may continue to fill this and other vacancies by co-option.

The clerk noted that MPC now has only three more councillor seats to fill.

The Ministry of Housing, Communities and Local Government has informed us of an increase in the Section 137 expenditure limit for parish and town councils in England for the 2026/2027 financial year. The new limit is £11.60 per elector, up from £11.10 in 2025/2026.

At the end of November the G3 defibrillator outside the King George's Hall was showing battery-related issues. MPC was advised not to replace the battery on these older machines, so this machine was replaced with the spare G5 machine which MPC had.

Community Games Area:

In December, the community games area was closed because of an incident regarding dogs which were left unattended in the facility. The incident was reported to the police. Leaves have been collected and moss has been removed. However, the moss removal was a greater cost as it could not be removed by the brushing machine but needed to be pressure washed. There will be further works in spring to treat area to prevent the moss from growing back. Works were approved by the chairman in line with financial regulation 5.15: £675 plus VAT.

Graffiti on the skatepark equipment has been removed by our contractor.

Two small areas of tarmac need filling, which will be done in the spring.

Christmas

Thanks to all involved in a successful carol concert £362.76 was collected and £362.00 was donated to the Chipping Campden Community Trust (CCCT). As CCCT wished us to donate via their website, this accepted donations of whole pounds only.

A reminder for councillors to please liaise re removal of tree lights on the plantation.

CC/KF

Since mid-December the BT app which transfers calls has been cutting people off, so calls are being forwarded direct to the clerk's mobile, not through app. This is not just an issue for MPC.

MPC held a public consultation on 07.01.26, and answers to questions from Newlands Homes were put on MPC's website.

MPC held a public consultation on 23.01.26 regarding item 12a, and an update was posted on MPC's website.

Remedial works were carried out on the new cemetery gate and memorial garden gate/fence, and gates will need treating in spring, which our contractor is happy to do.

Soil has been 'dumped' in the cemetery again. The most recent gravedigger to work in the cemetery removes excess soil, so MPC does not know who has done this.

Initialed.....

A broken slab at churchyard has been reported to the church and to our contractor to replace.

A hole in front of goalmouth in the junior playing field has been reported to the contractor: this can only be temporarily filled at present (once flooding subsides). It can be dug out, filled and returfed in March. The only other option is to tape off the post.

MPC has become aware that activity has taken place contrary to the council's risk assessment for this activity, specifically the requirement to undertake survey collection in pairs. The individual has been informed but no response has been received to date.

On Friday 23 January, at 4.50pm, MPC received an invitation from the head of CDC communications to contribute to correspondence that CDC will be sending to government ministers, in several government departments, with a deadline of the end of today (28 January) regarding the huge sense of anger and frustration that ordinary people within the district feel and are reporting to CDC about the housing target. MPC has submitted a short statement [Appendix A].

Some items that were circulated to councillors included:

CDC information on Long Term Empty Homes

CDC budget

Gloucestershire county council budget consultation 2026/2027

South Worcestershire Development Plan Review

Cotswolds National Landscape Management Plan 2025–2030

Ministry of Housing, Communities and Local Government launched a consultation on 18 December 2025 looking at how to reduce the prevalence of private estate management arrangements on new housing developments

Some additional items which were posted on MPC's website/Facebook page:

CDC is holding a Strengthening Communities event in KGH on 18 February, with various free activities

08. Finance:

- a. To receive the financial statement (signed by chairman)

Approved by council

EFL

- b. To approve payments (signed by two councillors and to note authorised signatory)

Appendix B

Approved by council

To note that JPB is the authorised signatory

JPB/EFL

- c. To note receipts (signed by two councillors)

Appendix B

Noted by council

EFL

Initialed.....

d. To note bank reconciliations (signed by two councillors):

i. 01.11.2025 to 30.11.2025

Noted by council

EFL

ii. 01.12.2025 to 31.12.2025

Noted by council

EFL

e. To note receipt of budget report: sent 06 January 2026

Noted by council

f. To note any unexplained variances regarding item e

PAYMENTS

Overspend:

Stationery/hardware: MPC purchased required items – accounts software/clerk mobile phone/Christmas lights.

Closed churchyard: MPC authorised required wall repairs.

Note: MPC had earmarked and general reserves to cover this spend.

Underspend:

s137/donations/grants: MPC received only two applications for grants this year.

RECEIPTS

Over budget:

Cemetery (current): relates to more than expected interments/prepurchased plots/exclusive right of burial transfers.

Under budget:

MUGA hire is lower than expected, this currently stands at £308.50.

NOTES:

S106 still needs to be spent: Community games area (to be discussed at item 20) and cycle rack installation.

09. To provide members of the public with the opportunity to comment on items in respect of the business on the agenda (maximum time 15 minutes and 5 minutes per person as per Standing Order 3 e–g). At the close of this item, members of the public will no longer be permitted to address the council.

Q1: A member of the public (MOP) queried if more houses are to be built in Mickleton should a list be put together of what the village wants?

JPB passed the question to CC who discussed s106 and informed the MPO that the village was asked where it would like the money spent and a list was sent to CDC. The list included school provision, traffic control and a replacement sports pavilion at the senior sports ground.

Initialed.....

Q2: A MOP mentioned traffic issues in the village.

Q3: A MOP mentioned a potential issue with a culvert. TS stated that he would touch on this in his report.

Q4: A MOP mentioned electronic surveys, highlighting that they mentioned this several years ago. JPB highlighted that a survey was conducted regarding the 20's plenty campaign. CC highlighted that there were also administrative control and data protection issues.

10. To receive a report from Gloucestershire County Council
No report given. JPB is to meet with TB next week regarding the latest accident on the Stratford Road bend at the corner with Page's Farm Shop. TB reports that he has agreement from officers for works to improve the visibility of the bend.

11. To receive a report from Cotswold District Council
GB reported the following:
Waste trucks: twenty-six Ubico trucks are to be replaced at a cost of over £7 million. Only one truck will be electric because of the nature of the district.
Catesby application [25/04010/OUT]: GB is happy to receive feedback on MPC's consultation regarding the Catesby application, and highlighted that this application is different as the applicants are not supplying the final product.
Potholes: Chipping Campden to Mickleton potholes are very poor, and GB will ask TB.
Neighbourhood development plan: GB would strongly recommend that MPC has a neighbourhood development plan.

TS reported the following:
Regulation 18: The consultation is complete. CDC received over 2,000 representations via the portal and over 1,000 by mail/email.
Waste fleet: CDC is likely to have £2 million extra in the budget, so the waste fleet is being purchased from internal funding rather than having to borrow the money.
Green bin licences: the cost of licences will be increasing.
CDC council tax: CDC is increasing its share of council tax to the maximum allowed.
Flooding: a lot of work was carried out 12 months ago, especially at the Broadway Road end of the village. However, the Granbrook Road end of the village was overwhelmed on Tuesday. An inspection is scheduled for the weekend.
Street signs: after 18 months, there are two new signs at Ballards Close.

Councillors asked questions including:
CC: Regulation 19: people do not trust that their comments will be taken notice of, so can we have Mickleton-level feedback?
TS: Does not know what legally has to be divulged, and will ask the lead officer.

MB: Does CDC have a housing or land supply?
TS: No. TS explained changes regarding the local plan due to government changes. CDC should have its new local plan in place by the end of this year.

MB: Has there been more flytipping because of increased cost of the green bin?
TS/GB: No. Commercial waste is more of a flytipping issue.

Initialed.....

12. To consider/ratify the following planning applications:

- a. To note receipt of 25/04010/OUT Outline planning application for the demolition of buildings and erection of up to 170 new dwellings, public open space, landscaping, sustainable drainage system (SuDS) and creation of associated vehicular access point to Broadway Road and other associated infrastructure. (Some matters reserved)*

Noted by council, and a response will be agreed at February's meeting.

- b. 26/00147/FUL Full Application for Erection of two-storey side extension with associated works. Demolition of garage at 15 Ballards Close

Agreed by council to submit a comment of no objection.

EFL

- c. To consider any urgent planning applications received since publication of the agenda

- i. 26/00109/FUL Full Application for Erection of a single storey link extension with installation of coffee serving hatch with associated works at Mickleton Hills Farm Furze Lane

Agreed by council to submit a comment of no objection.

EFL

- ii. 26/00204/LBC Listed Building Consent for Erection of a single storey link extension with installation of coffee serving hatch with associated works at Mickleton Hills Farm Furze Lane

Agreed by council to submit a comment of no objection.

EFL

- d. To receive an update on planning permissions/refusals

- 25/01946/FUL Full Application for Extension and alterations to existing dwelling at Darlings Barn, High Street, approved 16.12.2025
- 25/02692/LBC Redecoration of the exterior of the building at Butchers Arms, Chapel Lane, approved 2001.2026

- e. To note the submission of Mickleton Parish Council's views on the Cotswold District Council local plan

Noted by council, see Appendix C

13. Neighbourhood Development Plan

- a. To consider accepting an offer from a parishioner who will act on Mickleton Parish Council's behalf regarding gathering information in relation to a Neighbourhood Development Plan

It was confirmed that there is no cost to MPC at this stage.

Agreed by council

CC

- b. To note which councillor(s) will liaise with the parishioner and provide feedback to Mickleton Parish Council

CC at this stage and MB

CC/MB

14. To approve the Junior Playing Field mowing contract for 2026–2027

Council agreed quote A [£550 plus VAT].

EFL

15. To confirm payment of the clerk's membership of the Society of Local Council Clerks (SLCC) Confirmed by council £253, and this item is in the budget.

EFL

16. To set the precept requirement for 2026/2027

MPC agreed that the precept requirement for 2026/2027 is confirmed as £50,950, an increase of 12.44%, and will cost a Band D property approximately £51.20 for the year [the 2025/2026 Band D figure of £45.51 was read out in error at the meeting, as this figure is provided by CDC on its precept form].

As noted at November's meeting, £62,124.57 requires funding, so the remainder is from reserves.

AGREED BY COUNCIL

17. Councillors to sign the Councillor's Statement of Assurance (as agreed in the submission of the Local Council Award Scheme bronze award)

Signed by all councillors.

EFL

18. Policies to implement/amend:

a. Information Technology (IT)

Agreed by council to accept the amendments as circulated.

EFL

b. Media and Communications

Agreed by council.

EFL

19. To consider removing the requirement to update two defibrillator systems: removing the need to update the WebNos system (governance and support) but continuing to update The Circuit system (the national defibrillator network)

Agreed by council to just update The Circuit system.

EFL

20. To resolve to purchase a storage container (using s106 funds) to store equipment at the community games area

Majority five votes for the motion, with three abstentions.

Votes for quote A £1,370 (no VAT) will be ratified at February's meeting.

EFL

21. To resolve to set the date for the annual parish assembly

Council agreed to set the date for Wednesday 6 May.

JPB/EFL

22. To receive a report from the Climate Working Group

CC reported that because of planning-related issues there is no update, but he is aware that there is an update needed on the cycle racks.

CC

23. To receive a report regarding the Community Speed Watch (CSW) camera

Mickleton Parish Council

King's George's Hall, Chapel Lane, Mickleton, Chipping Campden, GL55 6SD

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Initialed.....

JPB reported that not as many letters were sent out by the police as repeat offenders receive a visit from the Police Community Support Officer.
Speeds have come down.

JPB apologised for lack of report it will be sent out.

JPB

24. To receive a report from the 20's plenty working group
Online survey: over 90% are for 20's plenty reduction in speed limit.
The results will be sent to GCC, but it will be a big project and will take years to implement.

JPB/KF

25. To note checks of the following:

- a. Junior Playing Field playground (weekly) 03.12.25, 13.12.25, 20.12.25, 29.12.25, 1x missing check, 14.01.2026, 1x late check 25.01.26.
- b. Games Area (weekly) 28.11.2025, 05.12.2025, not checked while facility was closed to the public, 05.01.2026, 12.01.2026, 16.01.2026, 25.01.2026.
- c. Churchyard and cemetery (fortnightly) 06.12.25, 22.12.25, 1x late check 13.01.26, 27.01.26.
- d. Defibrillators (monthly) not updated in December on Webnos and 1 x defibrillator not updated on The Circuit since end of December, but this is being queried with The Circuit as JA and EFL both see different information on the system.

26. To receive correspondence

The issue of mud on family grave was because a gravedigger had topped up grave and the wet weather made the grave muddy. No permission was sought, and the gravedigger, who is not employed by MPC but by the funeral director, has been asked not to do this. MPC has been advised that the grass should grow back through in the spring.

Query related to noise from the mobile sanitation unit Broadway Road, MOP was advised to call the number on unit or highways.

Regarding the exclusive right of burial transfer process, a grave owner wished to place on record that the current process is overly bureaucratic and outdated.

EFL explained that these are not Mickleton Parish Council's rules but legislation which MPC has to adhere to: the Local Authorities' Cemetery Order 1977. This was double-checked with the Institute of Cemetery and Crematorium Management (ICCM) who stated that it is a duty for a burial authority to maintain accurate records and a right to make charges. There is a defined legal process to go through to transfer or amend the EROB, and it cannot be circumvented.

Grant query: referred to MPC's grant policy.

Query regarding car parking on pavements: information given and signposted to police and the police community support officer.

27. To confirm the date for the next parish council meeting: 25 February 2026
Confirmed by council

Initialed.....

The chairman closed the meeting at 8.26pm

Signature of the chairman upon approval of the minutes

***PLEASE NOTE:**

12a 25/04010/OUT Outline planning application

This application is to be considered at the parish council's February's meeting. For January's meeting, it is only to note Mickleton Parish Council's receipt of the application. No further discussion on this item will be made at this meeting, but please do speak with your councillors before the meeting via email or after the meeting in person.

Mickleton Parish Council has published an article on its website, under the 'news' section, which has more information about the upcoming public consultation on 23 January 2026 at 7pm in King George's Hall.

Mickleton Parish Council advises you to submit your comments to Cotswold District Council, the planning authority, which makes the decision on this and all planning applications.

Appendix A

Invitation to contribute to correspondence with government

Mickleton Parish Council (MPC) is struggling to understand the rationale behind both the government's figure for an increase in house building and the subsequent CDC Planning Proposal based on that plan – that such a large number of homes are needed in the Cotswold District. MPC has now held four public consultations to allow villagers to express their own views about the four planning applications (1 now removed) that have assaulted the village over the last few months.

These consultations have shown conclusively that there is no demand for the volume of houses that the CDC revised Plan has allocated to Mickleton. There is some demand, but from no more than 20–30 people, and the majority of this is for 'affordable' housing, including from people who have had to leave the village they were born in on account of the high prices of the houses that have been built here over the last 10–15 years.

The vast majority of people who we have been speaking to are against further building in the village until such time as the infrastructure is in place to support it.

One of the major concerns is traffic flow which is already at a critical level through the village, as we lie on the main route into the Cotswolds from the north. Five roads lead into the village bringing traffic from Long Marston, Ilmington and Stratford in the north; Broad Marston to the Northwest; and Broadway, Chipping Campden and Hidcote to the south.

The traffic flow we already have is causing much distress in the village, and there is no easy way of improving the situation, as many of the buildings lining the road through the village are listed. Mickleton is already struggling to cope with the through traffic from large building developments in Warwickshire, just over a mile away, that have hugely increased traffic volumes through the village.

We find it unacceptable that we are being considered a Principal Settlement in the Cotswold District, as we do not have the facilities within the village to achieve this rating. The nearest meaningful centres of employment are around 10 miles away at Stratford and Evesham. We have no doctor or dentist surgeries, no post office, no supermarket, a poor bus service and no quick access to the railway system. Our Primary School is full, as is the Secondary School in Chipping Campden. Other amenities are already struggling to cope with the existing population. Ambulance, Fire and Police services are, at best, 30 minutes away. All this means is that the people of Mickleton have to rely on using their cars, How can anyone consider adding further population to a village that is already overstretched from overdevelopment without expansion of required infrastructure?

The government should understand that the Cotswolds is a special case in that much of the District is under National Landscape (AONB) protection, which means that any new housing must be squeezed into a very small area. This will completely alter the structure and contribution that villages such as Mickleton make to the beauty of our countryside, countryside which is actually producing the food the country needs.

Appendix B

MICKLETON PARISH COUNCIL			
December 2025 and January 2026			
NAME	AMOUNT	METHOD	
PAYMENTS			
December			
Clerk sim card – Dec	4.90	Direct debit	LG(FP)A 1963 s5
Games area sim card – Dec	4.40	Direct debit	LG(FP)A 1963 s5
BT broadband/phone – Dec	44.99	Direct debit	LG(FP)A 1963 s5
Microsoft 365 software – Dec	12.10	Direct debit	LGA 1972 s111
Lloyds bank charges	4.25	Direct debit	LGA 1972 s111
Nest pension – Dec payroll	196.48	Direct debit	LGA 1972 s112
National insurance/PAYE – Dec payroll	582.73	BACS	LGA 1972 s112
Clerk salary – Dec payroll including overtime	1803.98	Standing order	LGA 1972 s112
Smart ut Grounds maintenance – Dec	800.58	Standing order	Open Spaces Act 1906 ss9-10
Grundon Waste – Cemetery bin	53.71	Direct debit	LGA 1972 s214(2)
Hall hire Nov	34.00	BACS	LGA 1972 s134(4)
Clerk mobile	328.56	Debit card	LG(FP)A 1963 s5
Christmas banner	78.00	BACS	LGA 1972 s111
Smart Cut leaves games area	144.00	BACS	Open Spaces Act 1906 ss9-10
Police and Crime commissioner CSW letters	70.00	BACS	LGA 1972 s111
Plants for planters	40.30	LGA 1972 s111	Open Spaces Act 1906 ss9-10
January			
Clerk sim card – Jan	4.90	Direct debit	LG(FP)A 1963 s5
Games area sim card – Jan	4.40	Direct debit	LG(FP)A 1963 s5
BT broadband/phone – Jan	46.57	Direct debit	LG(FP)A 1963 s5
Microsoft 365 software – Jan	12.10	Direct debit	LGA 1972 s111
Lloyds bank charges	4.25	Direct debit	LGA 1972 s111
Nest pension – Jan payroll	174.57	Direct debit	LGA 1972 s112
*National insurance/PAYE – Jan payroll	478.12	BACS	LGA 1972 s112
*Clerk salary – Jan payroll	1638.31	Standing order	LGA 1972 s112
Smart Cut Grounds maintenance – Jan	800.58	Standing order	Open Spaces Act 1906 ss9-10

Initialed.....

Grundon Waste – Cemetery bin	74.41	Direct debit	LGA 1972 s214(2)
Bretforton Silver Band	130.00	BACS	LGA 1972 s111
Squab shredding	10.00	Debit card	LGA 1972 s111
*Mowing playing field	600.00	BACS	Open Spaces Act 1906 ss9-10
Scribe accounts	42.00	Direct debit	LGA 1972 s111
HP instant inks (free trial after printer purchase ended)	28.99	Direct debit	LGA 1972 s111
*Parish online website/email	442.80	Card	LGA1972 s142
*Police and Crime commissioner CSW letters	29.00	Direct debit	LGA 1972 s111
TOTAL	8723.98		
RECEIPTS			
Interest	55.85		
Cemetery fees	3590.00		
VAT refund	2351.86		
GCC mowing	280.00		
ICCM course refund	120.00		
TOTAL	6397.71		

* TO BE AUTHORISED AT THE MEETING

Appendix C

QUESTION 1 – PAGE 16 OF THE DOCUMENT

Scenario 3 is the most sensible proposal from a planning perspective because it allocates development at main service centres which offer a broad range of services and facilities, good transport links and close proximity to centres of employment. This in our opinion is a much better option than over developing our villages which do not offer the same level of facilities and infrastructure.

However, as Scenario 3 would only provide for 51% of the housing target and is unlikely to be accepted by the Planning Inspector then Scenario 5 would appear to be the most suitable alternative proposal. However, any development in principal and non-principal settlements should only be permitted if there is adequate infrastructure and services to support it and a road network within and surrounding the settlements which can cope with the extra traffic generated.

QUESTION 2 – PAGE 16 OF THE DOCUMENT

All proposed development must be sustainable. Under no circumstances should the Council consider locating development in unsustainable locations just to meet the Government housing target.

QUESTION 3 – PAGE 16 OF THE DOCUMENT

Initialed.....

Increasing the housing density beyond the current average for the Cotswold District is not likely to be acceptable on most sites due to the character of the towns and villages in the region and the need to protect the landscape and provide open spaces. We do not therefore support any increase in housing density other than in locations where this would not have a detrimental effect on the surrounding landscape and the nature and character of the settlement.

QUESTION 4 – PAGE 25 OF THE DOCUMENT

The response to this question relates purely to Mickleton.

In recent versions of the CDC Local Plan it was recommended that Mickleton should not expect more than 80 additional houses. This number was hugely exceeded by the three most recent developments at Cotswold Edge, Shepherds Fold and Oak Grange. The 2011-2031 Local Plan then concluded that due to environmental constraints and the size of the village, recent growth and lack of developable and deliverable land no further housing allocations would be made in Mickleton. The reasoning behind this has not changed.

There is now a proposal for 589 new houses in Mickleton which represents a 62% increase over current housing levels in the village. This would result in a population of around 3800 – an increase of 71% since 2021 (2021 census – 2217) and a massive 126% increase since 2011 (2011 census – 1677).

The proposed increase in housing would result in Mickleton having 1543 houses (see Table 2 in the Local Plan Review Document). Mickleton would therefore become the 6th largest of the 16 principal settlements in total housing – larger than Chipping Campden, Lechlade-on-Thames, South Cerney and Stow-on-the-Wold, all of which are served by far more services and amenities and have better infrastructure.

The overall sustainability chart contained in Table 14 (para 5.14) of the Settlement Role and Function Study (“SRFS”) gives Mickleton a score of 8.3 which puts Mickleton 14th out of the 16 principal settlements for overall sustainability. This means that Mickleton would have the largest divergence between low sustainability and high housing growth of all the principal settlements – clear evidence in our opinion that the proposed housing targets are not sustainable.

Furthermore, Mickleton’s sustainability score of 8.3 is based on inaccurate data and should in fact be even lower than this. In Table 9 (para 4.16) of the SRFS both a hospital and an FE College are more than 15 minutes away by car and a library is more than 5 minutes away by car. In Table 10 (para 4.20) of the SRFS an FE College is more than 15 minutes away by public transport.

In order to accommodate the proposed increase in housing, Mickleton would require a huge investment in infrastructure and facilities to bring it in line with other settlements of a similar size in the region. This would comprise as a minimum:

- A medical practice and pharmacy.
- Enlargement of primary school from 1 form entry to 2 form entry.
- Enlargement of secondary school at Chipping Campden.

Mickleton Parish Council

Initialed.....

- Upgrading of the water and sewerage infrastructure serving the village.
- Upgrading of the electricity supply.
- Improved cycleways through the village and connecting to the GreenWay at Long Marston so residents can cycle safely to Stratford-upon-Avon.
- A more regular bus service to Stratford-upon-Avon, Moreton-in-Marsh and Evesham. There is currently no public bus service to Evesham and no bus service to the nearest train station at Honeybourne.
- A new sports pavilion.

However there is one other fundamental issue which needs to be considered and that is the main road through Mickleton (B4632). Traffic flows through the village are already 500 vehicles an hour on average during the daytime (weekdays). Stratford-upon-Avon and Warwick District Councils are currently consulting on creating new settlements in Warwickshire and the Long Marston Airfield site between Meon Vale and Willicote has been identified as a preferred site for the development of up to 10000 new houses. If this goes ahead then these residents will need to use the B4632 through Mickleton in order to access the A46 and A44 going south/south-west which will increase the traffic through Mickleton considerably. Current estimates are that approximately 13% of traffic generated from the proposed Long Marston Airfield site will travel through Mickleton. The proposed increase in housing in Mickleton will simply add to the congestion.

The main road through Mickleton is restricted in many places to single file due to parked cars and has a number of bends. It is in a conservation area lined by many historic and Grade 2 listed buildings. It was never designed to cater for such a large volume of traffic. The proposed developments will cause congestion, damage to the environment and pose a safety risk, particularly for pedestrians and cyclists.

No developer is going to have the financial ability to improve the road network through the village so in our opinion this is a major barrier to the proposed development in the village.

The environmental effect on the village should also be considered. Mickleton is on the edge of the Cotswolds National Landscape with part of the village within it. The centre of the village is in a conservation area with many historic and Grade 2 listed properties. The village is clearly visible from surrounding higher ground within the National Landscape to the south and east. The proposed increase in housing would detrimentally affect the nature and character of the village and the visual impact of the village when viewed from the National Landscape.

Mickleton is a net exporter of working people and scores poorly on the sustainability chart for employment and economic activity (see SRFS Table 12). Indeed with an employment density of 139.5% the village is on the cusp of an even lower score than the one shown in the table. Development should be focused on settlements which have better access to places of work yet despite Mickleton being assessed as one of the worst principal settlements for employment sustainability it has been put forward as the 6th largest settlement for housing. This is yet further evidence that the targets are not sustainable.

QUESTION 5 – PAGE 32 OF THE DOCUMENT

When considering the Infrastructure Delivery Plan the Council should make a practical rather than a theoretical approach to available infrastructure. For example:

Mickleton Parish Council

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Initialed.....

- When considering public transport, how regular is the service and is it reliable? How practical is it for a resident to travel to a location by public transport (eg a doctors appointment) and then return home without having to wait a long time? Is there a public transport service to all nearby towns?
- Can cyclists use cycleways to access local amenities and services without having to cycle on busy roads?
- Is there good access to a hospital which has an A&E department? Having good access to a small cottage hospital which offers limited healthcare services is not a practical solution.
- How quickly can emergency services reach the settlement?
- Can the local roads cope with the increase in traffic or will they become very busy and congested? This requires an actual survey of live traffic on the road – not a theoretical desktop analysis which so often are totally inaccurate.
- Has the settlement actually suffered flooding, water pressure and sewerage issues, electricity outages in the past?
- Will all children in the settlement be able to attend their local primary school?

Also the Council must look at development proposals outside the Cotswolds region to assess what effect these might have on the infrastructure requirements within the region. For example, the proposed new settlement at Long Marston Airfield would significantly increase traffic through Mickleton as well as putting extra strain on services such as healthcare and education.

QUESTION 6 – PAGE 35 OF THE DOCUMENT

In general we agree with the vision and objectives. However this is subject to the following points;

- 1) The standard method calculation used by the Government to set the number of houses penalises areas with the biggest divergence between average house prices and average earnings. The impact on the CDC region is huge where employment opportunities are limited. Forcing such a large number of houses onto the region will benefit wealthy retirees and wealthy people looking to invest in Airbnb type properties. There will be minimal benefit for the greatest need which is affordable housing for local people and properties suitable for people of advancing years.
- 2) The vision must be matched with the provision of necessary infrastructure and services. For example you cannot encourage walking, cycling and public transport unless there are safe and practical routes to enable people to walk and cycle to reach nearby services and amenities. Residents will not use public transport unless the services are regular and reliable and enable them to access nearby services and amenities and return home again without a long wait.

Initialed.....

- 3) There should be a particular focus on the road network to ensure that the roads through and within the settlements do not become too busy, congested or dangerous. Realistic assessments should be made of the likely increase in traffic flow arising from new developments and the effect this could have on roads in and surrounding the settlements. Development should not be permitted if there is any risk of the roads becoming congested and/or dangerous.
- 4) Far greater pressure needs to be put on developers to actually build what has already been approved, and on owners who leave properties unoccupied.