



- Land at Aston Road has been allocated for housing development in the current and adopted Cotswold District Local Plan (2011-2031).
- GCC has secured outline planning permission on the allocated site for 76 dwellings accessed from the Bratches (reference 18/04768/OUT).
- GCC intended to sell this consented site for development.
- Before a sale took place Chipping Campden School approached GCC with a proposal for an extended housing development that would provide additional funding that would enable school traffic to access a new school car park via the development scheme to relieve congestion in the town centre.
- GCC agreed to postpone the sale of the consented site to investigate this proposal.
- Early feasibility work and consultation with the Local Planning Authority, Cotswold District Council established that the consented access from Aston Road at the Bratches and a route through the development would not be feasible for the increased level of school traffic, including coaches.
- It has been confirmed that new school access off Aston Road will require:
 - appropriate visibility splays and separation from the Bratches.
 - access to the school at a point at the northern corner of the school site where the proposed new school car park is located.
 - alignment and specification to meet current highway standards for the additional proposed traffic, including 16 coaches twice a day.
- This has led to the preliminary design of the access road shown on the plan.
- This road encloses an area of land within it.
- The proposed land uses within the access road are:
 - housing land
 - a potential site for a replacement GP surgery
 - existing agricultural land.
 - The area of existing agricultural land is shown as undeveloped due to it's previously identified landscape sensitivity.
- The location of a potential replacement GP surgery is not fixed at this stage – views on location are being sought as part of this consultation.
- The plan shows 6.7ha of housing land.
- Housing in addition to the consented 76 will be required to fund the significant cost of the proposed new access, access road, school car park and other associated infrastructure costs.
- Development of similar density to the consented scheme would deliver approx. 127 dwellings
- The number of houses has not been determined at this stage
- We will need to consider responses to this consultation and carry out supporting technical surveys (eg transport, ecological, air quality, noise, flood risk and drainage etc) before establishing the infrastructure costs and housing numbers and types.
- GCC in partnership with Chipping Campden School are at an early stage in developing plans to seek to secure outline planning permission to establish the principle and scale of development.
- If successful a developer will be sought to secure detailed planning permission and implement the scheme