



Protecting the architectural and historic quality of Chipping Campden, its open spaces and its natural setting.

10 November 2022

Martin Perks
Planning Department
Cotswold District Council
Trinity Road
Cirencester
GL7 1PX

Dear Mr Perks,

22/03447/FUL Demolition of existing garage and construction of 7 dwellings and associated infrastructure. Campden End, Park Road, Chipping Campden, GL55 6EB.

I am writing to you in my capacity as Chair of The Campden Society. As you probably are aware this Amenity Society was set up to: 1) To secure the protection of the architectural and historic quality of Campden, its open spaces and its natural setting; 2) To promote high standards of planning, architecture and landscaping in Campden; and 3) To stimulate interest in and concern for the character and beauty of Campden.

With this in mind, we should like to register the following objections.

1. **DESIGN:** The design of the development is poor and is not architect designed. There is no thought given to the context or neighbouring houses and no consideration of the orientation of the houses- they merely face inwards across a space that does not consider the public realm. The development is designed around a) soakaways and b) car and other vehicle access and does not provide an amenity for the houses or a well-designed space for community use or safe play area. This proposes unsympathetic buildings into an underdeveloped space within the Conservation Area which would be damaging to its character and appearance and the street scene. We believe the proposal is therefore contrary to Cotswold District Local Plan Policies 15 and 42, Gloucestershire County Structure Plan Second Review Policy NHE.6, PPS1 and PPS5.

The development is labelled as family orientated homes but it would appear that the layouts are directed at holiday homes or AirBnB occupancy. The design of the houses externally is unimaginative and does not give any consideration to climate change mitigation in terms of orientation or building mass.

2. **HIGHWAY ACCESS AND PARKING:** The access to the site is located on a difficult stretch of road. Park Road narrows at the point of access - traffic comes down the hill from Dyers Lane and around the corner at speed, only to have to pull up sharply. The traffic survey does not reflect the lived experience of Park Road residents; it was not carried out at peak time of year. The pre application advice dates from 2015 and does not reflect the effect of the Olympick Drive development. The traffic splay diagram includes a proposed two - meter wide pavement on the north side which will decrease the width of the road at an already squeezed location. This is currently a passing place where vehicles in one direction need to stop hard up against the boundary to allow oncoming vehicles to pass. The proposed site

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shows parking for fourteen cars which will have a negative impact on the traffic in Park Road, particularly at peak hours. Park Road is the western entrance to the town and traffic is an ongoing problem.

3. IMPACT ON CONSERVATION AREA: The site is in view from higher ground and will lead to loss of amenity to the local area and is detrimental to the ANOB. It would alter the character of the neighbourhood from semi-rural to suburban. The southern portion of the site within the conservation area. The site is not within the current CDC Development Boundary for Chipping Campden. The proposal will result in detriment to the pleasant pastoral character of the site. The proposal is therefore contrary to Cotswold District Local Plan Policies 15 and 45, Gloucestershire County Structure Plan Second Review Policy NHE.6, PPS1 and PPS5.

4. OVER DEVELOPMENT: The proposal is an overdevelopment of this end of Chipping Campden particularly given the recent development of Olympick Drive. The housing stock of Chipping Campden is set to increase under the proposed development of Aston Road and that development will meet the housing allocation of the town. This proposal will put a strain on the infrastructure of Park Road and Chipping Campden. The site was discounted in the Chipping Campden Site Assessment Strategic Housing and Economic Land Availability Assessment (2021) for various reasons, including: access, detrimental to the conservation area, risk to existing trees. The seven houses proposed represents an overdevelopment of the site. The house at the north east has a retaining wall behind it, required because of the extensive levelling that would be required to locate the development and to be able to put a house in that particular corner. This is another demonstration of overdevelopment of the site.

5. TREES AND LANDSCAPING: The Flood Risk Assessment has rejected the 2008 report and has remodelled the site but it fails to take account of the neighbouring area - the lower lying land of Park Road. The drainage report shows a permeable paving but, in extreme rainfall events, this would not be sufficient to prevent runoff into Park Road, increasing the risk of flooding. There is no proposal to increase the wildlife or biodiversity to the area in the plan, or to ensure that a wildlife corridor is created to Dyers Lane.

6. PRIVACY, LIGHT and NOISE: If this application succeeds, The Campden Society would request that there would be a condition to ban uplighters for any external lighting and that a robust environmental strategy is required which includes a realistic increase in biodiversity.

Please note we will upload these comments directly onto the website as well as emailing this letter. Emails do not seem to appear on the relevant page of your Planning Portal.

Yours sincerely,

Elizabeth Devas.

Chair

Cc Cllrs Gina Blomefield & Tom Stowe: CC Town Council.