



PRESS RELEASE

Chesterton South Outline Planning Application

Cirencester's Future

Being involved in helping to shape the future of your town is so important; making sure that we have the right amount of housing to meet local needs as well as ensuring that we have the appropriate infrastructure and facilities not just for the current generation but for future generations too. Planning ahead in this way is vital.

But when we start talking about a development of a couple of thousand houses the concerns about the impact and whether or not it will happen overnight are understandable.

This is why there has been extensive public consultation:

- Land at Chesterton Workshop 25 March 2014
- Land at Chesterton Community Planning Weekend 9 and 10 May 2014
- Report Back Session 14 May 2014
- Land at Chesterton Community Forum 18 June 2014
- Land at Chesterton Community Forum 15 August 2014

Bingham House, 1 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
Tel: 01285 655646/Fax: 01285 643843/Web: www.cirencester.gov.uk



- Land at Chesterton Community Forum 22 October 2014
- Land at Chesterton Community Forum 26 November 2014
- Land at Chesterton Community Public Exhibition 13 & 14 July 2015
- Land at Chesterton Masterplan Framework Consultation 5 to 26 October 2015

The Town Council acknowledged that there were still genuine concerns about the proposed development and subsequently met with representatives of Save Our Cirencester (SOC) in November 2015.

It was after this meeting that the Town Council agreed to commission a range of independent reports from the planning consultancy Pegasus; these reports were based on SOC concerns and on behalf of SOC their evidence and comments were passed on to the Council's consultant.

The independent reports included:

- assessment of housing distribution;
- analysis of migration;
- consistency with the Town Council's planning concept statement;
- existing and proposed infrastructure.

The Town Council is not rushing in to a formal response relating to the outline planning application for the strategic site at Chesterton South; a joint corporate and planning group has been established to consider all the evidence and concerns in more detail.

Whilst, as promised, this joint group will consider every concern, it initially highlighted 5 key areas of primary focus:

- High pressure gas mains safety issues;
- Sewerage infrastructure;
- Effects on parking across the town and parking within the development itself;
- Green infrastructure;

Bingham House, 1 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
Tel: 01285 655646/Fax: 01285 643843/Web: www.cirencester.gov.uk



- Highway network capacity.

The comments and concerns of the public and local community groups/organisations are being collated in to a single document and will form part of a future report to Council when considering its formal response to the outline planning application.

The joint group has met on at least four occasions and has engaged with the applicant and local planning authority and is pleased to report the following updates:

- The location of the high pressure gas mains has now been confirmed and a revised layout drawn up; there has been no significant impact on the overall usage/layout/density of the scheme;
- prior to the outline application being determined by CDC, the Town Council will be seeking, from the applicant, an agreement in principle to ensure added value and funding contributions beyond the infrastructure and facilities requirements of the scheme itself;
- heights across the proposed development are to be reduced to a maximum of 14.5 metres (residential) and 16/14 metres (commercial);
- the development would comprise 90 acres of green space with 6 areas of equipped play, 16 areas of open play space and 5 landscaped play areas. One of the main avenues is approximately 30 metres in width, with building to building widths varying between 23 metres and 50 metres.
- 75% of the proposed dwellings are 1, 2 and 3 bed properties.

The joint group will start to draft a formal response in August and subject to all the statutory consultees having responded to the outline application, the earliest date the Town Council would be in a position to consider its formal response will be September 2016.

Bingham House, 1 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
Tel: 01285 655646/Fax: 01285 643843/Web: www.cirencester.gov.uk



The outline planning application is likely to be determined by Cotswold District Council, the planning authority, later this year/early 2017.

Date: 19/07/16

Bingham House, 1 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
Tel: 01285 655646/Fax: 01285 643843/Web: www.cirencester.gov.uk

