

Comments for Planning Application 25/02687/FUL

Application Summary

Application Number: 25/02687/FUL

Address: Land Parcel East Of Willersey Business Park Willersey Gloucestershire

Proposal: Residential development comprising 60 dwellings with associated roads, accesses, parking and servicing, open space, landscaping and drainage infrastructure

Case Officer: Martin Perks

Customer Details

Name: Consultee Chipping Campden Town Council

Address: Chipping Campden Town Council The Old Police Station High Street Chipping Campden Gloucestershire GL55 6HB

Comment Details

Commenter Type: Objection Comments

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highway access and parking
- Other
- Over development

Comment: Chipping Campden Town Council reiterates its former Objection to this application on the grounds of overdevelopment in

a rural area lacking the necessary infrastructure. Our concerns are as follows:

1. Fresh Water Supply - Thames Water identify insufficient capacity in the existing network and request a condition preventing occupation until upgrades are complete or a phasing plan is agreed. This aligns with Parish Council concerns over low water pressure and capacity in the immediate and surrounding areas.

2. Allocation & Strategic Context - Wychavon DC confirm the site is allocated in the adopted Cotswold Local Plan. While principle is established, delivery conditions and mitigation remain necessary to ensure acceptable impacts on infrastructure, amenity, and environment.

The proposal is contrary to several key policies in the Cotswold District Local Plan 2011-2031, including- INF1 - Infrastructure Delivery - the area lacks sufficient infrastructure to support the proposed

development, including utilities, healthcare and education- INF2 - Social and Community Infrastructure - there is inadequate provision of essential

community services such as schools, libraries, and GP surgeries- INF3 - Sustainable Transport - the development would increase car dependency due to poor

public transport and unsafe walking / cycling routes- INF4 - Highway Safety - the local road network is unsuitable for increased traffic, particularly

HGVs, and poses safety risks- EN8 - Biodiversity & Biodiversity Net Gain (BNG) - at present, it is

considered that the proposed site plans would facilitate habitat fragmentation, which is significant at site level, fails to establish and promote the conservation and enhancement of ecological networks- EN14 - Managing Flood Risk - the flood risk has been underestimated, contrary to local evidence.

Also, with the additional separate application for 30 houses Land North of Folly View Broadway Road Willersey, 25/02983/OUT, this will only add further pressure on already inadequate infrastructure.

Summary

This application represents unsustainable overdevelopment in a rural area adjacent to the Cotswolds National Landscape. The local infrastructure-transport, utilities, education, health, and emergency services-is insufficient to support further growth