Mickleton Parish Council

APPLICATION 26/02433/FUL – outline application for 85 dwellings on land north east of Mickleton

We refer to the above application for outline planning permission.

Mickleton Parish Council (MPC) wishes to object to this application. Further details of its objection are set out below.

Background

Previous application 25/01621/OUT relating to this site for outline planning permission for up to 120 dwellings was due to be considered by the Planning and Licensing Committee in September 2025 but was withdrawn by the applicant shortly before the hearing date.

However, the Case Officer's report for this application recommended that the application should be refused on various grounds which included the following:

- The proposed development would be a disproportionate increase in the size of the village to the detriment of its rural character.

- The limited services and facilities available in the village and the distance of the site from existing services and facilities meant that there would be a reliance on the car for daily activities and that therefore the development was not sustainable.

- The proposed development was a significant encroachment into an attractive area of open countryside which makes a positive contribution to the character and appearance of the area, the setting of the Cotswolds National Landscape and the rural setting of the village.

- The size of the development and the lack of transition between the built development and wider landscape and the degree of encroachment have a harmful urbanising impact on the locality to the detriment of the Cotswolds National Landscape and the village's rural setting.

- There is no direct connection from the site to the adopted highway and so there is no safe and suitable access to the development.

- The proposed development conflicts with the operation and use of the Heart of England Way.

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This revised application in respect of the same site as application 25/01621/OUT is now for 85 dwellings rather than 120, but, with the exception of that one change, no other significant alterations have been made to the proposals to address the objections raised in the Case Officer's report. In particular:

- No additional services and facilities will be provided so new residents would still be reliant on their car for daily activities. This will result in yet more traffic on the village roads.

- The proposed development is still high density with little green space and not appropriate for an edge of village development in a rural setting on the border of the Cotswolds National Landscape. It therefore still represents a significant encroachment into open countryside and the setting of the Cotswolds National Landscape.

- There is still a lack of transition between the built development and the wider landscape with only a small buffer of green land between the development and the edge of the village leading out to open countryside and the Cotswolds National Landscape.

- Furrow Way, which is the only access from the public highway, has not yet been adopted and so there would still be no direct access from the proposed development to the adopted highway. Furthermore, Furrow Way is an estate road serving the Shepherds Fold development and has a series of tight bends and many parked cars which reduce the road to single file. It cannot safely accommodate the extra 100 or so vehicles plus delivery and service vehicles which would be generated by an additional 85 dwellings. This access is also not suitable for construction vehicles which would pose a significant risk to existing residents, other road users and pedestrians during the site development.

- The Heart of England Way runs through the centre of the site and would be significantly impacted by construction vehicles during the development of the site and (once the development had been completed) by new residents occupying properties on the south side of the development.

Local Plan

The draft Local Plan 2026-2043 which is currently subject to a Regulation 19 consultation proposes a strategic site allocation for Mickleton of 1,238 houses and a non-strategic site allocation of 149 houses over the period of the Plan.

This target has not yet been approved and is subject to objection under the Regulation 19 consultation. However, it is very relevant to application 26/02433/FUL because even with a housing target as large as the one proposed for Mickleton in the Local Plan, the site which is currently proposed for development (designated a non-strategic site MK2B and MK2C in the Local Plan) was only allocated 40 dwellings. Furthermore, the Local Plan specified that:

- The built development on this site must be restricted to the south-western part of the site, adjacent to and integrated with the houses at Nursery Close.

- The remainder of the site must be retained and enhanced as green infrastructure providing a landscaped transition to open countryside and reinforcing the rural edge of the village.

The proposed development of 85 dwellings covers the entirety of sites MK2B and MK2C and does not comply with the requirements set out in the Local Plan.

It is quite clear from the approach which the planners have taken in the draft Local Plan that this site is considered to be much less sustainable for development than the many other sites put forward for development in the village. The fact that an application has now been submitted to develop it should not alter the assessment made by the planners in relation to its sustainability.

Conclusion

Application 26/02433/FUL fails to address many of the objections which were raised in the Case Officer's report for the original application 25/01621/OUT. Those objections, therefore, are still as relevant now as they were then and, consequently, the current development proposals still remain unsustainable.

The draft Local Plan covering the next 17 years clearly indicates that if development is to take place on the site then to be sustainable it must be restricted to 40 dwellings on only part of the site. The remainder of the site must be retained as green space.

The current proposals are for 85 dwellings across the entire site with little retained as green space. It would make no sense whatsoever to change policy for this site now and permit the development simply because the application has been submitted before the Local Plan comes into effect. This is especially the case because the proposed development does not address the objections raised by the Case Officer on the previous application.

Accordingly, this application should be refused.