



Mickleton Village Survey – Views on Housing Development

January 2026

Introduction

Following the Government's rewriting of the National Planning Policy Framework, and the resulting allocation of a massively increased housing target on Cotswold District Council (CDC), Mickleton has been assaulted with plans for 4 opportunistic housing development proposals. The level of response by residents to these planning applications has demonstrated the depth of feeling within the village.

CDC's response to the new Government targets has been to develop an updated version of the Local Plan. In order to provide feedback of the highest quality into this new plan MAID launched a simple survey of Mickleton residents, to be completed online or via printed form.

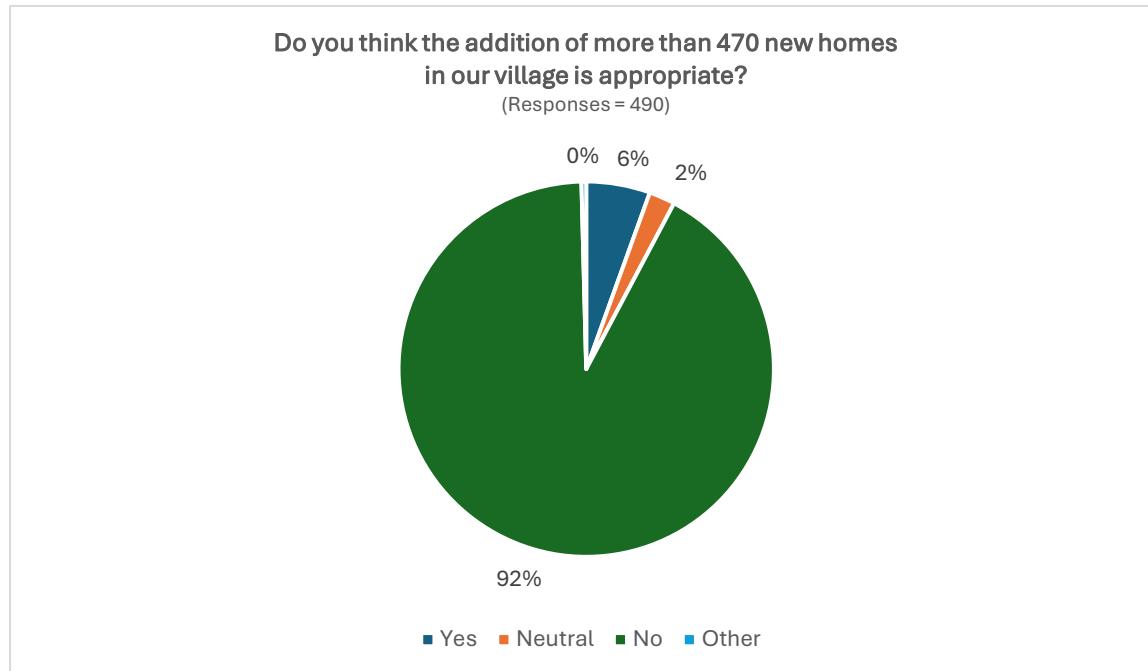
The survey itself asks a mixture of simple data questions and more expansive requests for comment. This summary includes the answers given to both, with comments being grouped and ranked such that only the most noted points are shown for reasons of clarity. The survey itself remains open however the following is a summary produced on available data up to 18th December 2025.

The printed version of the survey asked a subset of the questions from the online version. Each of the questions, answers, and analysis shown on the following pages includes any relevant comment about differences in the data that may have arisen from the two different sources.

Read on for the **Survey Results**.....



1. Do you think the addition of more than 470 new homes in our village is appropriate?
(This would be a 48% increase over the ~980 homes currently in the village)



The survey was launched ahead of the communication of the draft Local Plan that proposed a possible number of 590 houses. The number of 470 given in question 1 is the sum of the expected 4 housing developments from Brookworth Homes, Northern Trust, Newland Homes, and Catesby Estates. The two numbers are close enough to be of no material difference to answers given.

The responses from 490 out of 980 households equates to a rate of 50%. Anything over 30% is considered a good response for a survey of this kind, demonstrating the strength of feeling in the village. While Central Government will claim a mandate to build 1.5 million houses this is massively out of alignment with the local view on what is needed.

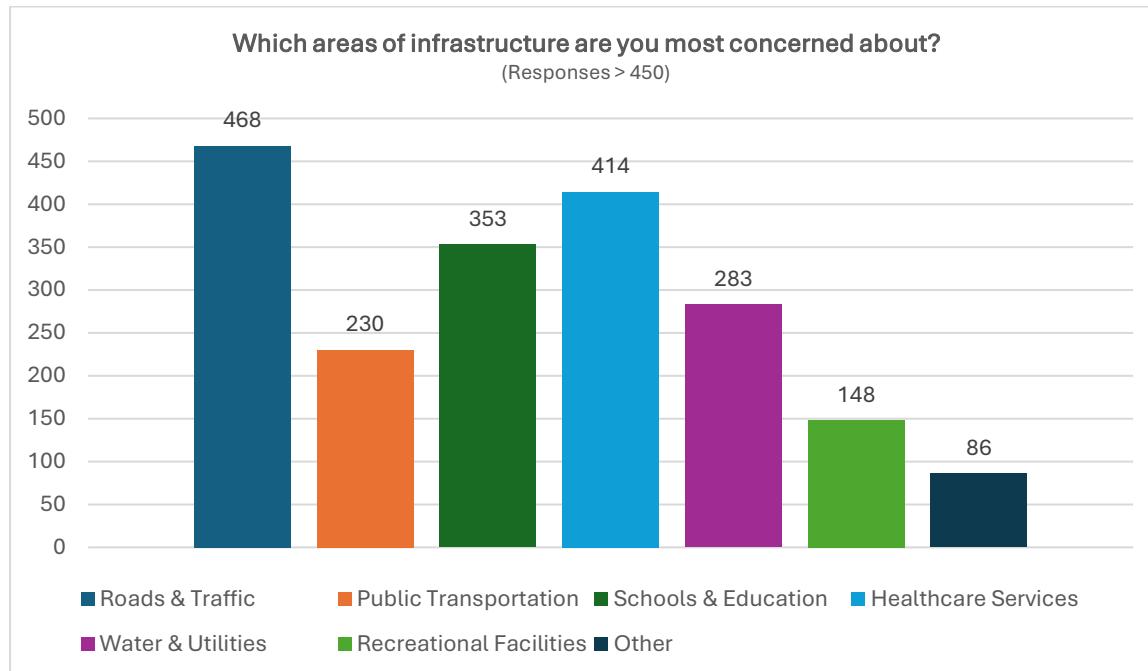
Despite the huge majority being against such a large number of new houses it must not be overlooked that 27 households (6%) are supportive. This may reflect some household's deep concern about the availability of affordable housing, and the only way to get additional affordable housing is via large-scale development.

Key Take Away(s):

- Over 90% of respondents believe that the number of proposed new dwellings is inappropriate.



2. Which areas of infrastructure are you most concerned about?



This data is consistent with comments expressed at various public consultations and with another survey focussed on what residents see as the highest priorities for investing Section 106 funding should any developments go ahead.

Traffic volumes and pedestrian safety top the list. Volumes of cars, vans and HGVs are depressingly high, fuelled by housing expansion in the village, shortage of local facilities and services, limited local employment, and huge housing expansion at Meon Vale, just 3 miles away. Roads are narrow, several lack pavements, and there is only 1 pedestrian crossing. Poor public transport is only used as a last resort.

The local primary school is full as they are in neighbouring villages. The nearest doctor surgeries are at capacity. The nearest secondary school has a waiting list. The Sports Pavillion urgently needs replacing. Water systems are at capacity. All of these issues need to be addressed before additional houses are constructed.

Key Take Away(s):

- Shortage of infrastructure and local services impact everyone in the village.
- Almost every respondent cited concerns with road safety and traffic volumes.
- Availability of school places and healthcare services are the highest priority local needs.



3. Please let us know why you're concerned about the areas ticked in question

Main themes (ranked by popularity):

1. Traffic and road capacity (dominant theme)

- Strong concern that existing roads are already congested
- Fear that additional housing will make the village unsafe and gridlocked
- Parking pressure is frequently mentioned alongside traffic

2. Village infrastructure cannot cope

- Repeated statements that the village is already “at capacity”
- References to strain on:
 - GP / healthcare
 - Schools
 - Utilities (water, drainage)
- Widespread belief that infrastructure has not kept pace with past growth

3. Loss of village character

- Concerns that the scale of development would fundamentally change Mickleton
- Perception that the village would become “over-developed” or suburban

4. Limited local services

- Comments that existing services are already struggling
- Scepticism that improvements would not arrive in time (or at all)

Overall summary:

Respondents overwhelmingly believe the village infrastructure—especially roads and services—is already overstretched, and that further large-scale development would worsen congestion and erode the village’s character.

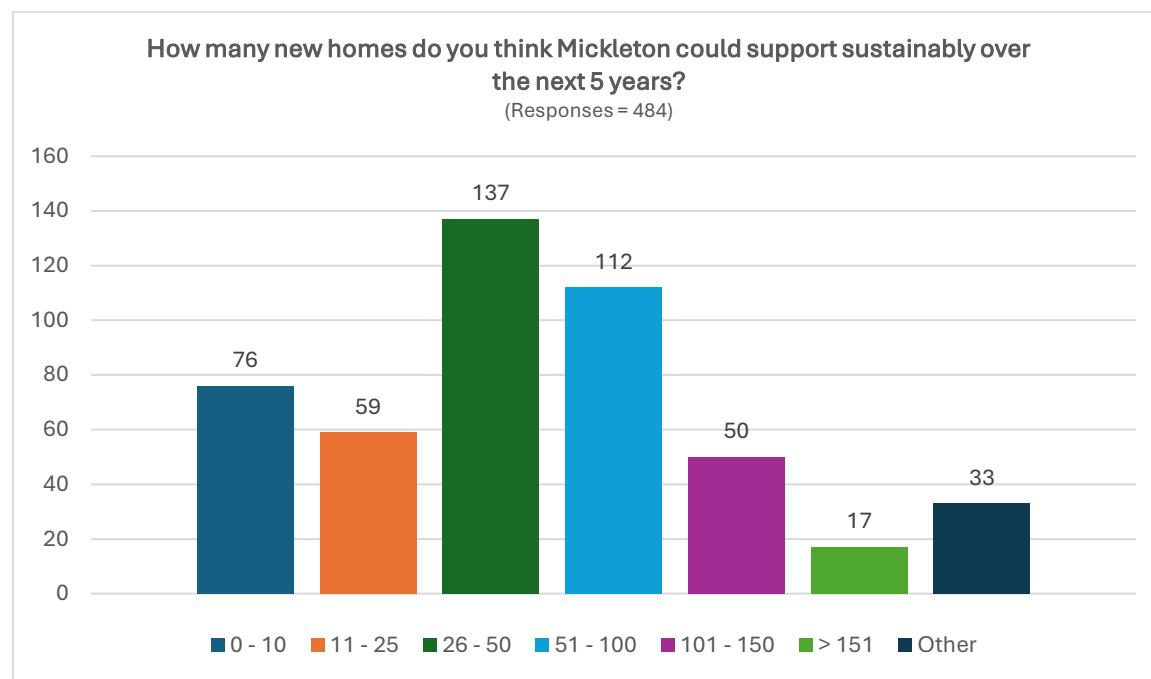
Example quotes:

- *“The roads are already overwhelmed – adding hundreds of homes will make it dangerous.”*
- *“We don’t have the GP capacity or school places as it is.”*
- *“This would destroy the character of the village.”*



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4. How many new homes do you think Mickleton could support sustainably over the next 5 years?



Given that 90%+ of the survey expressed a desire for no new houses, this question asked what people would be prepared to accept if the first option was not possible. From this we can see that people would be prepared to put up with anything from 26-100 houses within the 5-year period which would give the Village time to deal with the increase in people and cars.

Key Take Away(s):

- The total number of new dwellings should not exceed 100 over a 5-year period, allowing for integration and adaptation.



5. Please share any suggestions you have for managing the impact of this development on village infrastructure.

Main themes (ranked by popularity):

1. **Strong scepticism / no viable solution**
 - Many respondents state explicitly that the impact *cannot* be managed
 - Comments such as:
 - “There is no solution”
 - “The village is not suitable for this scale of development”
2. **Smaller-scale or phased development**
 - Preference for:
 - Small infill developments
 - Gradual, controlled growth
 - Opposition to large single developments
3. **Infrastructure first, development second**
 - Calls for:
 - Road improvements before building
 - GP, school, and utility upgrades guaranteed upfront
 - Distrust of promises tied to future funding
4. **Traffic and transport interventions**
 - Suggestions include:
 - New roads or bypasses
 - Traffic calming
 - Improved public transport
 - Often framed as *necessary but unlikely*

Overall summary:

Most respondents do not believe the impact can realistically be managed. Where suggestions are offered, they focus on much smaller developments and firm infrastructure upgrades delivered *before* any new housing.

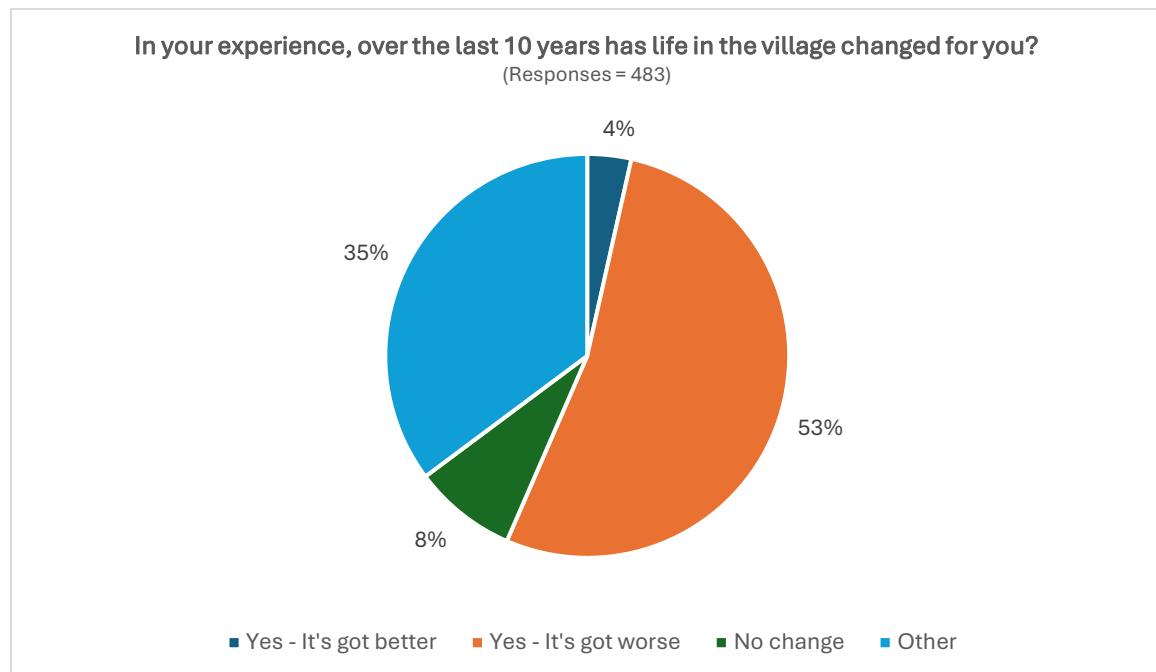
Example quotes:

- “*There is no way to manage this level of development.*”
- “*Only very small, phased developments should be allowed.*”
- “*Infrastructure must come first, not promises later.*”



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6. In your experience, over the last 10 years has life in the village changed for you? (If you've lived here less than 10 years please share your opinion in the "Other" section along with how long you've lived here).



This reveals that some 53% of the long-term inhabitants of the village feel that the quality of life has got worse over the last few years. As 30% of the rest of the responses are 'Others' which refers to people who have lived here less than 10 years and who were asked to give their comments under the Question 'Other', it would appear that people are unhappy with the way the Village has progressed over the last ten years, with traffic and noise being the main cause of discontent.

Key Take Away(s):

- More than half of the village long-term residents believe quality of life in the village has deteriorated in recent years.



6. Continued. Comments made as 'Other' responses to question 6

Main themes (ranked by popularity):

1. **Life has worsened over time**
 - Majority response
 - Key reasons:
 - Increased traffic
 - Busier roads
 - Loss of peace and community feel
2. **No improvement, only decline**
 - Comments suggest:
 - More housing without matching benefits
 - Services not improving despite growth
3. **Little change (minority view)**
 - Typically from:
 - Newer residents
 - Those living further from traffic hotspots
4. **Positive change (very limited)**
 - Few respondents note benefits
 - Usually vague or outweighed by negatives

Overall summary:

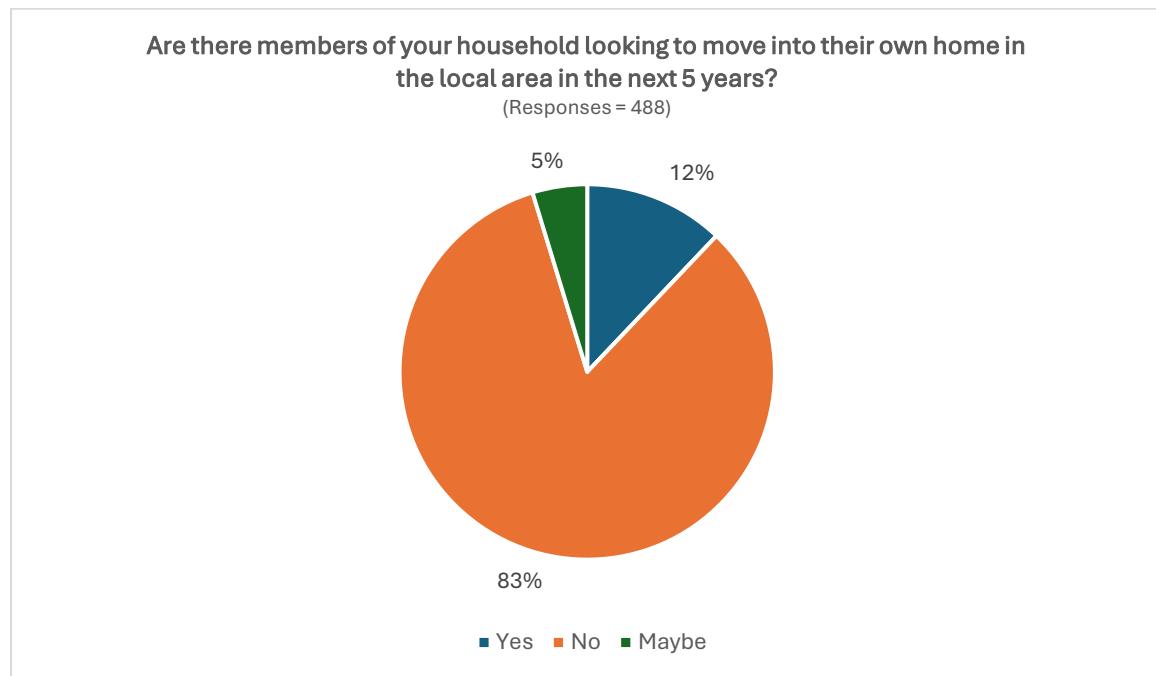
Most respondents feel that quality of life in the village has declined over the past decade, primarily due to increased traffic and pressure on infrastructure, with very few perceiving meaningful improvements.

Example quotes:

- *"Life has definitely got worse with more traffic and noise."*
- *"The village feels busier but not better."*
- *"I've noticed no improvement in services despite growth."*



7. Are there members of your household looking to move into their own home in the local area in the next 5 years?



This was an attempt to find out how many people in the village saw a need for additional housing to support their family. This could be for a family that has outgrown their current house, for grown children needing their own place to live, or elderly relatives needing to be located nearby for care and support. Although the numbers are small they are significant. Local people must not be priced out of the village.. 'Affordable' homes are needed and must be offered to local people, or those with a local history who want to return to the village.

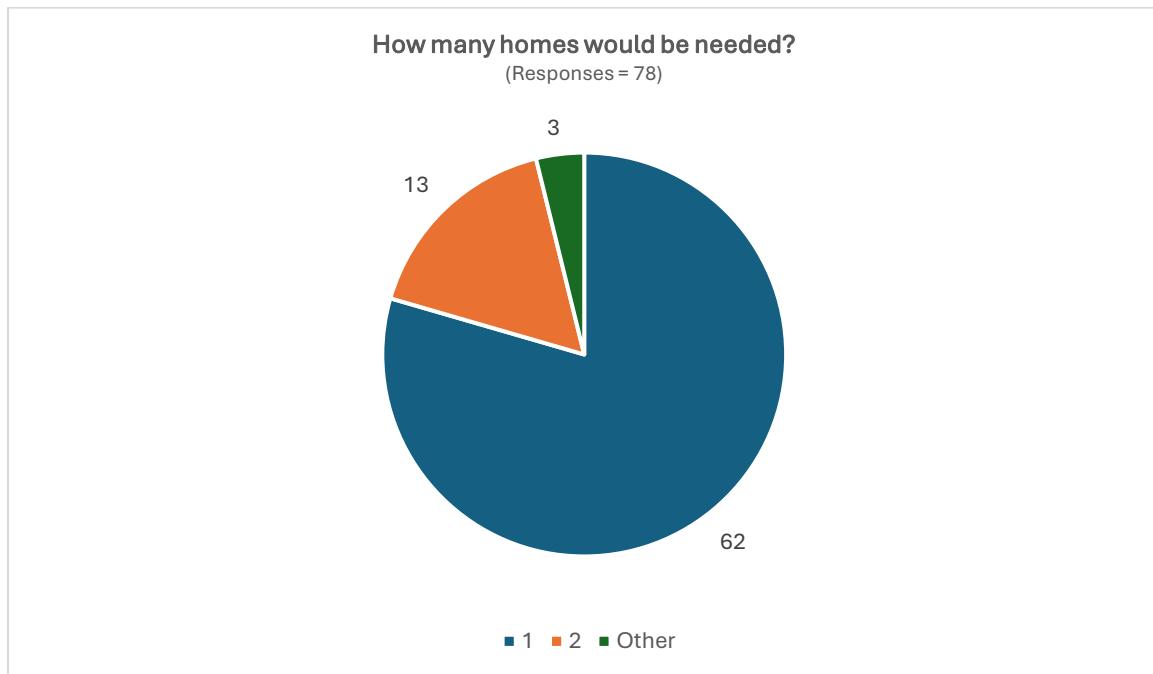
Key Take Away(s):

- **There is a small but significant local need for additional housing.**



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8. How many homes would be needed?



In total the number of additional houses possibly needed is around 80. This is consistent with earlier answers.

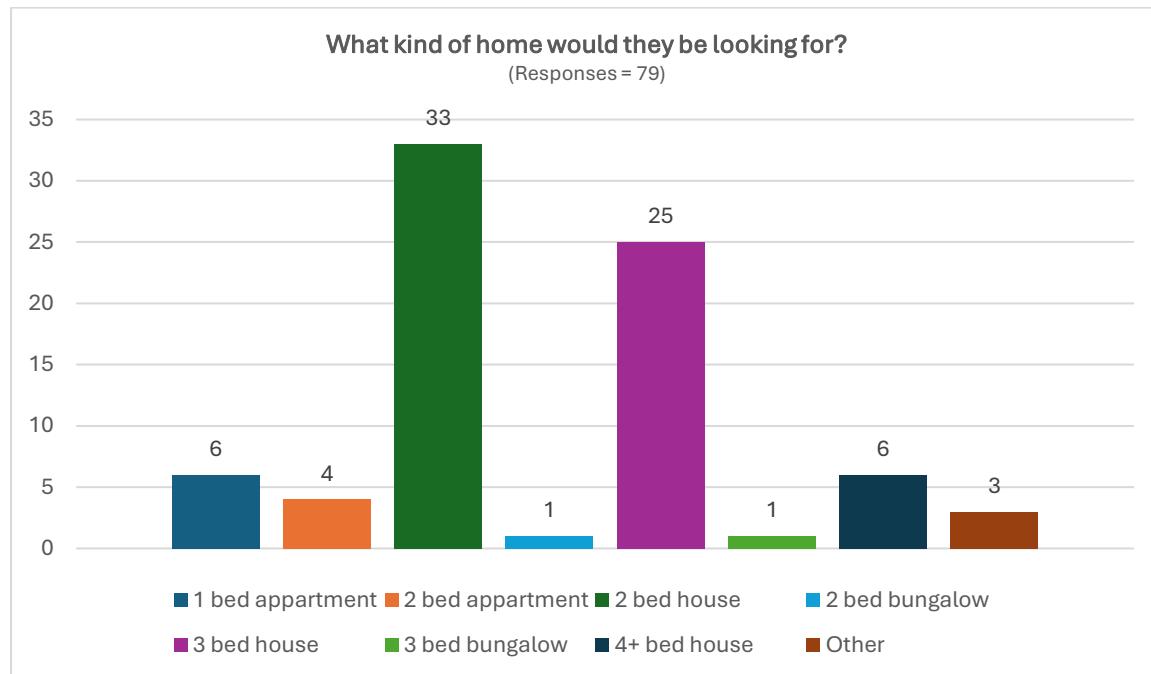
Key Take Away(s):

- There is a local need for new houses but significantly less than the 590 currently proposed in the Local Plan consultation.



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9. What kind of home would they be looking for?



Almost ¾ of respondents suggest that a 2 bed or 3 bed house is what will be most needed. The other 25% is made up of a need for a cross section of smaller apartments and bungalows. Most interesting is the very limited requirement for houses of 4 bedrooms and above, which is the size that developers are pushing most heavily.

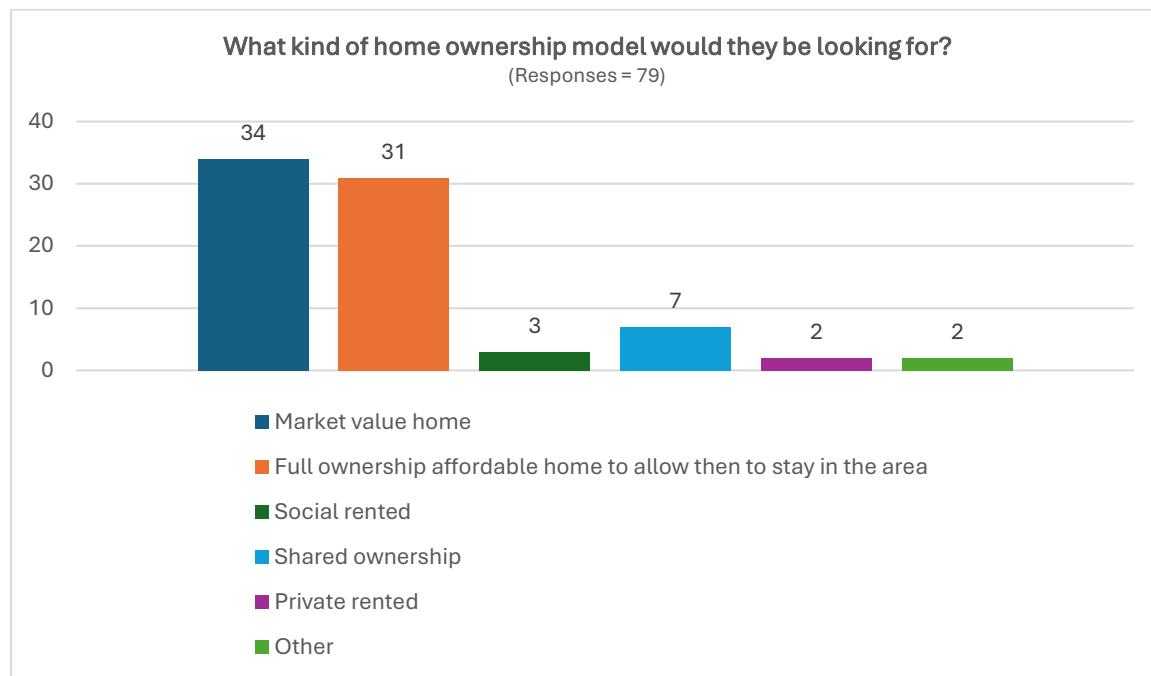
Key Take Away(s):

- **2 bed and 3 bed houses are most needed with a limited number of smaller apartments and bungalows.**
- **Despite developers pushing 4 bed and 5 bed houses these are not seen as being needed by residents.**



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10. What kind of home ownership model would they be looking for?



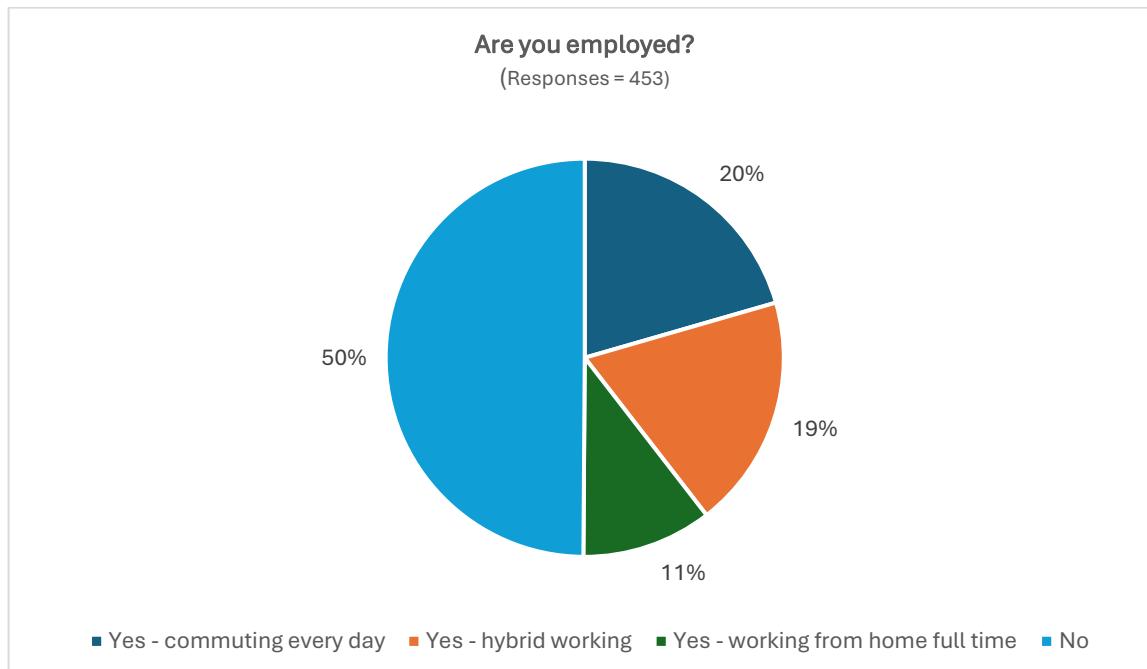
The aspiration is clearly to own rather than rent, with a roughly equal split between 'market value' and 'affordable' housing, but there is a modest need for all types of affordable housing.

Key Take Away(s):

- Residents believe that an even split between market value housing and affordable housing is needed, with all forms of affordable housing being required.



11. Are you employed?



Mickleton has a large proportion of retired people at 50% of the adult population . Of those who work, 80% undertake some form of commute on a regular basis. This flies in the face of the figures that CDC and Developers are using in their plans for the future. Indeed, the current employer priority is to get people 'back to the workplace'. Given that there is very little local employment, this means that the majority of those moving into the area will have to commute to work, compounding the existing problems on the roads.

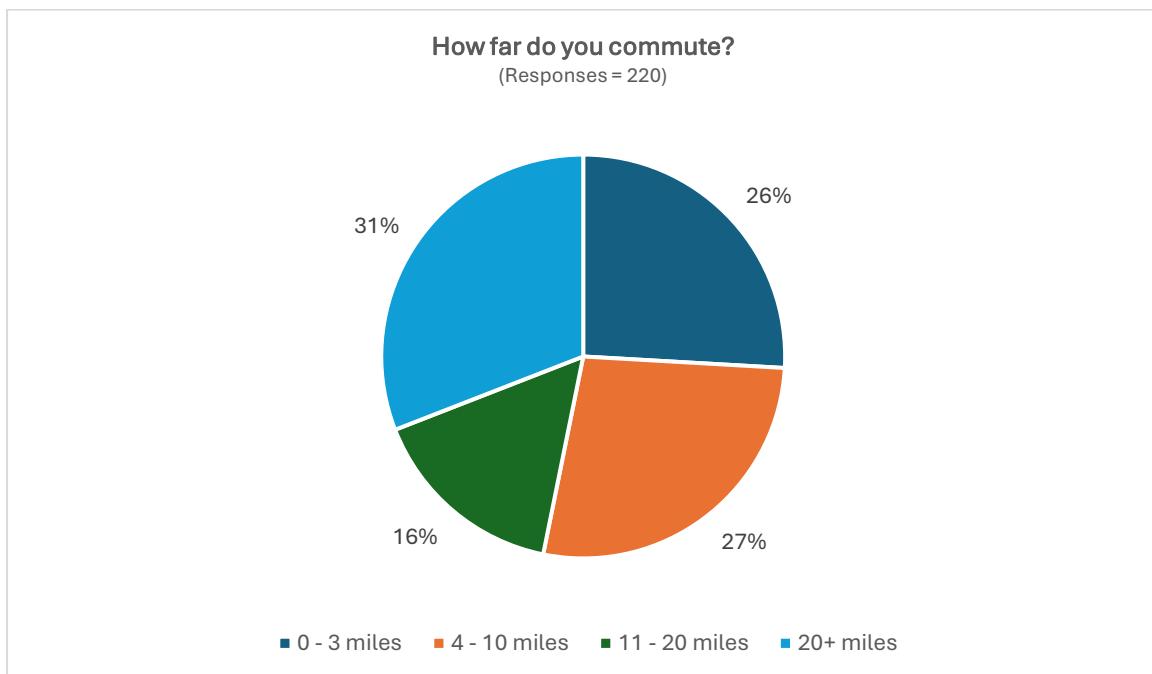
Key Take Away(s):

- 80% of working people in the village undertake some form of regular commute.
- Mickleton has a higher percentage of retired people than CDC average.



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12. How far do you commute?



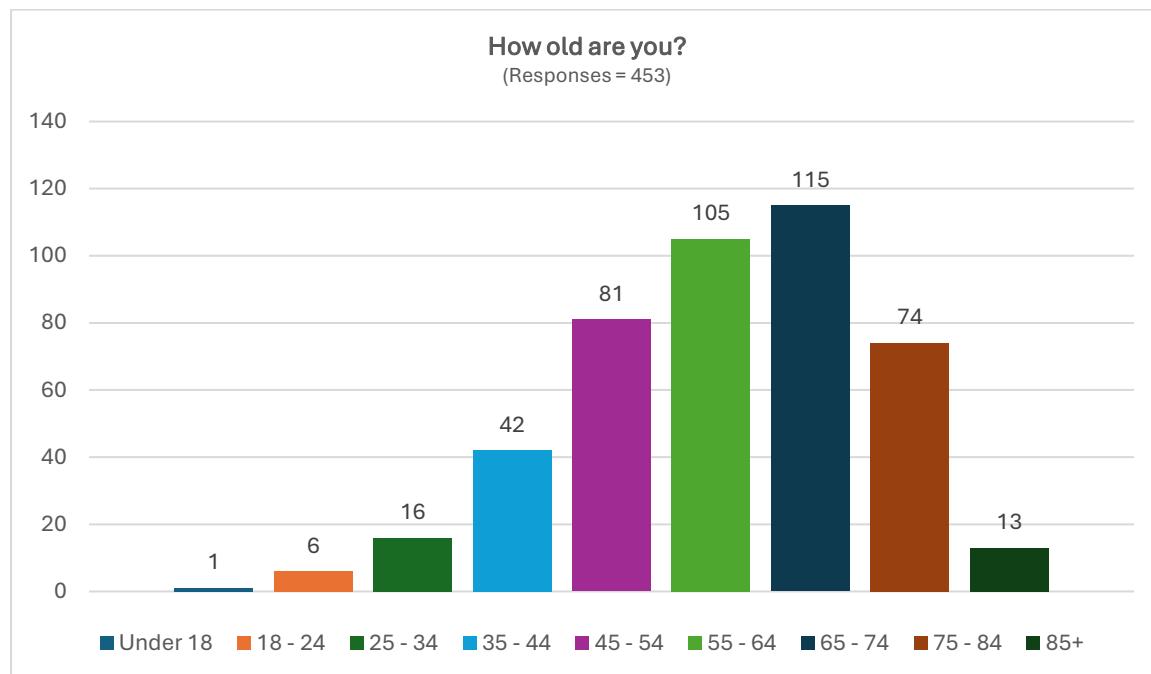
Almost $\frac{3}{4}$ of commuters travel in excess of 3 miles for their travel to work. Almost $\frac{1}{2}$ travel over 10 miles.

Key Take Away(s):

- The majority of working adults commute a significant distance to work.



13. How old are you?



68% of respondents are aged 55 or over. An older population puts great pressure on health resources and emergency services. Despite an elevated need, the two nearest GP surgeries at Chipping Campden and Meon Value both suffer from capacity issues. Only 30% of life threatening ambulance calls were responded within the target 8 minutes, with median response times being closer to 12 minutes.

Key Take Away(s):

- An ageing population requires access to extra healthcare, appropriate housing (e.g. bungalow), excellent public transport, and enhanced safety for pedestrians, none of which are currently available in Mickleton.