

**MAID public meeting
30th July 2026
King George Hall, Mickleton
7pm**

Meeting notes

Present:

MAID Committee:
Andy Crump - Chair
Chris Cottam
Jerry Arnall
Hazel Pixley

Apologies:

Adrian Webb

In addition:

Rebecca Cotterell - Parish Council archivist
100+ Mickleton residents

Introduction

The Chairman thanked everybody for attending.

Andy noted that the documents which were published last Friday totalled 1,842 pages and there are a further 24 documents due on the 31st. As well as reading the documentation, both MAID and the Parish Council have done a lot of work including organising this meeting, writing to Councillors, writing, printing and delivering leaflet around the village (thanks for our volunteers for assistance) and sending out a press release

There are 3 Cotswold District Council meetings coming up very quickly, with the opportunity to ask questions. These are

- 3rd August, Overview and Scrutiny Committee
- 6th August Cabinet
- 12th August Full Council (to vote on approval of Local Plan prior to regulation 19 consultation between 24th August and 8th September)

There are 4 public exhibitions to be held, with our nearest ones being in Chipping Campden (22nd September 1pm to 7.30pm) and Moreton in Marsh (15th September 1pm to 7.30pm). Both MAID and the Parish Council will ask why a meeting is not being held in Mickleton.

Our housing allocation has increased substantially since the Regulation 18 “consultation”, where we were allocated 590 houses. MAID was shocked by the new proposals, being 1,238 houses, supplemented by 149 on non-strategic sites. Our western boundary will be stretched to join Weston Sub Edge parish boundary, and our northern boundary stretched further away from the village centre, with 919

dwelling proposed with additional access points to Stratford Road. 1,800 additional cars will converge onto this road, plus over 1,100 from the western edge of the village.

Our valid concerns raised in the Regulation 18 consultation have been completely ignored. There was a further call for sites following this and landowners willing to sell have come forward. There is now a total of 80 hectares to be built on, and Mickleton will have 5,000 residents, double that of our nearest town, Chipping Campden. Neither Mickleton Parish Council nor the residents have been notified or consulted about the new numbers. MAID is considering a legal challenge for this reason. The Parish Council have sent an email to Mike Evemy, leader of Cotswold District Council, with all CDC councillors copied in, stating that Mickleton residents feel betrayed.

There is a list of councillors on the MAID website, so that individuals can email them to let them know what we think.

It was noted that the road going through Mickleton is not listed as a tourist route, when clearly tourists heading from Stratford upon Avon to Chipping Campden/Broadway in particular will use this road.

There is also a lot of development on the border of Gloucestershire, very close to our village, being CODEX – 380 houses, and the planned Long Marston development of up to 10,700 houses.

One of our local councillors said that without a Local Plan it would be open season for speculative developers with no supporting infrastructure, but as Section 106 planning obligations and CIL payments are required as part of any planning approval, is that really the case? She also noted that 80% of the District is within the National Landscape and therefore protected.

The other said that the figure was a surprise by not totally unexpected, as CDC could not control the number of houses required to be built in the district. However, we note that they can control where they are built.

Our press release said that Mickleton is being treated as a disposal village, lacking infrastructure for major development which would transform its pleasant rural setting into a commuter dormitory of sprawling housing estates. 80 hectares of agricultural fields are being built on with 2,800 additional residents, swelling our population to around 5,000, larger than our nearest town of Chipping Campden.

One suggestion is that the non-strategic allocations totalling 149 houses should be scrapped as they are too far from the centre of the village and unnecessary given the huge strategic total. We also feel that there should be a further Regulation 18 consultation due to the significant increase in numbers.

It is noted that the road through Mickleton is not included on the map of tourist route, in spite of being the gateway between Stratford and Broadway/Chipping Campden.

There are other issues including:

- High car dependency due to poor public transport, lack of facilities and employment locally.
- Nearest hospital with A&E is over 20 miles away, and over-subscribed
- Poor access to Honeybourne station, combined with a lack of parking facilities

Heritage Assets

The Chair then introduced Rebecca Cotterell, Mickleton Archive and member of the Parish Council Neighbourhood Development Plan Steering Group.

Rebecca explained the significance of the network of culverts which is beneath Mickleton streets, the “Mickleton Civic Hydrological Complex and Webb Market Gardening Network”. This water management grid dates back to the 1700s and is still in use today. Rebecca is currently in the process of producing maps and finding evidence to support an application for a Non-Designated Heritage Asset application. This was due to go into the Neighbourhood Plan but is now being fast-tracked. If accepted, it will mean that any developer wishing to build in the village will need to consider how their development could affect these culverts. This will include possible damage by traffic and what water discharge there would be. The Parish Council can request an integrity review of load-bearing capacity for all development applications. All of this will add considerable cost to development. She noted that both of our local CDC councillors are aware of these culverts. She asked people to sign her petition to assist with the application. If passed, this NDHA can also be used in objections to developments in neighbouring counties which would increase the levels of traffic going through Mickleton.

The Parish Council have also sent Freedom of Information requests to both Cotswold District Council and Gloucestershire County Council asking to any information that they have relating to the culverts, going back over the last 50 years.

Rebecca also noted the large number of Grade 1 and 2 listed buildings in the village and said that individual house-owners of these can put in objections related to possible damage to these (traffic vibrations etc).

Chris Cottam explained that the Neighbourhood Plan will be specific to Mickleton. It cannot stop development as per the Local Plan, but it can influence what is built, where it is built and what it looks like. There will be further communication between the Parish Council and village residents over the coming weeks.

Questions/points from the floor

1 - Could a scheduled monument application be put in to cover the culverts?

A – Rebecca will look into this.

2 - Do we know what the Council are doing on Broadway Road? There were works a few weeks ago, and more are due in September.

A – it is understood that this is something to do with flood risk, but the Parish Council will follow up. It was noted that flood risk is based on the number of people impacted by the water, not by much water, how deep etc.

3 – How has the figure of 590 in Regulation 18 consultation been increased to 1,238 without any consultation/information?

A – there are more Local Plan documents to be published on 31st July, and it is understood that the answer will be in one of these.

4 – We are told that if we try to delay the Local Plan process, it will be “open season” for developers. Should we wait until the examination point? How can we prove that there should be a delay?

A – Previous Local Plan showed that there should be no development in Mickleton as it would not be sustainable. Then the new Government requirements came through, and landowners offered land for development. We may get some more infrastructure (primary school etc), but it is still not sustainable. As a village, all of our land is in the plan, so we can't be any worse off if we argue now.

5 – Water levels are unsustainable. Both Thames Water and Severn Trent are saying that they can't cope. Construction lorries coming through the village could damage the culverts.

6 – The National Landscape area is very important. Developers have already tried to get round this using tilted balance points. Fairford Town Council have written to Angela Rayner. This letter has been endorsed by many other Councils including Mickleton Parish Council. However, it was noted that 80% of the Cotswold District Council area will agree with this plan and think it is good!

7 – Has the land on the Plan for development already been sold? If not, can the community club together to purchase some of it and prevent its development?

A – Cotswold District Council have been told that the land is available for development, and much of it already has land agents acting on behalf of the landowner, so the purchase price would be extremely high. However, MAID will investigate this.

8 – Do we need to be careful what information is given to our local CDC councillors? They must have been aware of these numbers before they were published.

A – Councillors have been asked about this, and the response will be shared.

9 – Can we hold a vote of no confidence in the local Councillors?

A – As they cover a wide area, it is not clear what a vote of no confidence in Mickleton alone would achieve.

10 – With a proposed increase from 590 to 1,400+, is it time to take legal advice? Our infrastructure can't cope with this increase – water/sewage/electricity already struggling. Can't be sustainable?

A – This is worth investigating but will need a substantial amount of money to be raised. It was noted that for the latest planning application to be passed Thames Water has stated that the houses can be built but nobody could move in until the water is connected.

11 – If we challenge the soundness of the plan now, it is likely to fail. Would be better to wait until the inspection stage. Shipston on Stour went through this about 12 months ago. The cost was approximately £10,000 and their Section 19 allocation has been halved

12 – What is our MP doing? He is supposed to represent us.

A – MAID had a meeting with him some time ago, but he says the current government has such a large majority there is little difference he can make. He did send letters and has been active in assisting with the letter from Fairford Town Council.

13 – Andy Burnham has promised to devolve planning to local Councils. Will this make any difference? Invite him to come to Mickleton.

14 – There are 3 CDC meetings to be held in Cirencester. Can public attend and would it help?

A – Andy Crump (MAID chair) and Kevin Fletcher (Mickleton Parish Council) will be attending the first of these on Monday to represent the village and ask questions. Whilst members of the public can attend, we are not sure if would help.

15 – Land between Pages Farm Shop and Broad Marston Road was sold recently, having been on the market for quite some time. Do we know who owned it?

A – one parcel was sold for £700,000. There seem to be more than one parcel. Gloucestershire County Council owned some of it. Savills were the agents.

16 – Andy Burnham wants to build more council houses, so this may cause delays.

17 – It was confirmed that the allotments are already registered as a community asset, and it is noted in the Local Plan documents that these are to be “retained and improved”. Rebecca is creating an extended list of other potential assets and will get some applications fast-tracked as necessary. This could include playing fields and important views. It is understood that if the allotment/vineyard area is to be sold, the Parish Council will have the option to buy, before they are placed on the open market.

Conclusion

MAID and the Parish Council are working together to try to prevent the level of development registered in the Regulation 19 documents.

MAID will look into the possibility of launching a legal challenge.

Notes from this meeting will be added to the website as soon as they are available.

H Pixley
4th August 2026