

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN



**December 2021
Regulation 14 Issue**

This Neighbourhood Development Plan was produced under the auspices of Down Ampney Parish Council by the Steering Group comprising:

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The Wellcome Trust

And last but by no means least
The residents of Down Ampney for their participation in open events and answering the questionnaire

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THE VISION

Down Ampney will retain a balance of historical buildings and features alongside sympathetic newer developments. The rural roots of the village will be recognised by ensuring that any development respects the vernacular and maintains its close connection with the surrounding countryside. The vibrant community spirit of the parish will remain an important attribute. Sustainability will be improved by developing a stronger network of facilities and services, whilst ensuring that the character and landscape is conserved and enhanced.

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1 Introduction

1.1 Localism Act 2011

The Localism Act 2011 empowers local communities in England to take the lead in planning how their own neighbourhoods will develop. Many communities around the country have taken advantage of this opportunity to influence the future of their areas. The Down Ampney Neighbourhood Plan will enable local people to shape the future development of the Parish for the benefit of the local community.

Down Ampney Parish Council started the process of developing a Neighbourhood Plan in October 2018. Cotswold District Council approved the designation of the Down Ampney Neighbourhood Area on 30 October 2018. The Neighbourhood Area is the full extent of Down Ampney Parish (see Figure 1.1).

The neighbourhood planning provisions in the Localism Act 2011 have been supplemented by the Neighbourhood Planning Act 2017.



Figure 1.1 Boundaries of Down Ampney Parish

1.2 Purpose of the Neighbourhood Plan

Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications in respect of the Down Ampney Neighbourhood Area, the policies in the Neighbourhood Plan must be taken into account by the local planning authority, Cotswold District Council, and given the same weight as the Cotswold Local Plan.

Neighbourhood Plans are a relatively new type of statutory plan. Not only are they intended to be produced by local people for their own areas, they also have to be approved by a referendum of the people living in that area by simple majority vote. Following the referendum stage, the Neighbourhood Plan will be brought into force through being 'made' by Cotswold District Council, thereby becoming part of the Development Plan for the Neighbourhood Area, against which any proposals for development will be assessed.

The Down Ampney Development Plan will be a statutory planning policy document which will enable Down Ampney Parish Council to have a greater and more positive influence on how the Parish develops up to 2031.

This Neighbourhood Plan has been prepared by the residents of the parish of Down Ampney pursuant to the Localism Act 2011 to guide the future development of the Parish. The Plan covers the period up to 31 March 2031 which is the same as the period of the Cotswold District Local Plan 2011-2031, which was adopted on 3 August 2018. The Parish

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Council intends to monitor the progress of development over this period and to review the Neighbourhood Plan on a five yearly basis.

This is the regulation 14 consultation version of the Plan.

1.3 Relationship with local and national planning policies

This Neighbourhood Plan sets out locally focused policies intended to address aspects of the future development of the Parish which have been identified as important to the local community, especially where it is perceived that these matters are not fully addressed by the District-wide policies in the Cotswold District Local Plan¹.

The Plan has been drawn-up in conformity with the Cotswold District Local Plan 2011-2031 and the National Planning Policy Framework². It does not seek to duplicate District-wide or national policies. Instead, it seeks to add a parish-specific dimension to those policies where appropriate. It also takes account of National Planning Practice Guidance³.

1.4 How the Neighbourhood Plan was produced

The neighbourhood planning process is set out in the Neighbourhood Planning Regulations. The Regulations specify the main stages that a Neighbourhood Plan must go through before it is voted on at a referendum.

In producing the Neighbourhood Plan, the Parish Council empowered a Steering Group, the Down Ampney Neighbourhood Plan Steering Group (SG), that had the responsibility of managing the process. It has been a priority of the SG to ensure that as far as practicable the Neighbourhood Plan is effective in delivering the needs, priorities and aspirations of the local community and also meets legal requirements. The SG has made community engagement its overriding priority throughout the process of preparing the Neighbourhood Plan.

Neighbourhood Plans must be based on relevant evidence about the Neighbourhood Area and must reflect the views of the local community. The SG has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to justify the policies in it.

A 'launch' meeting explaining the concept of the Neighbourhood Plan and inviting volunteers to take part was held in December 2018. A range of methods to inform people was used, including publishing the 'launch' announcement in the Down Ampney News, which is delivered to every household. Following a meeting of volunteers in January 2019, the SG was formally convened.

Various methods have been used by the Steering Group to inform people about the Plan and its progress, including regular articles in the Down Ampney News, community 'drop-in' events, leaflet drops, posters, banners and a dedicated Neighbourhood Plan noticeboard.

In addition to ongoing stakeholder consultation, community consultation involved the following stages:

- identifying the issues through a 'drop-in' event in August 2019;

¹ Cotswold District Local Plan 2011-2031 (adopted 3 August 2018)

² National Planning Policy Framework February 2019, Ministry of Housing, Communities and Local Government

³ <https://www.gov.uk/government/collections/planning-practice-guidance>

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- a parish questionnaire conducted in October/November 2019 with 29 main questions and many sub-questions making a total of 222, which was completed by 201 respondents from 174 households (a 69% response rate of households);
- COVID19 lockdown measures hampered consultations but the results of the questionnaire were given to villagers in a drop-in presentation in September 2020;
- The Neighbourhood Plan has been informed by extensive enquiries to identify the economic, social and environmental context. Regard has also been had to relevant National and District plans, policies, strategies and reports. The main sources are listed in Appendix 4.
- A Consultation Document will be produced following the Regulation 14 consultation period.

1.5 Structure of the Document

The Neighbourhood Plan has been split into five thematic areas following a section containing a brief history of the parish:

- Landscape
- Infrastructure – Roads, Transport, and Drainage
- Infrastructure – Community and Leisure
- Economy and Employment, and Tourism
- Housing and Design

Each theme contains sub-sections providing background on its theme, data including the village questionnaire, the objectives arising from the data, followed by the policies set to achieve the objectives. In addition a section has been included on recommendations. These are items that are not covered directly by planning but if implemented would enhance the parish. Some of the community infrastructure levy (CIL) money payable by developers could be expended upon such items.

Objectives are in a green box.

Policies are in a yellow box.

Recommendations are in a blue box.

There is a summary section pulling together all the Objectives, Policies and Recommendations.

There are a number of Appendices and Annexes providing more detail of some of the aspects. In particular there is a Down Ampney Design Guide in Appendix 1.

2 A Brief History of Down Ampney

2.1 Reference Document

The comprehensive book by Pamela Varey, produced in 1999 is the source of the very brief chronology produced below¹.

2.2 Chronology

2000BC	The earliest sign of life in Down Ampney can be seen in the form of crop markings to the north and west of the old airfield probably at Bean Hay Copse (a scheduled ancient monument – see Landscape). The settlement covers about four acres (1.6 hectares).
Roman Times	Although much evidence of Roman times are found around the area, the only evidence in Down Ampney discovered to date are pottery fragments and coins.
603	St Augustine and the British Bishops – Was the meeting held near Down Ampney?
1087	Down Ampney is valued at £20 in the Domesday Book
1256	Having been given the manor of Down Ampney from Henry III in 1250, Sir Nicholas De Valers had All Saints' Church built and consecrated.
1327	The tax for Down Ampney was £4-3s-4d (£4.17p).
1347	The Black Death ravaged the country; Down Ampney was not spared and the settlement moved from around the church to where it is now.
1592	Queen Elizabeth I stayed at Down Ampney House on 1 st September.
1853	The school building was opened although a school had existed in Mr Ricketts' blacksmith run by Mary Ricketts.
1872	Ralph Vaughan Williams was born to the vicar of All Saints' Church, Rev'd Arthur Vaughan Williams and his wife Margaret.
1918	The Co-operative Wholesale Society (CWS) bought the Down Ampney Estate and the neighbouring Latton Estate from the Earl St. Germans.
1943	Down Ampney Airfield constructed together with a hospital, barracks and other facilities around the village.
2015	CWS sold all its farming interests (Farmcare Ltd) including Down Ampney to the Wellcome Trust.

¹ Down Ampney, A Village Story by Pamela Varey, 1999. Limited edition.

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2.3 A Brief History

The only Gloucestershire village to have a hymn tune named after it, Down Ampney undoubtedly owes its existence to the Ampney Brook, which rises from the Ampney Springs some 6 miles distant. In fact the name comes from "dune" meaning "lower" – hence Down Ampney. Early settlers will have been drawn to the constant source of water, along with rich arable land for crops and livestock.

However, the close proximity of Ermin Street (now the A419) running towards Corinium (Cirencester), the second largest Roman city in Britain, must not be overlooked. There is strong evidence to suggest that somewhere in this vicinity lies a Roman burial ground.

In AD 597 St Augustine came to preach Christianity to the English and it is suggested that he first met with leaders of the English Church at "the Oak" which lay to the south east of the present village church. Oak Road, which runs past The Pheasantry, is said to take its name from this auspicious event – the tree itself being felled in 1800. St. Augustine's Well lay nearby – the water of which was used by locals for healing eye diseases.

The Domesday entry for the village quotes that "Ednoth held Down Ampney before 1066. In Lordship were 4 ploughs, a Priest, 19 villagers, 3 smallholdings with 10 ploughs and 12 slaves."

After the Norman conquest, the manor was given to Bishop Odo of Bayeux, half brother of William I. However, he was found guilty of treason and banished from England and the manor eventually came into the possession of the Crusader, Nicholas de Valers and his wife Margaret. The Village was established by now, with a manor house, mills, brewhouses and field systems.

Consecrated in 1265, All Saints' Church was built by the Knights Templars, assisted by Nicholas de Valers. In 1315, when the Templars were suppressed by Edward II, Down Ampney passed to the Abbey of Cirencester where it remained until 1544 when Christ Church College Oxford became its Patron, which it still is.



Photo 1. 1 – All Saints' Church & Down Ampney House

Around 1349 came the Black Death, taking with it a third of the population of the whole country and there is evidence that following this the Village moved to fresh ground to the north and east not far away and so giving us the layout of the Village as we know it today.



Photo 1. 2 – The Tudor Gatehouse

In 1374 the manor of Down Ampney came into the possession of the Hungerford family (Sir Thomas Hungerford was the first standing Speaker of the House of Commons) and remained in the family for well over three hundred years. It was the Hungerfords who were largely responsible for building the house we know today, the main feature being the Great Hall, completed in the early 15th century. It drew a visit from Queen Elizabeth I "who came to Donameny one Friday night, being the first of September". Until fairly recently a great gatehouse lay to the front.

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It was one of the very few Tudor gatehouses left in the Country when it was destroyed by fire in 1961.

The “first” vicarage was demolished around 1860, a “new” vicarage having been built in 1857 in the centre of the Village (now called “The Old Vicarage”). This is where Ralph Vaughan Williams, the composer of the hymn tune named after the Village, was born in 1872 and lived until he was three years old. His father is buried in the churchyard and there is a window to his memory. The vicarage is now owned privately – the present incumbent resides in Ampney Crucis.



Photo 1.3 – The “New” Vicarage, now known as The Old Vicarage

The manor of Down Ampney passed to the Eliot family, Earl St. Germans. A village school was built in 1854 to take 105 children. In addition to the school, the Village by now had its own Post Office, blacksmith, carpenter, wheelwright, tobacconist, and boot and shoemaker.

Following the First World War, the Co-operative Wholesale Society became the dominant feature of the Village. In 1918 it purchased the whole estate from the Earl which also included the village of Latton, just over the Wiltshire border. The estate, farmed by the wholly owned subsidiary, Farmcare Limited, which then totalled over 4000 acres, 10 farms and 80 dwellings, was sold to the Wellcome Trust in 2015.

During the Second World War an area to the south of the Village was selected as suitable for an airfield and construction began in 1943. By the spring of 1944, it was operational and became home to some 2500 service personnel. Down Ampney's Dakotas flew in support of the Invasion of Normandy and the Arnhem landings in 1944 and, in early 1945, the crossing of the River Rhine. The squadrons also evacuated more than 20,000 wounded men, many initially to the 1000 bed hospital specially constructed nearby.

The Royal Air Force left Down Ampney in 1945 and, after a short period with Dakotas of the Royal Canadian Air Force in residence, the airfield closed in 1946.

In the relatively short period since the war, Down Ampney has probably seen as many changes as in complete centuries in the past. Although Farmcare still runs the Estate, the Village has moved from being an agriculturally dominated community; new houses and estates have attracted residents who work elsewhere. Change, in part, can bring progress. It can also highlight treasures and traditions which need to be cherished and preserved. In the pages which make up the rest of this document, this becomes clear.

In his book *The Making of the English Landscape*,² Professor W G Hoskins says "most of England is a thousand years old, and in a walk of a few miles, one would touch nearly every century in that long stretch of time" – Down Ampney is no exception.

² *The Making of the English Landscape*, William George Hoskins, Hodder and Stoughton, 1955

3 Landscape

3.1 The Landscape

3.1.1 General

The Parish of Down Ampney while lying within the Cotswold District is within National Character Area 108: Upper Thames Clay Vales as defined by Natural England.¹

The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. The area is dominated by watercourses, including the Thames and its tributaries, and there are also lakes associated with mineral extraction areas, such as the Cotswold Water Park. Watercourses and lakes provide important areas for wildlife and recreation.

The Parish is within the designated area of the Cotswold Water Park.

The Parish is essentially flat with a slope from north to south. The highest point is Poulton Hill, 99 metres above Ordnance Datum (aOD) some 15 metres higher than the village. The lowest point is to the south-east is about 78 metres aOD. The total area of the Parish is between 11 and 12 km². It borders six other parishes in Gloucestershire and Wiltshire and it has a perimeter of just over 16 km.

3.1.2 Geology

The surface soil types are shown on Figure 3.1.

Essentially the southern half of the parish is “Freely draining lime-rich loamy soils”; the northern half is “Lime-rich loamy and clayey soils with impeded drainage”. To the west along the course of Ampney Brook the soil type is “Loamy soils with naturally high groundwater”.

The underlying geology of the area is a few metres of river terrace gravels on Oxford Clay layers (Middle Oxford and Lower Oxford); below these layers are the Kellaway Beds (sands and clays) on a layer of Cornbrash; below this is Forest Marble on Oolite.^{2 3}

Many of the layers described above outcrop further north in the Cotswolds but at Down Ampney are many metres deep dipping towards the Thames.

3.1.3 North of the Village

To the north of the village there is mixed agricultural land, some pasture, some arable and a vineyard at Poulton Hill Farm. The majority of the land is owned by Farmcare Ltd, Kempsford Farms Ltd and Poulton Hill Estate Ltd. There are two areas of inhabited buildings, one at Poulton Hill and the other being Peasburgh Barn. Just to the north but to the western edge of the parish is Castle Hill Farm comprising a farmhouse, barns and nine cottages.

¹ NCA 108 Upper Thames Clay Vales – Natural England www.naturalengland.org.uk.

² The sand and gravel resources of the Thames Valley, the country around Cricklade, Wiltshire. PA Robson, HMSO 1975

³ Geological sequence at the Down Ampney fault research site, Gloucestershire, England. A Horton, K Ambrose, B Cox. Commission of the European Communities, Nuclear science and technology (report EUR 12703 EN), 1990

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MAGiC

Soilscape

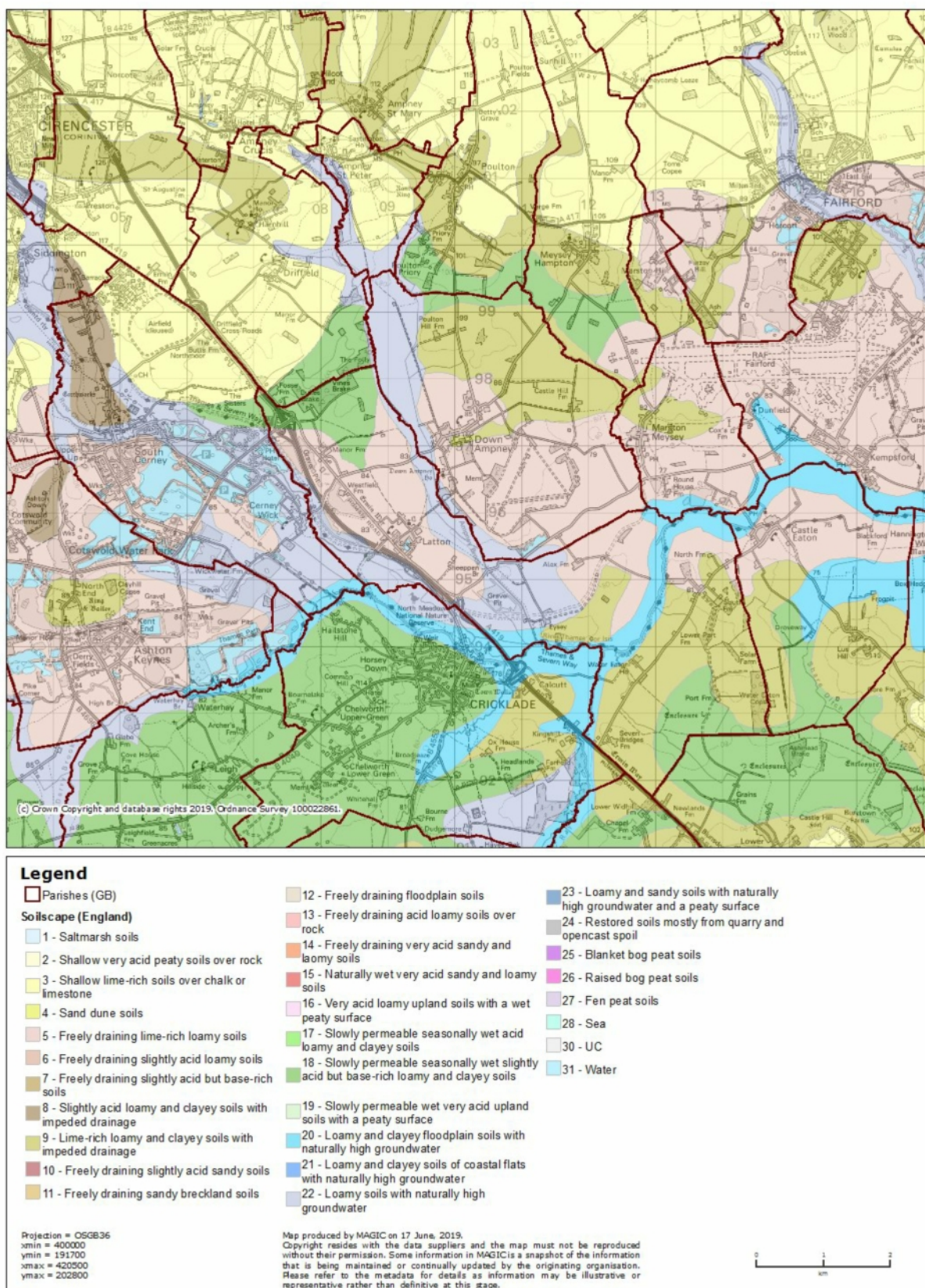


Figure 3.1 Surface Soils

3.1.4 South of the Village

To the immediate south of the main village there is pasture land. Opposite the entrance to Down Ampney House this has a parkland feel. There is a conservation area encompassing Down Ampney House, the Mews House, Home Farm, and an avenue of trees called Sycamore Walk. See Figure 3.2.

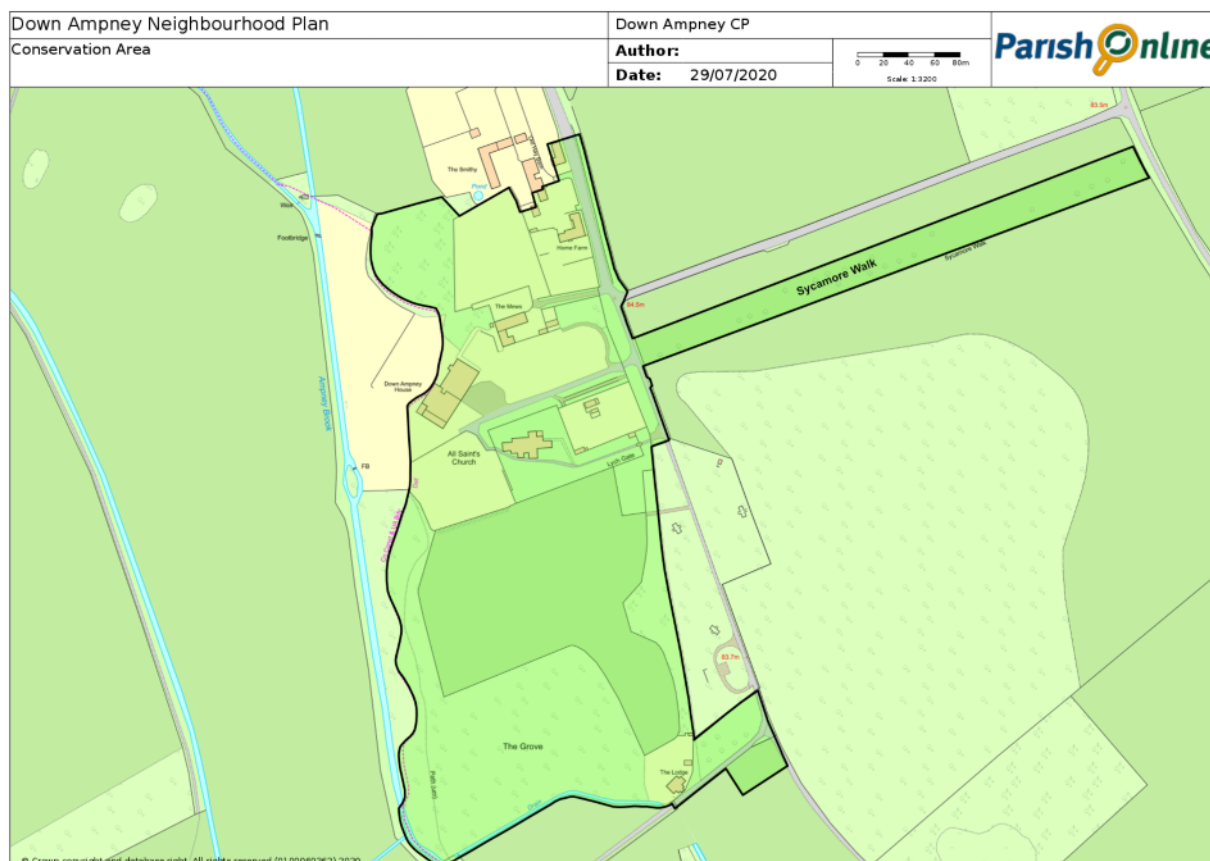


Figure 3.2 Conservation Area

Further to the south lies mixed arable and pasture land with some woodland. This area was dominated by the old airfield built in 1943 and used for the D-day and Operation Market Garden (Arnhem) glider and parachute operations and as a base for casualty evacuation. The airfield was decommissioned in 1947. There is a memorial to those who served at the edge of Carnock Wood. Most of this land is owned by Farmcare Ltd.

Just in the parish to the far south are three houses at Alex Farm, although Alex Farmhouse itself is out of the parish.

3.2 Agricultural Land

The classification of agricultural land shows that most of the parish is classified as Grade 3a or 3b, although there is some Grade 2 land. See Figure 3.3.

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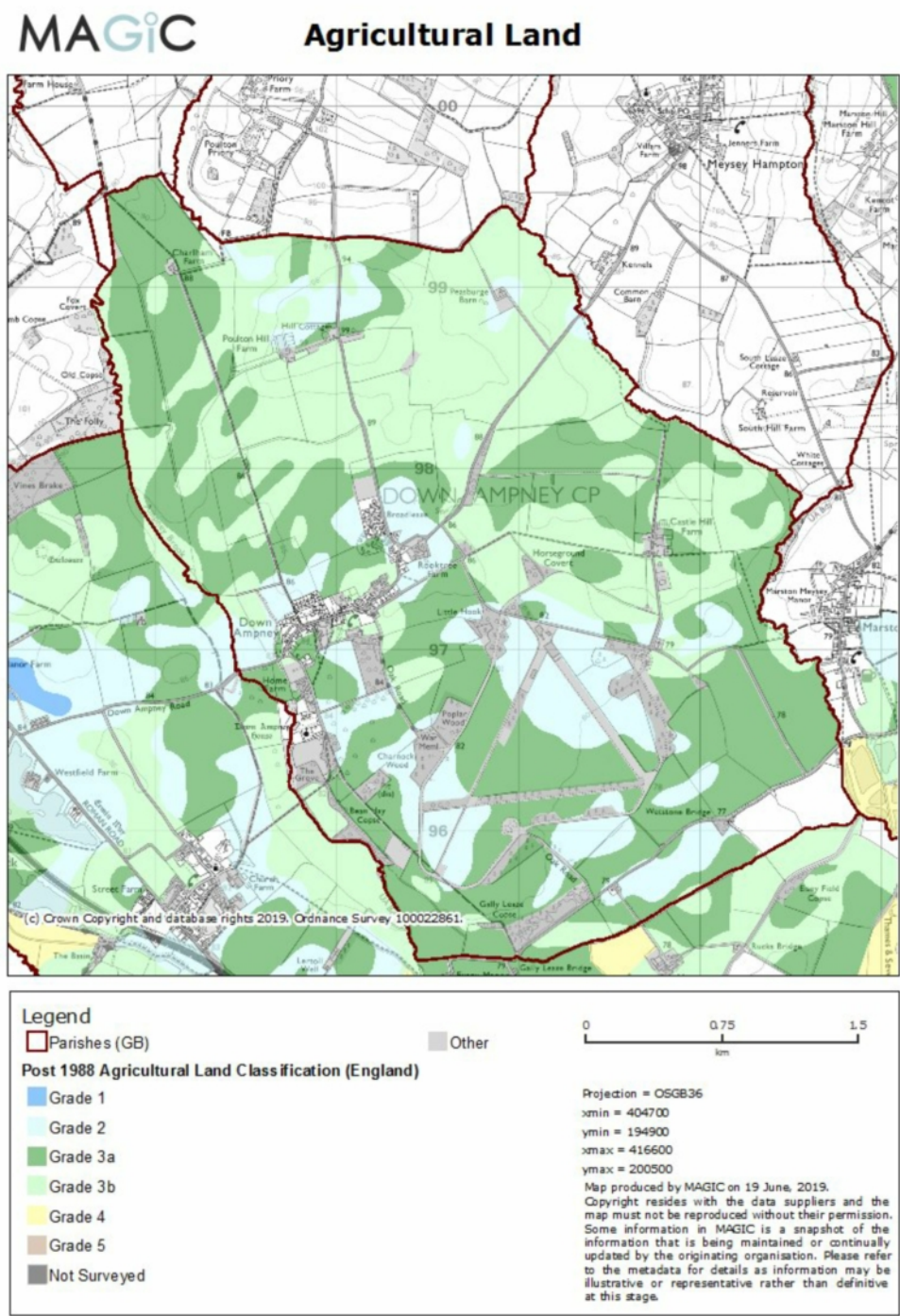


Figure 3.3 Agricultural Land Classification

3.3 Statutory and Non-Statutory Designations

3.3.1 Nature Conservation

There are no statutory protected sites⁴ within the Parish. There are two SSSIs adjacent to the parish and an SAC to the south-west. There is one locally designated site, Local Site

⁴ Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites

(Nature Conservation) at Ampney Pits to the south of the parish. The pits are the remains of gravel workings used to construct the old airfield in 1943.

3.3.2 Landscape Conservation

The Parish is outside the Cotswolds Area of Outstanding Natural Beauty (AONB).

3.3.3 Scheduled Monuments

There are two Scheduled Monuments designated by Historic England within the Parish: the preaching cross on the green at the western end of the village (List Entry Number: 1015133)⁵ and the Settlement at Bean Hay Copse (List Entry Number: 1003446)⁶ to the north-west of the old airfield. Bean Hay Copse is discussed in the next section. The locations are shown on Figure 3.5 overleaf.

3.3.4 Other Historic Sites and Non-Designated Heritage Assets

In addition to Bean Hay Copse there are three other noted historic sites in the parish mentioned in Ancient and Historical Monuments in the County of Gloucester Iron Age and Romano-British Monuments in the Gloucestershire Cotswolds, HMSO 1976⁷. More detail is given in Annexe A, but a location map is given in Figure 3.4.

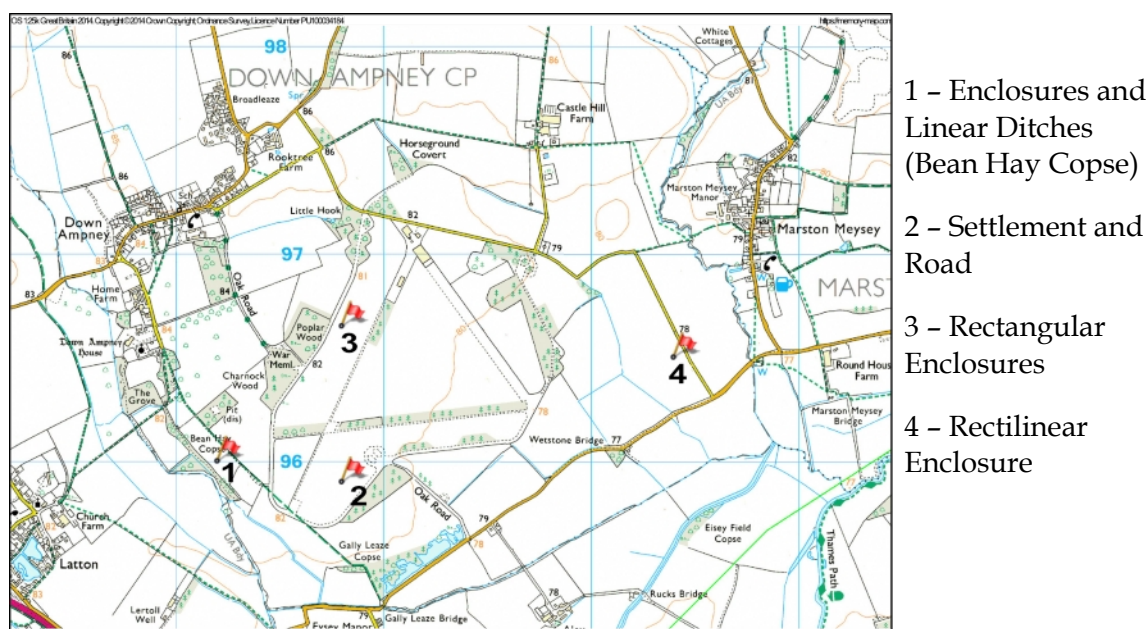


Figure 3.4 Location of Historic Sites

The airfield memorial to those who served at Down Ampney during WW2 situated at the end of Oak Road should be considered as a non-designated heritage asset; it is visited by many people with a connection to Down Ampney Airfield.



⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1015133>

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1003446>

⁷ 'Down Ampney', in Ancient and Historical Monuments in the County of Gloucester Iron Age and Romano-British Monuments in the Gloucestershire Cotswolds (London, 1976), pp. 44-45. British History Online <http://www.british-history.ac.uk/rchme/ancient-glos/pp44-45> [accessed 23 July 2020]

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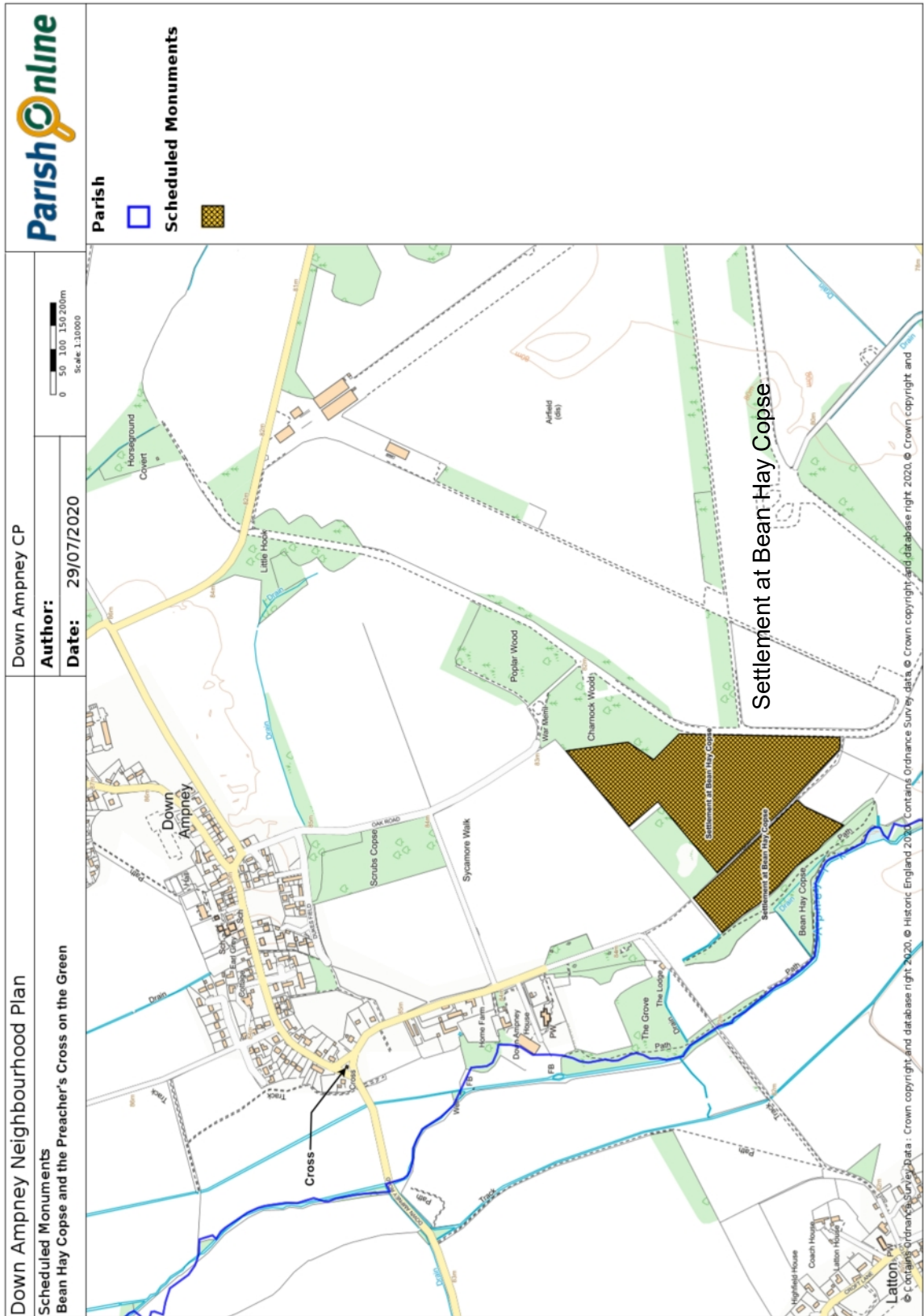
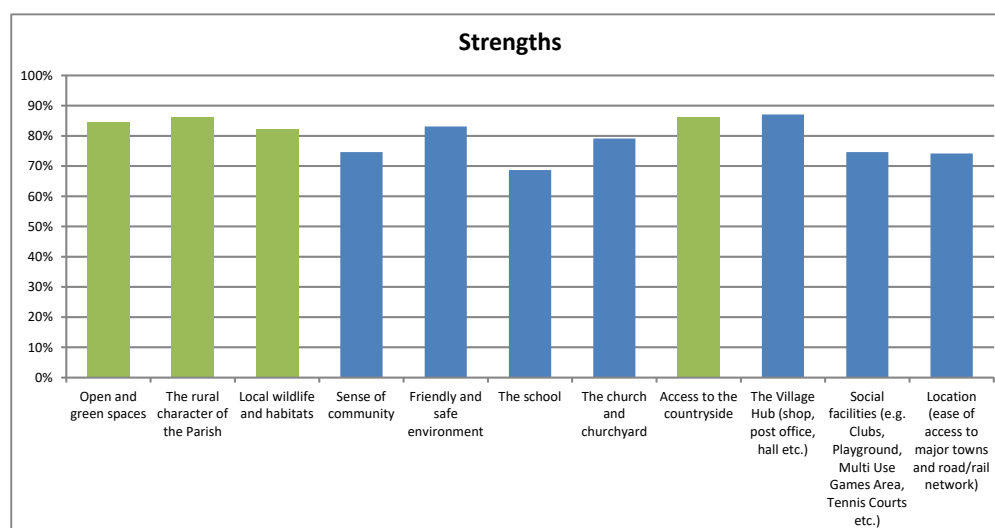


Figure 3.5 Cross and Bean Hay Copse Scheduled Monuments

3.4 Villagers' Views (The Questionnaire)

3.4.1 Question 2 – Strengths

In question 2 the “strengths or positive features” relating to landscape were: “Open and green spaces”, “The rural character of the Parish”, “Local wildlife and habitats”, and “Access to the countryside”. In all these, the percentage of answers valuing these attributes was greater than 80% indicating a very strong feeling of connection with the countryside.



Visual quality of the landscape and historic landscape character that defines the local distinctiveness is protected by CDC's Local Plan 2011-2031 Policy EN4 clause 2. One of the defining characteristics of Down Ampney is of a traditional Cotswold settlement located in open countryside, with the majority of households enjoying views across fields and all households having easy access to footpaths. Vistas of particular significance in Down Ampney building on this policy are shown on Figure 3.6 overleaf.

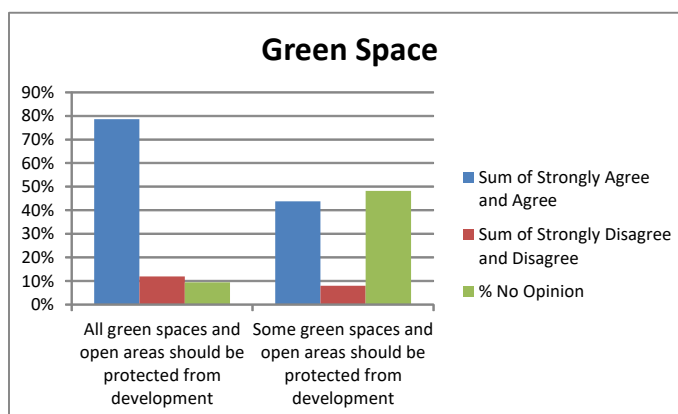
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Figure 3.6 Notable Vistas

3.4.2 Question 5 – Green Space

In question 5 nearly 90% were satisfied with the current “green spaces” within the village. It must be stated that “green spaces” in this context is not Local Green Space as defined by the National Planning Policy Framework (NPPF)⁸, but general open areas within the village such as the field between the main street and Duke’s Field opposite the village school. However, the overwhelming majority thought that these “green spaces” should be protected against development.



This field and two other areas should be designated as Local Green Spaces. These are indicated on Figure 3.7 overleaf.

Area 1 is the already-noted field opposite the village school between the main road and Duke’s Field. This field meets the criteria in paragraph 101 of the NPPF in that it is:

- in the very centre of the village;
- a special place to the local community as is demonstrated in the questionnaire because it is akin to a village green which is daily visible to all as a tranquil spot very often containing livestock gently grazing;
- approximately 6250 m² in size, not an extensive tract of land.

Area 2 is the local football pitch. This area meets the criteria in paragraph 101 of the NPPF in that it is:

- adjacent to the north of the village;
- the local football ground adjacent to the football club house. It is used and enjoyed by many in the village as a recreational area. The club has been in existence for at least 101 years;
- approximately 1 ha in size, not an extensive tract of land.

Areas 3a and 3b are both local woodland areas. These area meet the criteria in paragraph 101 of the NPPF in that they are:

- adjacent to the middle of the village;
- both areas are recreational areas much used by local walkers. Both areas have footpaths through them;
- area 3a is approximately 3.8 ha in size and 3b is 0.3 ha, not extensive tracts of land.

Note also paragraph 97 of the NPPF: “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on”.

⁸ National Planning Policy Framework 2021, Ministry of Housing, Communities and Local Government

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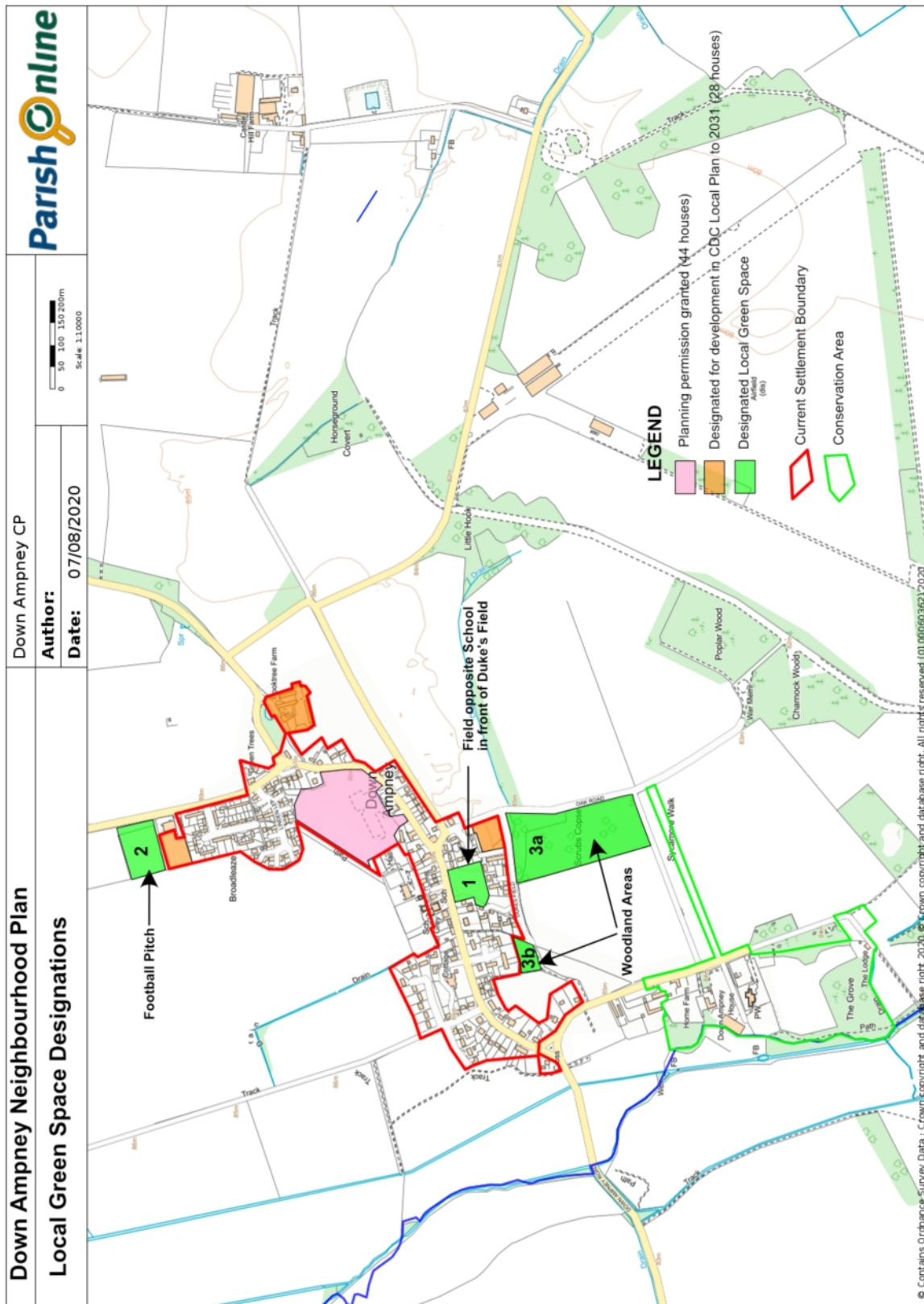


Figure 3.7 Local Green Spaces

3.5 Objectives to be Satisfied

Following the consultations with residents of the Parish the landscape objectives have been set:

Objective LO1. To protect the rural aspects of the village and surrounding countryside.

Objective LO2. To preserve, protect and enhance the green spaces and open aspects within the village and to ensure green space around and within any development to maintain the rural and village aspect of the parish.

Objective LO3. To promote access to the countryside throughout the parish boundaries.

3.6 Policies to be Followed

To achieve the objectives set out above, policies have been developed that take into account the questionnaire results and residents' consultation meetings. These are detailed in Section 8 and those relevant to the above objectives are given below.

Policy LP1 Development proposals should take account of the identified key vistas (Figure 3.6) and be designed and located to safeguard their integrity. Any proposal which would have an unacceptable impact on an identified key vista will not be supported.

Policy LP2 The areas denoted on Figure 3.7 shall be denoted as Local Green Spaces.

Note should be made of the Policies under Housing and Design dealing with green infrastructure and the recommendations in Infrastructure – Community and Leisure.

4 Infrastructure – Roads, Transport, and Drainage

4.1 Roads

4.1.1 Description

Down Ampney village lies on a minor road linking the A419 in the west to the A417 in the north and north-east. The northern route is via Poulton, the north-eastern via Meysey Hampton. A minor road leads south to the road between the A419 and Kempsford. Because of the A417 to A419 connection, the road through the village is the natural route for people in Fairford and some of its surrounding villages to travel to the west and to Swindon.

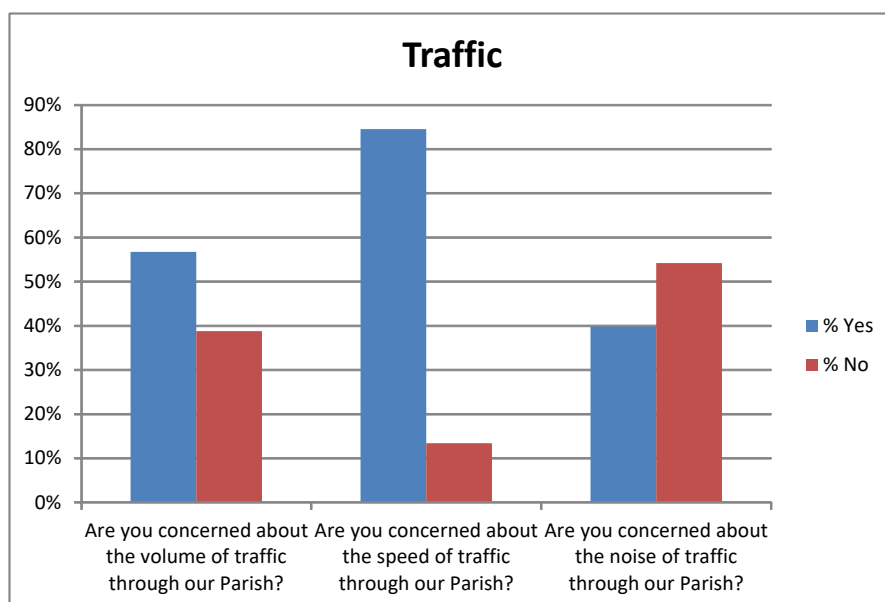
4.1.2 Traffic Flows

In the autumn of 2019 between 13th and 24th September a traffic survey was undertaken by Gloucestershire County Council Roads and Highways Division. The results have been analysed and that analysis is given in Annexe B.

The conclusions are that the majority of the vehicle movements in Down Ampney arise from through traffic; nearly 2300 vehicles per day for weekdays and 1400 vehicles per day at weekends. Vehicle movements originating in Down Ampney account for just over 300 vehicles per day for weekdays and fewer than 275 vehicles per day for weekends.

4.1.3 Villagers' Views (The Questionnaire) – Speed and Volume

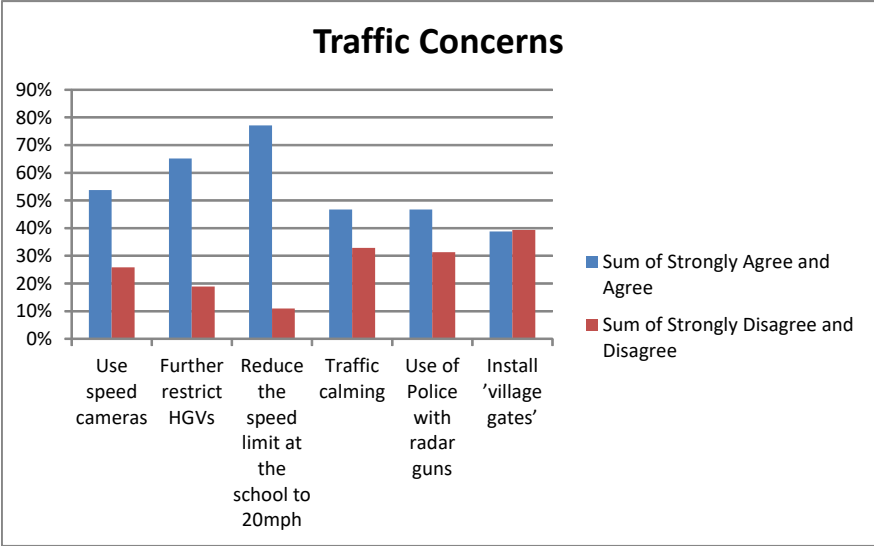
There is considerable concern about the quantity and the speed of traffic through the village, in particular about the speed where the overwhelming majority are concerned (question 22b, c, and d).



Various traffic surveys carried out in the past indicate that the median speed in the main street is around 30 mph (Gloucestershire County Council Speed Survey - April 2013). There are, however, 15% of vehicles travelling in excess of 35 mph. This may not seem to be excessive, but in the centre of a village close to the primary school and with many driveways along the street, some on bends giving poor visibility, it is clearly considered by residents as too fast.

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The views of what might be solutions to curb speed and improve safety for pedestrians were covered in Question 22E and 23. The solutions with more than 50% agreeing are the use of speed cameras, further reducing HGV size to match surrounding roads (7.5 tonnes), and reducing the speed limit to 20 mph near the school. This could be implemented using a flashing light system on the school warning signs with a reduced speed limit at entry and exit times of the school.

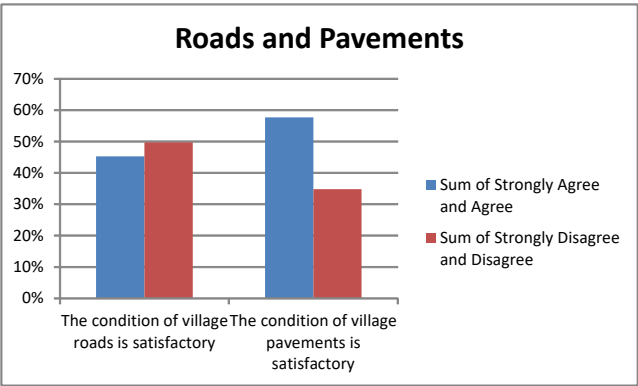


Fifty-nine percent of respondents were concerned about pedestrian safety. Of those the overwhelming majority (86%) favoured a pedestrian crossing near the school (Question 23aA). Other measures such as installing other crossings or widening the pavements did not find favour (4 and 37% respectively).

The Parliamentary Select Committee on Transport, Local Government and the Regions consider that all areas close to schools should have a 20 mph speed limit¹. The village is linear and to encourage pupils to walk and cycle to school without fear this 20 mph limit should extend over the whole length of the current 30 mph limit. In addition the committee considered that all rural 'C' roads should have a 40 mph speed. Implementing this would assist in reducing traffic speeds throughout the parish .

4.1.4 Villagers' Views (The Questionnaire) – State of the Roads and Pavements

While there are mixed feelings about the state of the roads, most thought that the state of the pavements was adequate (question 12E and F).

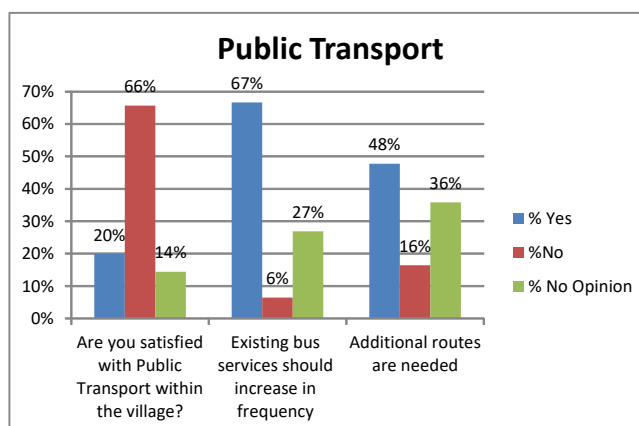


¹ <https://publications.parliament.uk/pa/cm200102/cmselect/cmtlgr/557/55709.htm>

4.2 Public Transport

4.2.1 Villagers' Views (The Questionnaire)

Although everyone who travels to work stated that they went by car (question 16b), 68% disliked the lack of public transport in the village, 67% thought that there should be increased frequency of service, and 48% thought that new routes should be introduced (question 24).



The CDC report “Role and Function of Settlements Study” 2012 graded Down Ampney as “reasonable” for transport links (page 93 and section 7.14)². This was based on criteria which is now not valid as it is impossible to travel to and from Cirencester for work purposes by public transport, nor is it possible to travel to Fairford and Lechlade for leisure purposes and travel back the same day.

The need for public transport is relevant for affordable housing. There are few employment opportunities in the village. Public transport must come first. Without it, those with employment outside the village including those in affordable housing will need to afford their own transport.

4.2.2 Travel to work

The 2011 census figures show the following pattern.

QS703EW - Method of Travel to Work (2001 specification)	
ONS Crown Copyright Reserved [from Nomis on 20 April 2019]	
population	All usual residents aged 16 to 74
units	Persons
area type	parishes 2011
area name	E04004221 : Down Ampney
Method of Travel to Work	2011
All categories: Method of travel to work	466
Work mainly at or from home	44
Underground, metro, light rail, tram	1
Train	8
Bus, minibus or coach	2
Taxi	0
Motorcycle, scooter or moped	4
Driving a car or van	219
Passenger in a car or van	13
Bicycle	1
On foot	7
Other method of travel to work	0
Not in employment	167

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.

² Role and Function of Settlements Study, Local Plan: Evidence Base July 2012, Cotswold District Council

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4.3 Surface Water Drainage

4.3.1 Flood Risk

The Environment Agency Flood risk maps indicate that there is a risk from flooding along Ampney Brook and Poulton Brook in the west and along the southern boundary near the eastern spine road between Kempford and the A419. The village itself is not at risk from fluvial flooding. As in all areas, if the drainage pipes and ditches are not maintained it will be susceptible to flooding from heavy rainfall. This was evident in the storm of July 2007. Figure 4.1 shows the flood risk map for the parish. It is notable that the Environment

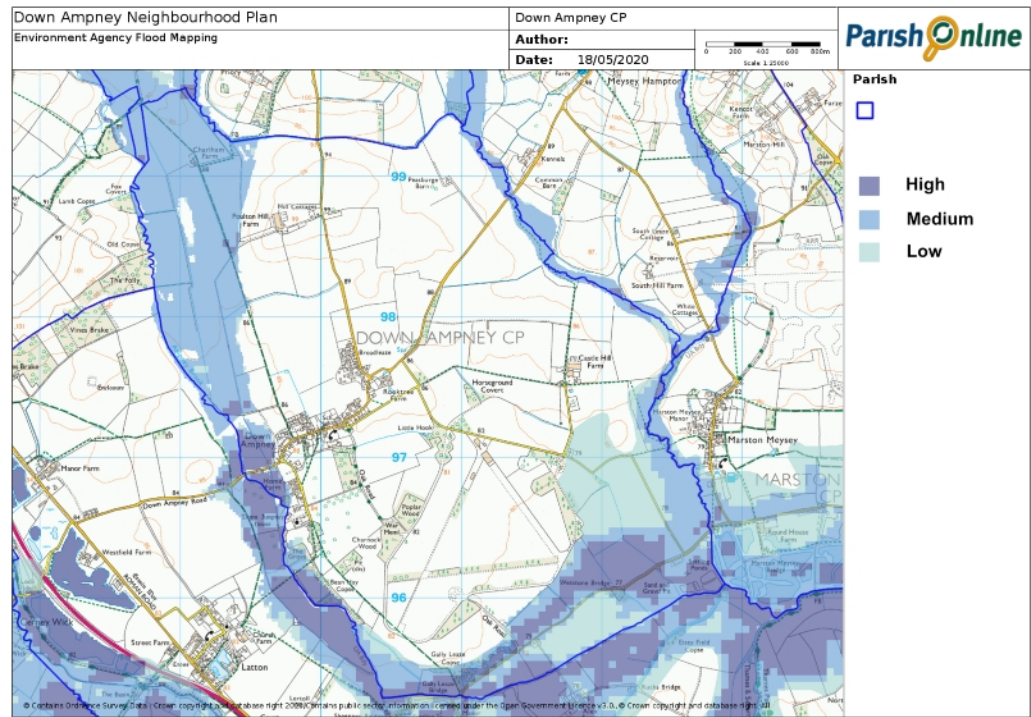


Figure 4.1 Environment Agency Flood Map

Agency also publish a surface water flood risk map. Figure 4.2 shows the River Flood Risk and Figure 4.3 shows the Surface Water Flood Risk for the village.



Figure 4.2 River Flood Risk



Extent of flooding from surface water
Figure 4.3 Surface Water Flood Risk

It is interesting to note that Canadian airman in the wet winter of 1945/46 christened Down Ampney “Damp Agony” because of the flooding affecting some of the accommodation sites.³

4.3.2 Description of Drainage in the Village

The following is a summary of the detail given in Annexe C – Surface Water Drainage Study. The Village can be divided into several areas with two main discharge points, one to Poulton Brook and hence to Ampney Brook and the other to soak away in an area called Little Hook situated in a groundwater Source Protection Zone 1 as designated by the Environment Agency.

Annexe C gives results of a walk-over survey of the drains carried out in April and May 2020. A summary of the regime is given below.

Suffolk Place and Chestnut Close drain towards Charlham Lane where it is joined by a pipe from the ditch which runs alongside the track from the north. This meets the main road drainage system at the junction with the main road. From there water flows westward to discharge into Poulton Brook just downstream of the first bridge out of the village. The surface water drainage from Linden Lea drains westward through a 1050 mm diameter pipe that joins the ditch behind Suffolk Place. From there ditches convey the water to Poulton Brook. At the east end, from around number 15 Down Ampney, all surface water including that from the proposed Broadway Farm estate, enters road drains that discharge southwards to a pipe across the fields to a ditch running west to east that terminates in a marshy area to the north-west of the old airfield called Little Hook. Duke’s Field water enters a ditch to the south that connects to the ditch that drains to Little Hook mentioned above. Figure 4.4 indicates the discharge routes.

³ Page 135 Down Ampney 1930 - 1975, A Personal View, Leslie Tucker, 1994

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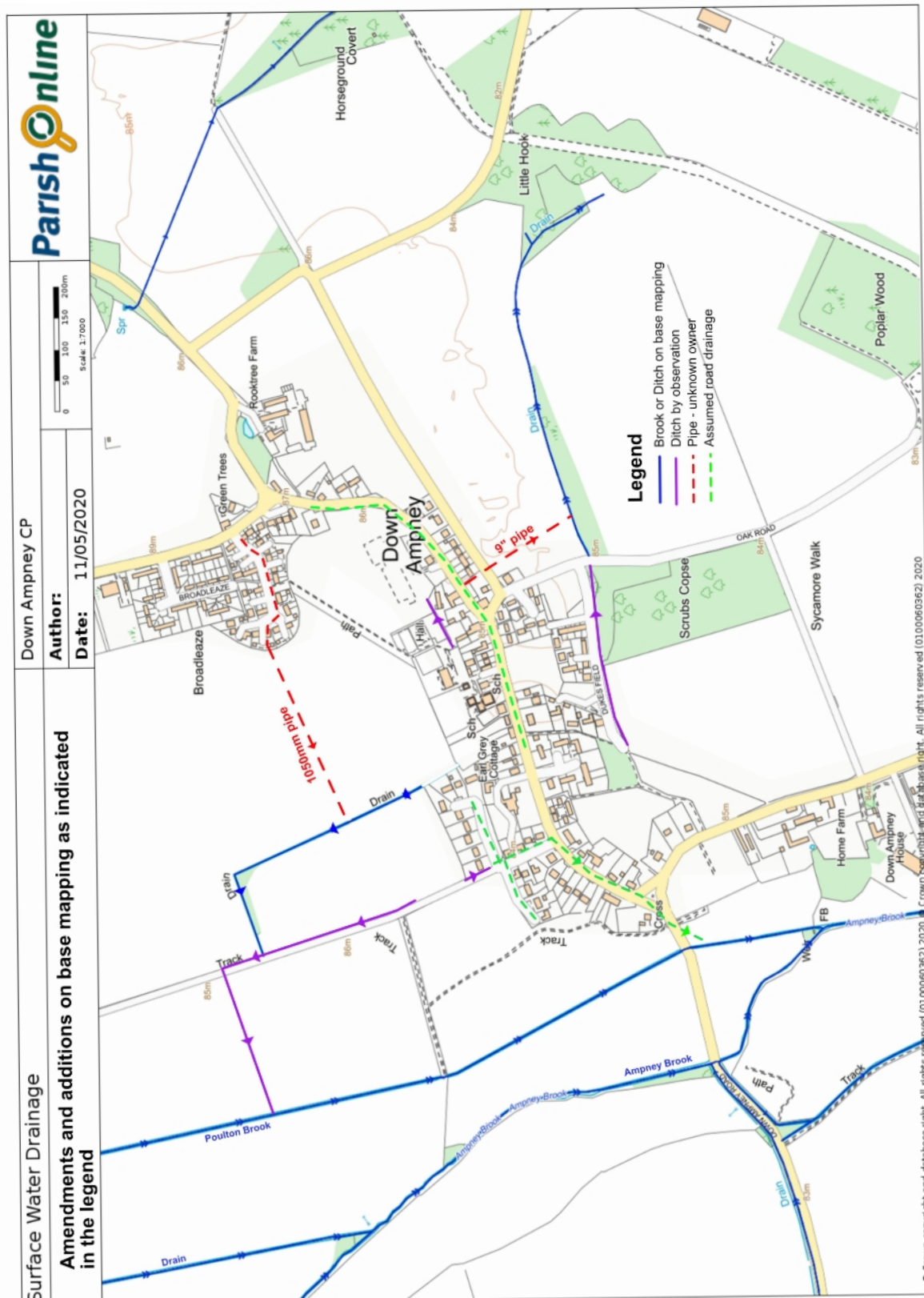


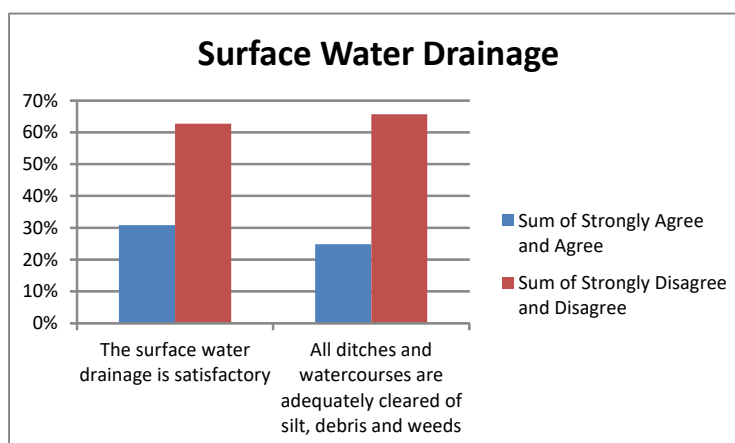
Figure 4.4 Surface Water Drainage Detail

The discharge south from the east is via a 9 inch diameter clay pipe across the field to the ditch. The slope is very shallow indicating a maximum discharge of less than 20 litres/sec. This assumes that the pipe is clear and in good condition.

The outlet into Poulton Brook at the west is via a 12 inch diameter pipe. In times of heavy rainfall, Poulton Brook runs bank full. However the slope is still likely to be 1 in 600 leading to a flow rate of between 30 and 40 litres/sec⁴. Poulton Brook collects water from the whole catchment to the north and north-east. Development in these areas could increase the flows in the brook leading to problems at the west end of the village.

4.3.3 Villagers' Views (The Questionnaire – Question 12B & 12C)

The majority of villagers are of the opinion that firstly, the surface water drainage is inadequate and secondly, the ditches and watercourses are not cleared properly by the riparian owners or appropriate authorities. This view is gained from individual experiences in times of heavy rainfall. It is borne out by inspection of the facilities and calculation of discharges.



It is worth noting paragraphs 159 and 160 of the National Planning Policy Framework (NPPF)⁵; of note is paragraph 160 in which the following is stated:

Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding.

Note the word “cumulative”.

4.4 Foul Drainage

4.4.1 Obligations of Sewerage Undertakers

The Water Industry Act 1991⁶ places certain obligations on Sewerage Undertakers. Section 94 requires every Sewerage Undertaker to provide and extend the public sewers to ensure that the area is effectually drained. Furthermore, Section 98 requires the Sewerage Undertaker to provide a public sewer to be used for domestic purposes in a particular locality for buildings when proposals made by any person for erection of buildings are carried out.

⁴ Both figures calculated using the Manning formula for a clay pipe with a slope of 1 in 500

⁵ National Planning Policy Framework, 2021, Ministry of Housing, Communities and Local Government

⁶ <https://www.legislation.gov.uk/ukpga/1991/56/contents>

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The Department for Environment Food and Rural Affairs have issued guidance to Ofwat⁷ which states:

Undertakers are subject to a statutory duty to 'effectually drain' their area. This requires them to invest in infrastructure suitable to meet the demands of projected population growth. Ofwat's charging rules should ensure that charges are proportionate to funding additional sewerage infrastructure required to accommodate flows from a proposed development. Charges should be applied fairly and Undertakers' duties taken into account.

4.4.2 Current Situation

Thames Water in its 2019 document "Ampney St Peter Drainage Strategy"⁸ details measures that it proposes to take to improve the foul drainage leading to the Ampney St Peter sewage treatment works (SWT). This document does not mention improvements for Down Ampney. No mention also is made of the treatment works itself.

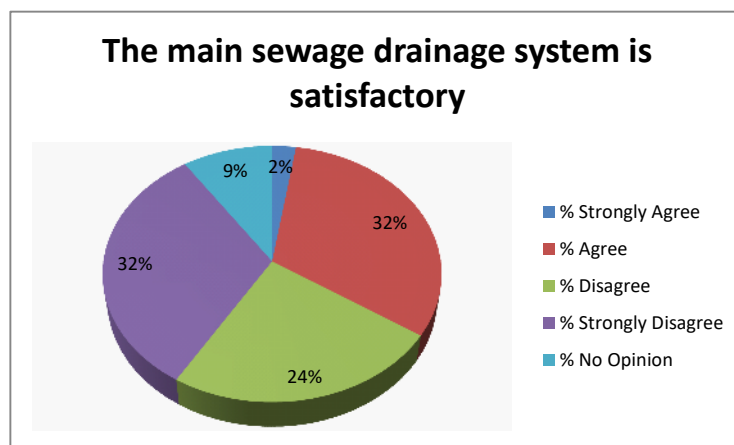
In written evidence to the parliamentary Environmental Audit Committee's (EAC) inquiry into water quality in rivers the following written evidence has been given:

WQR 0019: Richard Knowles, of the Upper Thames Fisheries Consultative committee (UTFC)⁹ stated: "Until a couple of years ago the Ampney Brook displayed the characteristics of a pristine trout stream. It ran crystal clear and had good wild trout populations with some coarse fish. Since then deterioration has been rapid and marked with turbidity worsening and fish stocks declining. Ampney St Peter sewage treatment works has repeatedly spilled undiluted sewage.[Ampney St Peter spilled 90 times in 2019: 1853 hours recorded]".

WQR0020: Mark Purvis wrote a Comparison of actual capacity vs EA advised capacity for Upper Thames tributary Sewage Treatment Works¹⁰. The evidence indicates that Ampney St Peter Sewage Treatment Works is grossly undersized for the actual population that it serves.

4.4.3 Villagers' Views (The Questionnaire – Question 12)

There was only one question about foul drainage in the villagers' questionnaire. The result is given in the chart below. The results indicate that 56% consider that the system is unsatisfactory. With the 44 new dwellings at Broadway Farm and the further 28 dwellings in the CDC local plan before 2031, it is likely that the degree of dissatisfaction will rise.



⁷ Water industry: guidance to Ofwat for water and sewerage connections charges

⁸ Ampney St Peter Drainage Strategy, Thames Water, 2019

⁹ <https://committees.parliament.uk/writtenevidence/22248/pdf/>

¹⁰ <https://committees.parliament.uk/writtenevidence/22257/html/>

4.5 Objectives to be Satisfied

Objective IO1. *To ensure that the infrastructure within the parish is developed to enhance the living environment for existing residents and to support sustainable growth.*

IO1a: Roads and Pavements – *With increasing traffic flows exacerbated by new housing both in the village and surrounding towns and villages that use Down Ampney as a through route, to improve road safety measures.*

IO1b: Public Transport - *To promote more public transport on more routes.*

IO1d: Surface Water Drainage – *To ensure the surface water drainage within the parish is improved to support sustainable growth.*

IO1e: Foul Drainage – *To ensure the sewerage system within the parish is improved to match the planned growth and the Ampney St Peter Sewage Treatment Works is upgraded to meet both current and future population.*

4.6 Policies to be Followed

To achieve the objectives set out above policies have been developed and take into account the questionnaire results and residents' consultation meetings. These are detailed in Section 8 and those relevant to the above objectives are given below.

Policy IP1 *Before larger developments (greater than 5 dwellings) are carried out developers shall either demonstrate that the current drainage regime is adequate to take additional run-off or make provision to improve the regime. Demonstration shall be based on the need to include for greater storminess and extreme events related to future climate change.*

Policy IP2 *No development shall be open to occupancy before the Sewerage Undertaker has demonstrated that the system including the sewage treatment works at Ampney St Peter is adequate for the increased load to ensure that there are no further discharges of untreated sewage into Ampney Brook – a local feature which runs along the parish boundary and is a well-used recreational amenity.*

Policy IP3 *All developments large and small shall incorporate SuDS¹¹ principles in their surface water design.*

¹¹ SuDS – Sustainable Drainage System

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4.7 Recommendations

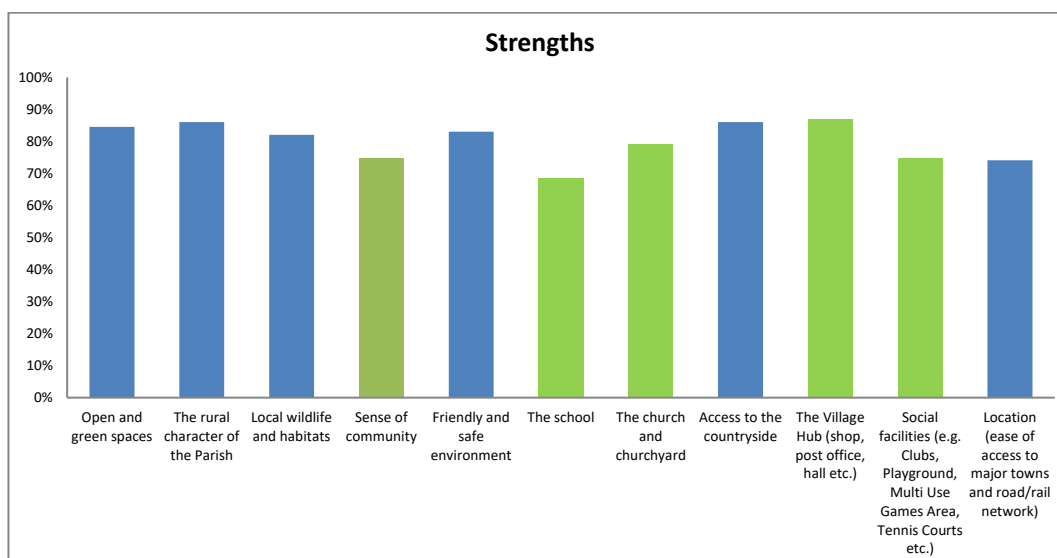
The following recommendations are not specifically planning matters, but are items that should be followed up to enable the Objectives to be met. They are reiterated in Section 8.

- | | |
|---------------------------|---|
| Recommendation IR1 | <i>Road safety improvements should be made not only before there are any accidents but also to reduce the fear of cyclists and pedestrians alike of using the pavements and roads within the village. These could include: traffic and speed controls such as a 20 mph speed limit, a weight limit reduction to 7.5 tonnes similar to all minor roads nearby, and the introduction of speed cameras or other traffic calming methods.</i> |
| Recommendation IR2 | <i>Before more development and, in particular, affordable housing is built, encourage public transport.</i> |
| Recommendation IR3 | <i>Many of the ditches forming the main drains are poorly maintained. The riparian owners and other responsible authorities should be encouraged to carry out their duties of maintenance.</i> |

5 Infrastructure – Community and Leisure

5.1 Background

Historically, Down Ampney has enjoyed a well-developed sense of community which is still valued today. Among the strengths valued by residents of the parish are several of the community and leisure facilities (results of question 2 of the Questionnaire).



5.2 Current Facilities

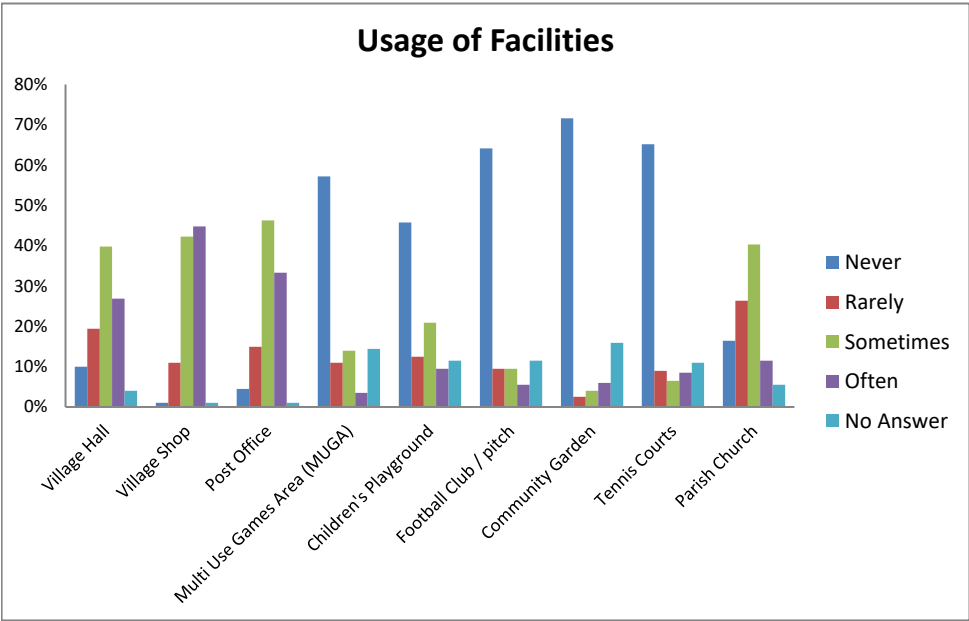
A brief list of community and leisure facilities together with their approximate dates follows:-

All Saints' Church	Consecrated in 1265
The Village School	Purpose-built building opened in 1853
The Football Club	Certainly in existence in the first half of the 20 th century, although the current Club House dates from 1979
The Village Hall	1983 (destroyed by fire in 2007, but re-built in 2009)
The Village Shop	There was a commercial shop in the early part of the 20 th century; currently the Community Shop (volunteer run) stems from 1998 with a new purpose-built building opened in 2010
The Tennis Club	Formed in 1995
The Multi-Use Games Area	Opened in 2003
New Playground	Opened in 2003. It replaced the earlier one situated near Broadleaze
The Community Garden	Opened in 2014

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5.2.1 Use of Facilities

Question 4 in the village questionnaire covered the usage of village facilities. The chart below indicates the results.



5.2.2 Other Facilities

Question 4 also asked for comments on what more facilities would be welcome. The overall comment was “a village pub”. Other items included a toilet at the church, part time doctor’s surgery or mobile clinic, and a wild flower meadow and village pond (the location mainly specified for this was in the field opposite the Village School).

5.3 Current Opportunities

Leisure facilities currently available to the village are the Football Club, the Tennis Club and The Multi-Use Games Area (MUGA) (See paragraph 5.2.1). Use of the footpaths around the village is high (Question 6).

5.4 Footpaths and Cycle Routes

5.4.1 Location of Public Rights of Way, Bridle Ways, and Permissive Footpaths

Current (July 2020) rights of way, bridle ways and permissive footpaths are shown in Figure 5.1 overleaf.

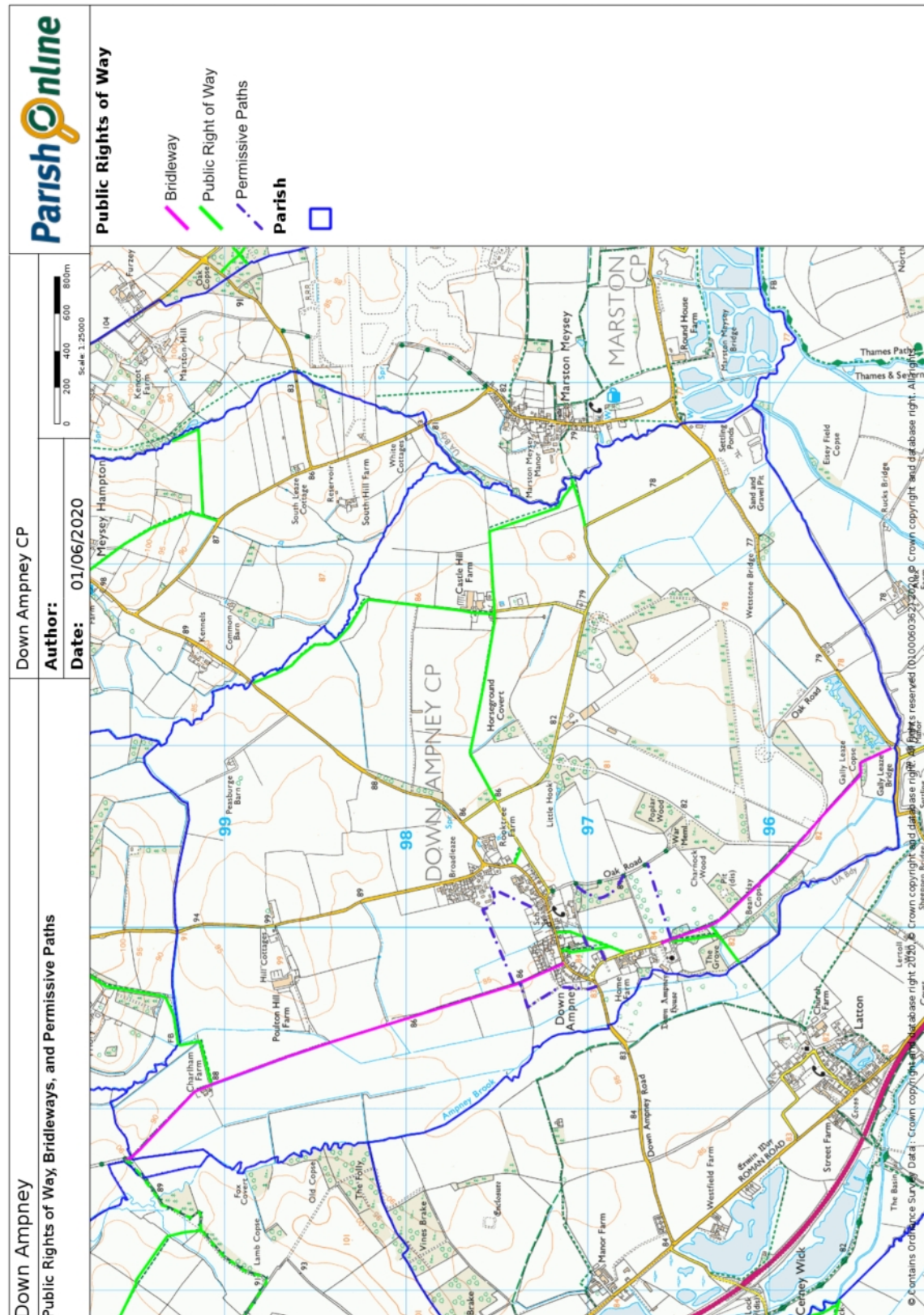


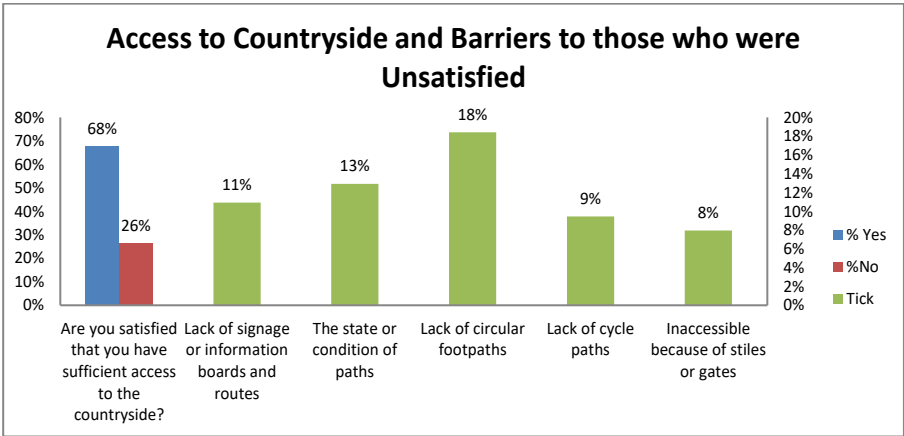
Figure 5.1 Footpaths, Bridleways and Permissive Footpaths

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5.4.2 Villagers' Views (The Questionnaire – Question 7)

Access to the countryside generally is felt not to be a problem with 68% satisfied. Those that were not, cited lack of circular paths and the state of the paths as the largest barrier to access.

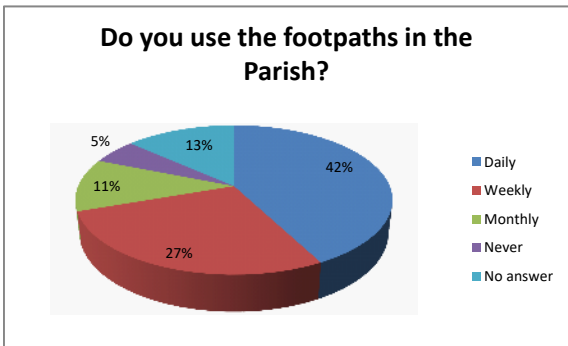
Dissatisfaction centres on the condition of footpaths (13%of respondents) and lack of



circular paths (18%). The lack of cycle paths around the parish is noted by a few (9%).

5.4.3 Villagers' Views (The Questionnaire –Question 6)

In question 6, 90% stated that they used the footpaths near the village and over 40% stated that they used them daily. Most people (68%) felt that they had sufficient access to the countryside. Those that felt that they did not cited lack of circular walks as the main reason (18% of the total or 63% of those that felt they did not have sufficient access)



5.5 Objectives to be Satisfied

- Objective CO1.** *To maintain current Community and Leisure facilities.*

Objective CO2. *Footpaths and Cycle Ways – To maintain and increase footpaths and cycle ways in the parish.*

5.6 Recommendations

The following recommendation is not specifically a planning matter, but is an item that should be followed up to enable the Objectives to be met. It is reiterated in Section 8.

- Recommendation 5R1** *Encourage landowners to create more permissive footpaths and bridleways. Examples are given in Appendix 4.*

6 Economy and Employment, and Tourism

6.1 Economy and Employment

6.1.1 Background

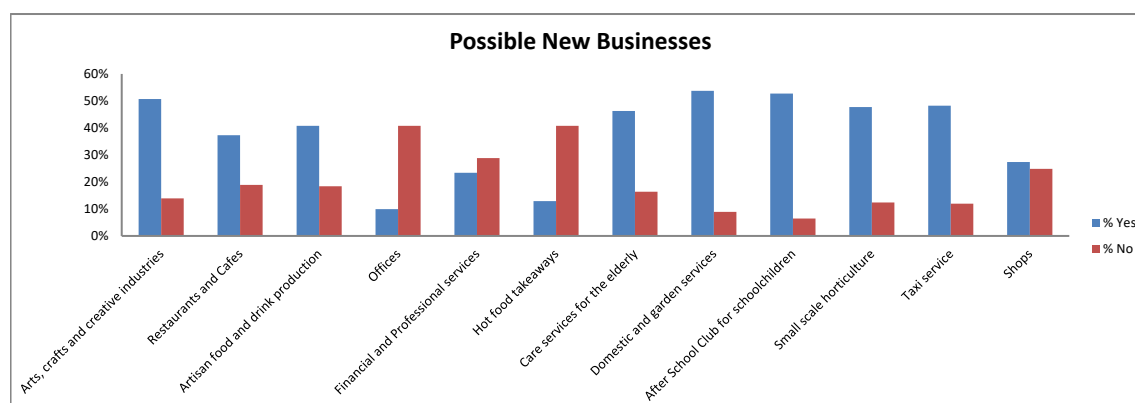
From the very earliest days of the settlement, the main occupation of residents was farming and agriculture. This was true right up to the end of the second world war. Life in the 1930s is admirably described by Leslie Tucker¹. He categorises residents as either “Dependents”, those directly employed by the Co-operative Wholesale Society (CWS), or “Independents”, those not directly employed by the CWS. The Independents’ employment was mainly in servicing the needs of the community or CWS, for example, the Ricketts’ blacksmith and carpentry business, the Herbert’s bakery, or the Schoolteacher. Even up to the 1970s there were many people still employed on the land although mechanisation and the rise of contracting in the industry were reducing the need for full-time employees.

6.1.2 Present Day

There are few, if any, residents employed by the local agricultural businesses, Farmcare, Poulton Hill Vineyard, or Kempsford Farms. Most employed people work outside the village. There are a few self-employed residents such as builders, plumbers, or beauticians servicing the local area. There is no light industry or small office facility within the Parish; it is almost entirely a commuter village where to go to work means driving, there being no public transport available that allows one to go and return to work for normal working hours. A few self-employed work from home.

6.1.3 Villagers’ Views (The Questionnaire)

Question 19 asked “Would you welcome the establishment or development of any of the following business types or employment in Down Ampney?”. The subsequent questions gave options to consider. Eighty-two percent of respondents stated that they would welcome some new businesses. The most popular types of businesses were Arts & Crafts, Domestic and Garden Services, After School Club, and Taxi Services. A village pub was also popular in the comments section. The results are given below.



6.1.4 Local Employment Opportunities in the Future

Opportunities for local employment can only come from having employers with business units or offices in the Parish. Employers will only come to the Parish if there are units available.

¹ Down Ampney 1930-1975, A Personal View, Leslie Tucker, 1994 (Reprinted 2019)

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Earlier local plans mooted the possibility of Rooktree Farm being converted to small units. This will not happen; outline planning permission is being sought for housing.

A “brown field” area that could be converted to light industrial and office use is Castle Hill Farm, an under-used agricultural facility. Conversion of this area could only come from the landowner, The Wellcome Trust. It is unlikely that any entrepreneur would take the risk of buying the land and investing in building units; the returns would be long-term.

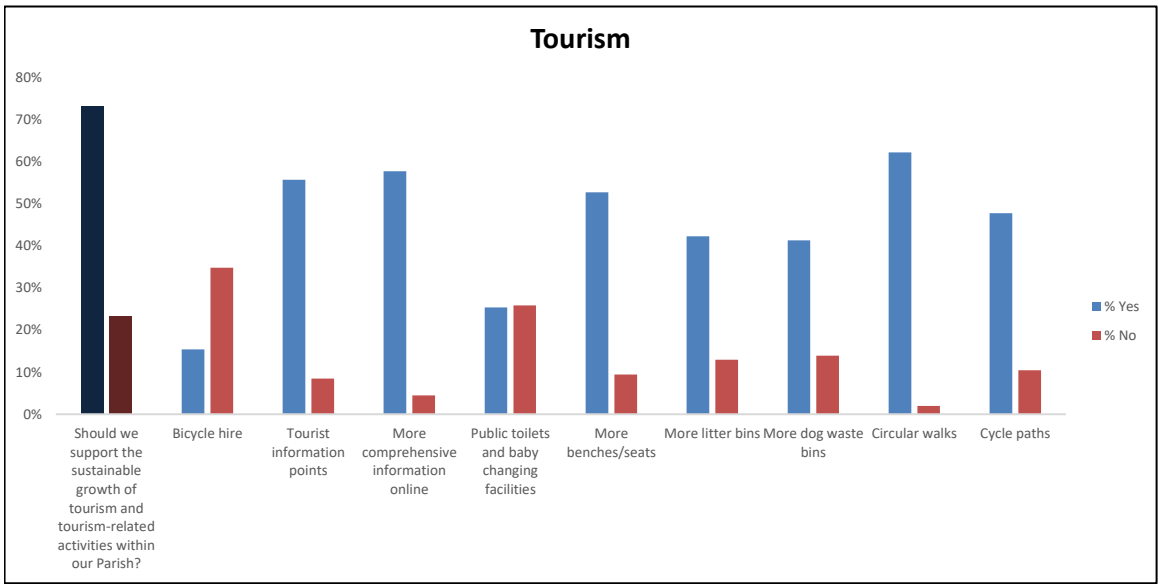
6.2 Tourism

Down Ampney Parish is within the Cotswold Water Park, the lakes of which have recently been designated as SSSIs². There are, however, no lakes within the Parish that have this designation.

There is limited tourism based on three main factors: the church is a grade I Templar church built by Nicolas De Valers; the Village was the birthplace of Ralph Vaughan Williams whose father was vicar of Down Ampney; and the old airfield, mentioned in Section 2, from where paratroopers and gliders took off for, in particular, Operation Overlord (D-Day) and Operation Market Garden (battle for Arnhem). There is a stained glass window in All Saints’ Church in memoriam of those would took part.

6.2.1 Villagers’ Views (The Questionnaire)

Question 25 dealt with tourism. Over 70% of respondents agreed that tourism and tourism-related growth should be supported. Those items receiving more than 50% included: tourist information points (note that since the questionnaire Information Points have been installed); more comprehensive information online; more benches/seats; and



more circular walks.

²Natural England <https://consult.defra.gov.uk/natural-england/cotswold-water-park/>

6.3 Objectives

6.3.1 Economy and Employment

Because no new business employing people is likely without premises to house it, the objective must be to encourage the building of light business units (an example can be seen at Poulton Priory Business Park). As has been discussed earlier the most appropriate area would be Castle Hill Farm.

Objective EO1. To promote the building of business units on suitable land within the Parish.

6.3.2 Tourism

Objective EO2. To encourage, through better information, visitors interested in (i) Ralph Vaughan Williams and (ii) the RAF and Glider Operations from Down Ampney airfield.

6.4 Recommendations

Recommendation ER1 Start dialogue with The Wellcome Trust about developing Castle Hill Farm into a business centre.

Recommendation ER2 Produce information about Down Ampney in relation to (i) Ralph Vaughan Williams and (ii) the role of Down Ampney airfield in WW2, possibly in leaflet or booklet form for distribution in the local area and/or as a website

7 Housing and Design

7.1 Introduction

This section shows how the number of dwellings allocated to Down Ampney has been accommodated. Account is taken of the Cotswold District Local Plan 2011 - 2031¹ (CDC Local Plan 2011-2031), and the National Planning Policy Framework (NPPF) document² produced in Feb 2019. In addition the Cotswold District Council (CDC) have declared a "Climate Emergency"³ in July 2019 and an "Ecological Emergency"⁴ in July 2020 which will have an impact on development layout, and dwelling design. Feedback from the village via questionnaires, and village hall presentations have been taken into account. The following sections will state how the housing objectives are arrived at and how those will be achieved through the policies.

7.2 Cotswold District Local Plan 2011 - 2031

Policy DS1 of the CDC Local Plan 2011 - 2031 identified Down Ampney as one of 17 Principal Settlements in the district. Down Ampney has the smallest population of all the Principal Settlements. Paragraph 6.1.9 of that document includes the sentences *"These settlements were selected on the basis of their social and economic sustainability, including accessibility to services and facilities. The availability of suitable land capable of delivering sustainable development during the Plan period also helped determine which settlements to include in the Development Strategy."* More detail can be found in Topic Paper 1: Development Strategy⁵.

The CDC Local Plan 2011 - 2031 identified three sites in Down Ampney for possible development where planning permission could be granted for 28 new homes to be built within the currency of the Local Plan to 31st March 2031. This is in addition to the 44 houses already approved for Broadway Farm.

7.3 Housing Development and Population growth

7.3.1 Development

Down Ampney is a rural village with around 280 dwellings and a population of approximately 615⁶. It is situated 6 miles from Cirencester to the north, and 10 miles to Swindon in the south. There is little or no direct employment in the village. Employment relies predominately on car commuting to places of work at Swindon, Cirencester and travelling as far as London, working from home, or small-scale self-employment for example builders and plumbers.

There has been occupation in the Down Ampney area dating back to the period of 800BC to 100AD. There are three known Iron Age settlements. Down Ampney is listed in the Domesday Book of 1086 when there were 35 households in the village.

¹ Cotswold District Local Plan 2011-2031 (adopted 3 August 2018)

² National Planning Policy Framework, 2021, Ministry of Housing, Communities and Local Government

³ https://www.cotswold.gov.uk/media/8d8eab9716634de/cdc-climate-emergency-strategy-adopted-2020_09_23.pdf

⁴ <https://www.cotswold.gov.uk/media/au2c514i/ecological-emergency-action-plan.pdf>

⁵ Cotswold District Local Plan 2011-2031, Local Plan Examination 2017, Topic Paper 1: Development Strategy

⁶ Local Insight profile for 'Down Ampney CP' area.
https://www.gloucestershire.gov.uk/media/2096697/localinsight-down-ampney-cp-li_glou_e04004221-20200310141928044.pdf

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The village has gradually grown in size with only agriculture for employment. Residents worked on small farms producing wool or arable products. A typical farm layout of 1821 is shown below (Figure 7.1).

In 1918 the estate was bought by the Co-operative Wholesale Society (CWS) and it has kept ownership until starting to sell some land in 2006. Some 449 acres to the north of the parish were sold in several lots.

The CWS farmed the land under its wholly owned subsidiary Farmcare Ltd until it sold Farmcare to the Wellcome Trust in 2014. The CWS has retained ownership of some of the land immediately bordering the village (Figure 7.2).

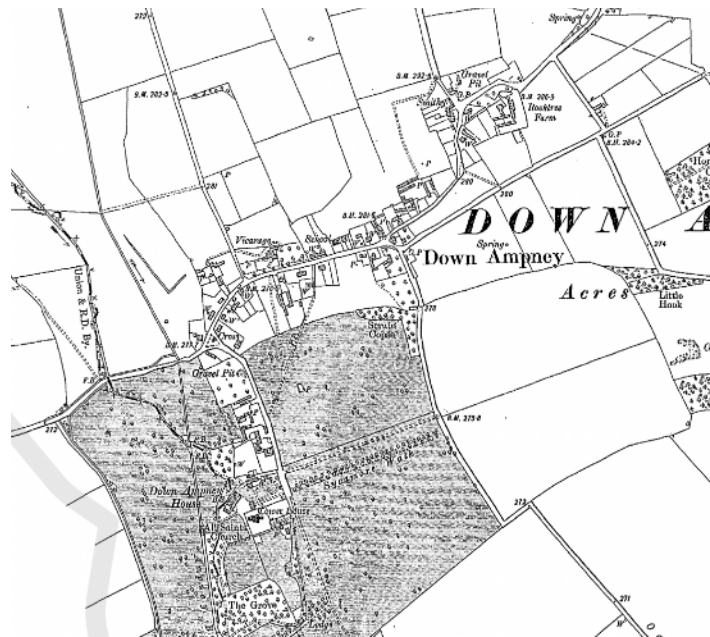


Figure 7.1 – Village layout in 1911. Note the ribbon layout of the housing.



Figure 7.2 Land retained by CWS (2020)

7.3.2 Population growth

Population was fairly static until after the second world war. Then Broadleaze in the 1950's, The Pheasantry and Suffolk Place in the 1970's, and Chestnut Close in the 1980's were developed. There was little further development until 2001 with the construction of 14 houses in Duke's Field, 38 houses in Linden Lea in 2002, and 8 houses in The Old Estate Yard in 2006. A further 44 houses have been given planning permission at Broadway Farm to start in 2021. With the addition of Duke's Field extension and Rooktree Farm which are going through planning applications at the present time this will result in a population increase in Down Ampney of approximately 3.4% over 20 years (See Figure 7.3). This compares with Gloucestershire as a whole at 1.35% and England of 1.4%. There has been no improvement in the road system or sewerage infrastructure in spite of the large population increase in the last two decades

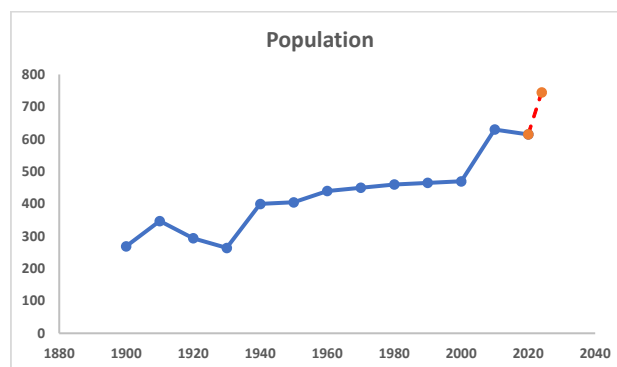


Figure 7.3 Population growth

7.4 Housing Density

Down Ampney is a rural village and its inhabitants want it to remain as one. Densities are relatively low. Over-intensive housing development should be avoided and plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots. The current average density in the settlement area is about 12.5 dwellings per hectare. Densities in rural areas should remain considerably lower than in town or urban settings. Building at densities approaching town or urban values will degrade the very attribute that villages have. If more houses are required for the village, inevitably outside the present settlement boundary, there is plenty of space to keep the housing density to little more than the current average level of 12.5 dwellings per hectare. This is not to disallow a few small developments of terraced houses of the type shown in Figure 7.4.



Figure 7.4 Existing row of terraced houses

Down Ampney Neighbourhood Plan



Figure 7.5 The village in 1997 viewed from the east



Figure 7.6 The village in 2021 viewed from the east (Duke's Field and The Old Estate Yard have been built since 1997)



Figure 7.7 The village in 2021 viewed from north of east (Linden Lea has been built since 1997 and Broadway Farm with planning permission for 44 houses is shown outlined in red)

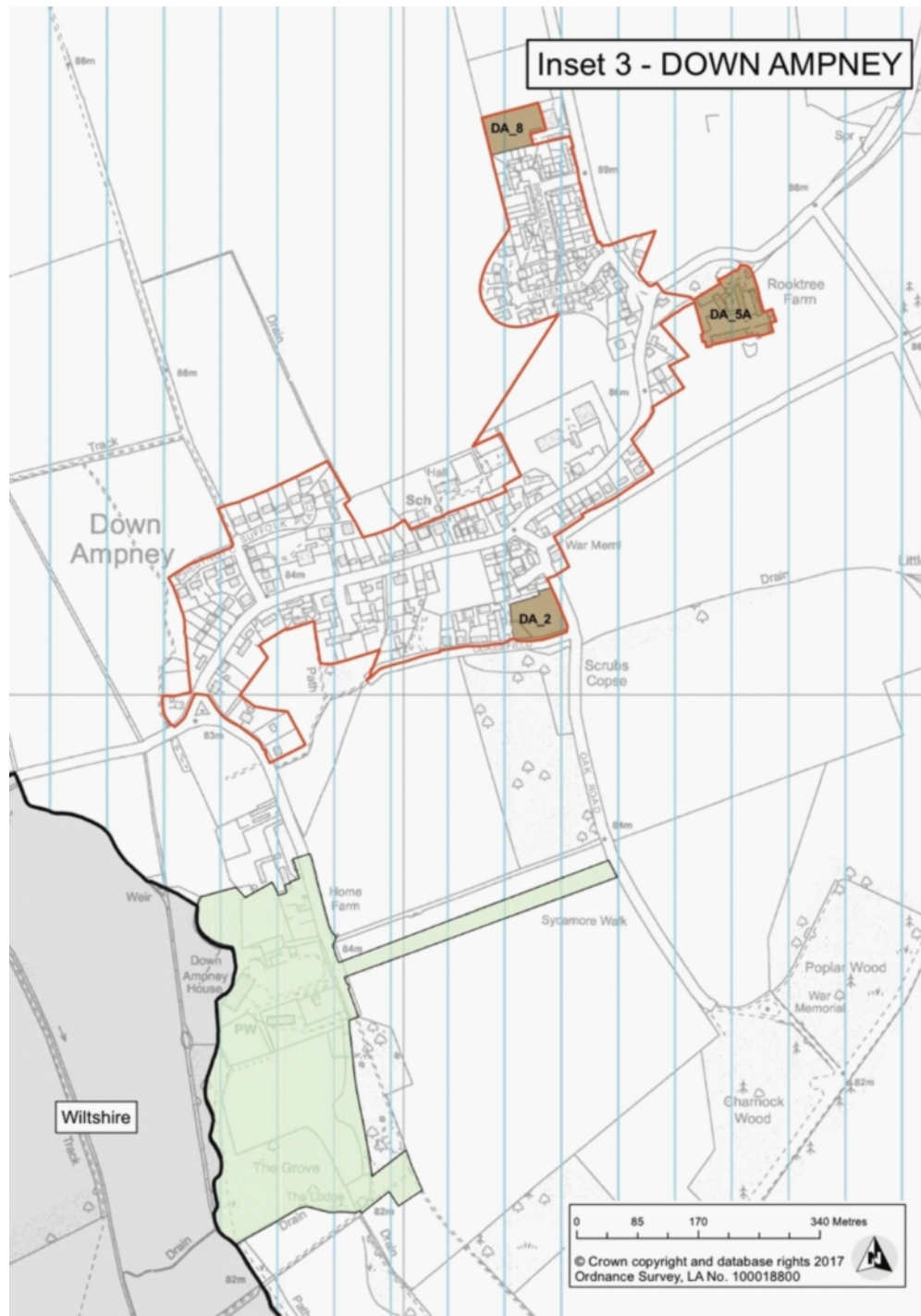


Figure 7.8 CDC identified development sites and settlement boundary

Down Ampney Neighbourhood Plan

7.5 Listed Buildings

As you would expect in a rural Cotswold village there are several listed buildings. There are two grade 1, and 14 grade 2 listed buildings. The full list of buildings with their reference numbers is given in Appendix 2.

7.6 Housing Needs in the Plan Period and Impact on Village

7.6.1 Housing identified in CDC Local Plan 2011 - 2031

The CDC Local Plan 2011 - 2031 identifies 28 new dwellings for Down Ampney. This is in addition to the 44 houses already approved for Broadway Farm. The development sites are Dukes Field extension (10 dwellings – planning application submitted in March 2021), Rooktree Farm (8 dwellings – planning application to be submitted in early 2021), and Broadleaze (10 dwellings). The land for the first two sites are owned the CWS, and CDC own the third site. The red line indicates the extremity of the defined settlement boundary in the CDC Local Plan (See Figure 7.8). Because the two sites owned by the the CWS have had planning permission applied for, and the third site is owned by the CDC and, therefore, under its control, it is considered that Down Ampney has completely fulfilled its planning obligations to 2031 in accordance with the CDC Local Plan 2011 - 2031. Delivery of housing is likely to be well in advance of the 2031 Local Plan date.

7.6.2 Impact on the Village

After 2031 taking into account that Down Ampney has only 1.4% of the population of all the principal settlements and that 487 dwellings per year are planned for the whole of Cotswold District, it would be expected that no more than 6 dwellings per year averaged over the plan period would be allocated to Down Ampney. No year should have more than 15 dwellings constructed.

7.7 Constraints on Developments to Achieve Sustainable Growth

It must be noted that the 28 new homes (in addition to the 44 houses at Broadway Farm) allocated to be built in Down Ampney by the CDC Local Plan 2011-2031 will require upgrades to some of the village infrastructure. These factors are discussed in Section 4 and 6 and summarised below:-

- a). The limited capacity of sewerage and surface water network.
- b). The limited capacity of mains water supply.
- c). Pressures on Health Care services.
- d). The need to preserve the rural character of the village.
- e). The limitations of the surrounding road network.
- f). The lack of bus services.
- g). Very limited local employment.

Although discussed in Section 4, it is worthwhile noting what the NPPF has to say on flooding in paragraph 154:

New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure;*

7.7.1 Green Infrastructure

Green infrastructure is a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as wildlife corridors, water purification, air quality, space for recreation and climate mitigation and adaptation.

Suggestions for areas that would be suitable for incorporation of green infrastructure into possible future development are shown on Figure 7.9 overleaf.

7.7.2 Affordable Housing

Affordable housing is defined by the Government as housing provided for rent or purchase on a subsidised basis to eligible households which cannot meet their needs on the open market. There are three main types of affordable housing tenures: social rented; affordable rented; and intermediate. Feedback from CDC and the Housing Needs Survey indicated that there is a demand for affordable housing, and this is the basis of the specific recommendation in policy H1 and H2 of the CDC Local Plan, and reinforced in our policies HP4 and HP5.

There are 51 households owned by housing associations that are considered to be affordable in Down Ampney. Cotswold District Council do not own any housing stock. People seeking a home in Down Ampney at present (data from Gloucestershire Homeseeker and CDC Strategic Housing)⁷ with a connection to Down Ampney is 13. As Down Ampney is a principal settlement not only is it required to take people requiring affordable housing from or linked to the village but also from within the CDC area (Local Plan policy H2). The Broadway Farm development will provide 22 affordable homes.

7.7.3 Infill sites

Sixty-eight percent of the village have no objection (question 11G) to the use of infill sites as long as the housing density is not excessive. There are two potential infill sites:- Between 22 and 23 Down Ampney, and 38 and 39 Down Ampney, including the gardens and orchard behind.

7.7.4 Brownfield sites

Rooktree Farm buildings are the only brownfield site suitable for development and is one of the sites identified within the CDC Local Plan.

7.7.5 Self-build sites

The CDC Local Plan states in section 8.1 under policy H1 that on developments of more than 20 dwellings will be expected that 5% of dwelling plots for sale as serviced self or custom build plots will be provided, unless demand identified on the Local Planning Authority's self-build and custom register, or other relevant evidence, demonstrates that there is a higher or lower level of demand for plots. There are no developments planned in the village with more than 20 dwellings in the period of the CDC Local Plan to 2031.

7.7.6 Climate Emergency Impact on Planning and Development

Following Government directives CDC declared a Climate Emergency in 2019⁸, and has set up a group to consider climate change issues and possible solutions and policies.

⁷ Email received from CDC dated 06/05/2015

⁸ www.cotswold.gov.uk/environment/climate-action/cotswold-climate-and-ecological-emergencies/

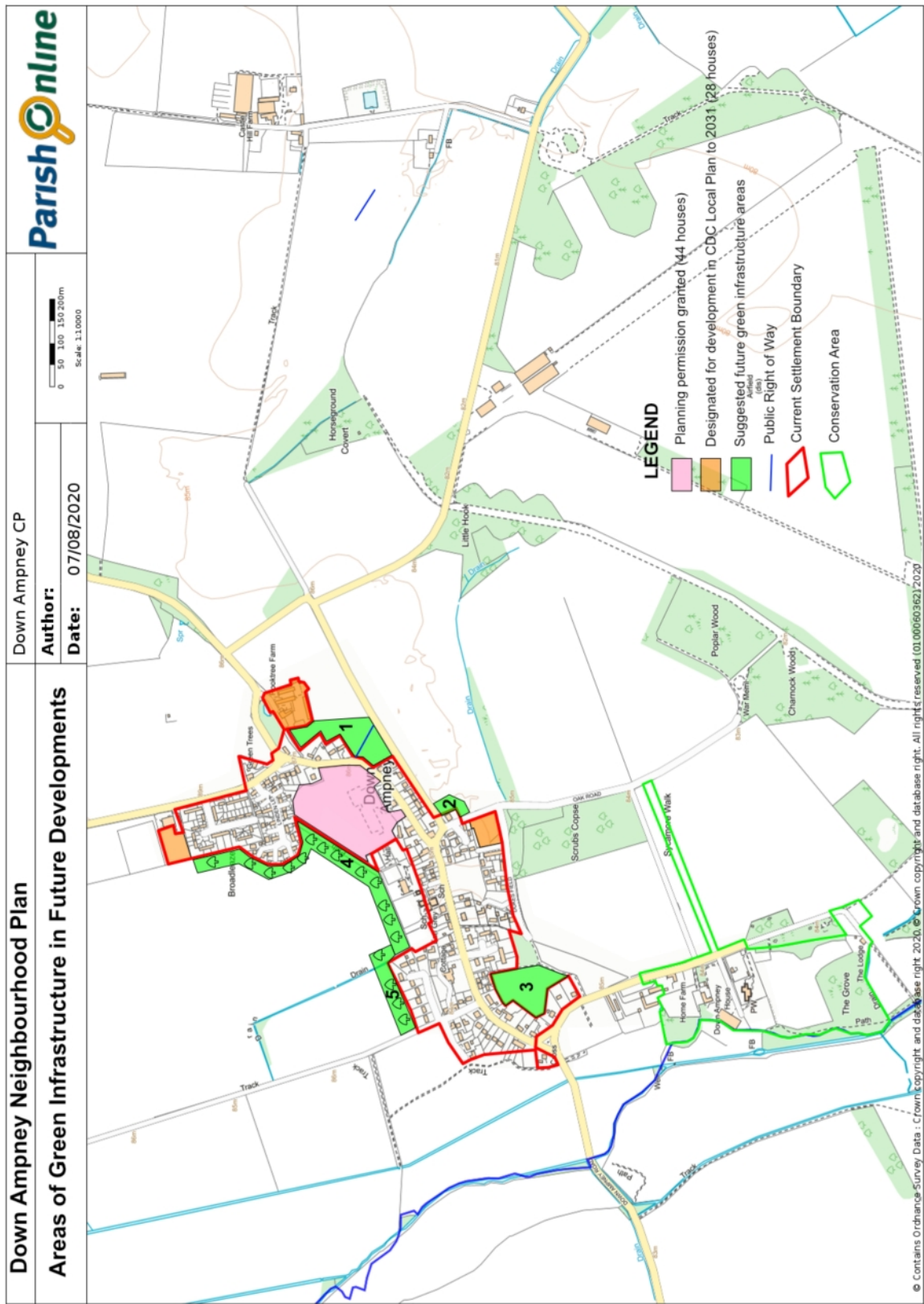


Figure 7.9 Possible green infrastructure in future developments

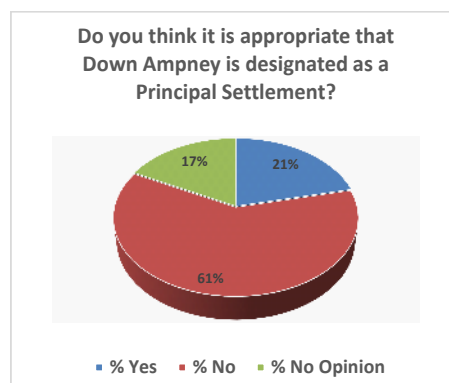
The requirements to achieve the changes to meet the "Climate Emergency" will have an impact on site layout. For example: Space per house for rain water harvesting; space per house for heat pump equipment; orientation of house to be more south facing for solar panel. Housing floor area should take into account that more people will be working from home. Each site may need SuDS consideration for surface water run off control. This is further highlighted in Appendix 1 – The Down Ampney Design Guide.

7.8 Questionnaire results - views of the village residents

A questionnaire was delivered and collected by hand during Oct to Dec 2019 to every household in the village. Sixty-nine percent of household returned one or more questionnaires.

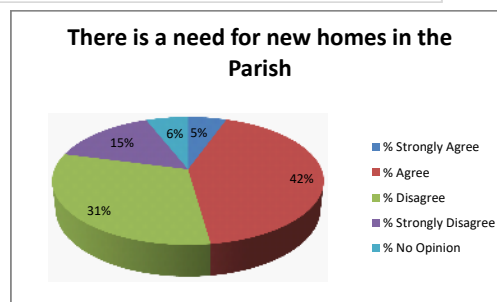
7.8.1 Question 8a (Principal Settlement)

Asked "Do you think it appropriate that Down Ampney is designated a Principal Settlement", the response was only 21% said yes. See Section 7.2.



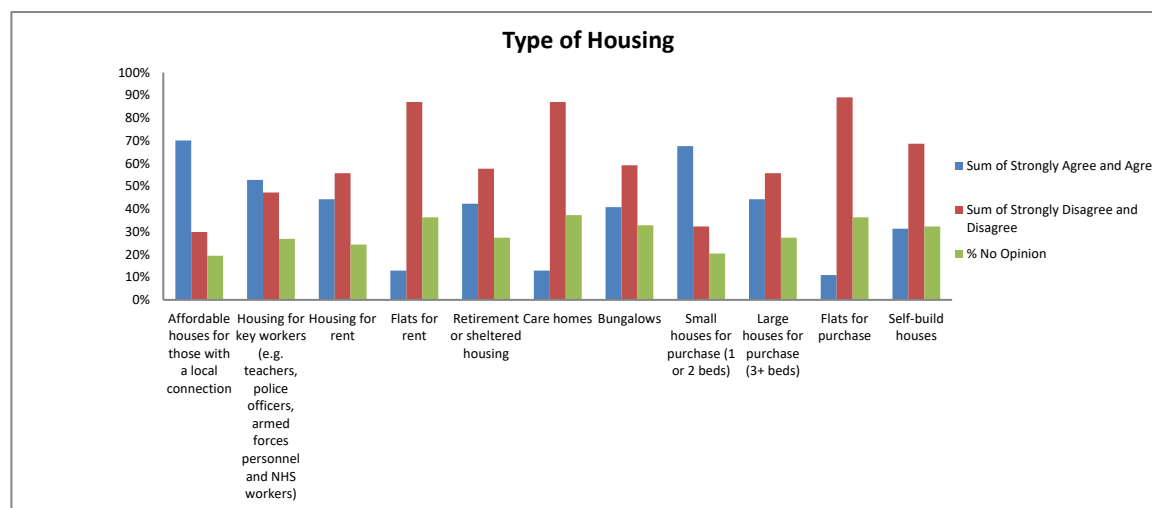
7.8.2 Question 8b (New Homes)

Asked Is there a need for new homes in the parish 47% replied strongly agree or agree as against 46% disagree and strongly disagree. No opinion was 7%. The village is very divided whether new homes are needed in the village. Robust discussion with developers and CDC Planning over quantity, type of dwelling, and site layout has certainly not helped. But for the future with more housing then affordable housing for people with local links would be encouraged.



7.8.3 Question 9 (Type of New Homes)

Asked "if new homes were to be provided, which type of dwellings are needed?" Three types of homes resulted in more than 50% support taking into account strongly agree and agree. These are for "Affordable houses for those with a local connection" at 70%; "small houses for purchase (1 to 2 bedroom)" at 65%; bungalows at 36%; and "housing for key workers (e.g. teachers, police, armed forces and NHS" at 62%.



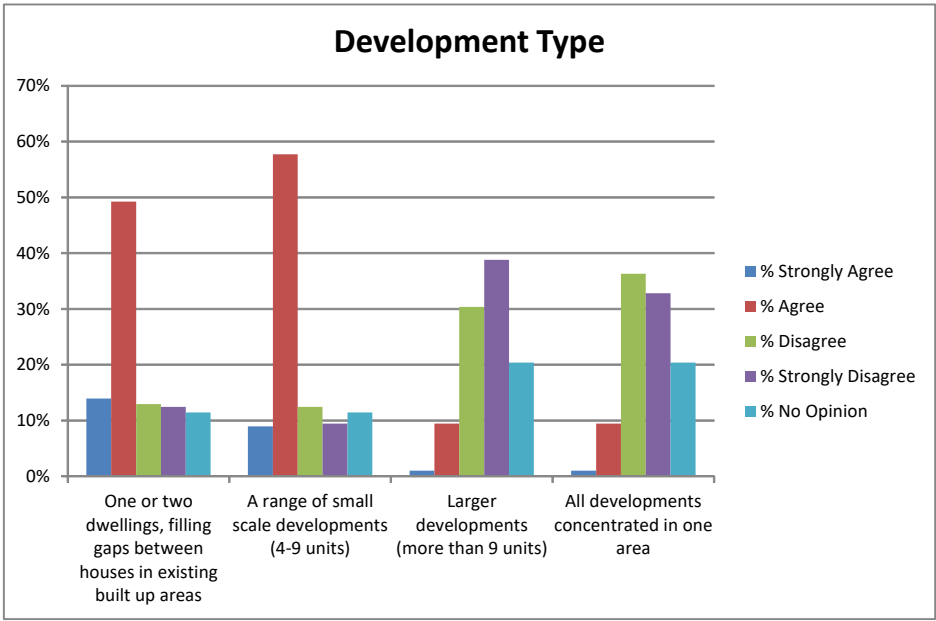
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The price of houses in the Cotswolds is way above the national; average. There is a strong requirement for houses of one or two bedrooms. These houses over time often have extensions built which increases the value and puts the houses out of reach of first time buyers. Here then is a strong argument for restrictive covenants not allowing extensions to be built on the property.

There was little support, i.e. less than 15% for flats for rent or purchase, and for a care home.

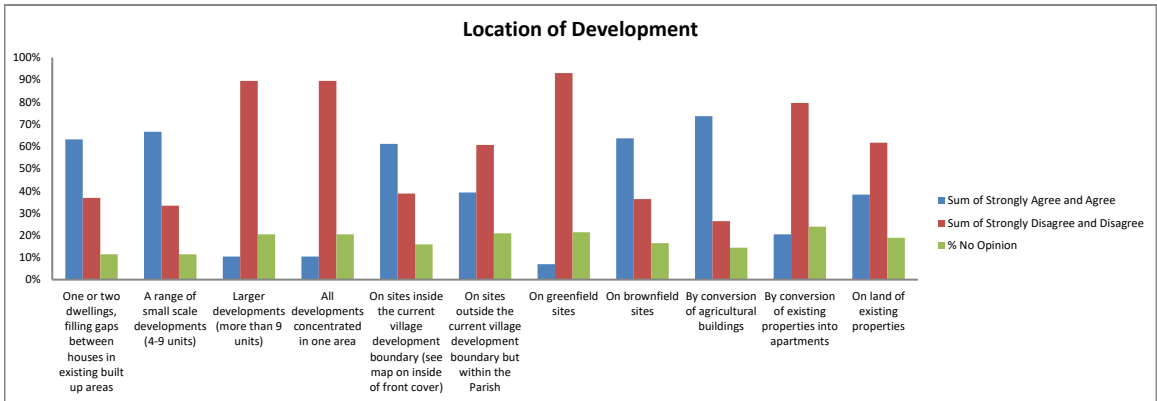
7.8.4 Question 10 (Development Type)

Asked "what type of development is appropriate to accommodate new homes?" there was very strong or strong support for "a range of small scale developments (4 - 9 units) at 66%, and 61% for "one or two dwellings, filling gaps between houses in existing built up areas". There was less than 10% support for developments larger than 9 units, and all developments concentrated in one area.



7.8.5 Question 11 (Location of New Homes)

Asked "How and where should any building development be located? there was very strong or strong support for "conversion of agricultural buildings" at 73%; "on brownfield sites" at 63%; and "on sites inside the current village development boundary" at 61%. "On sites outside the current development boundary" at 39%. "On greenfield sites" less than 10%.

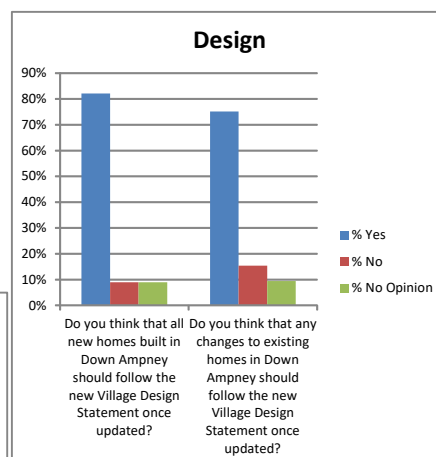
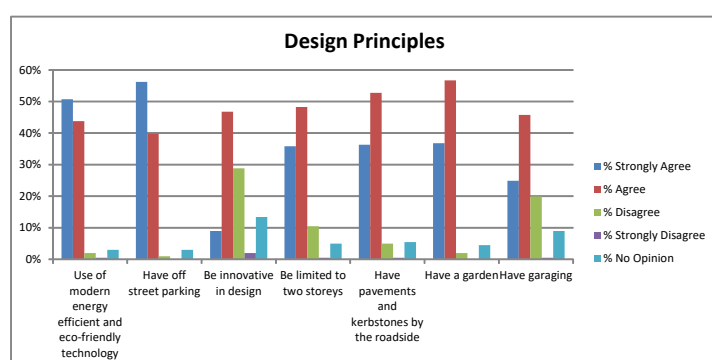


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There is only one area in the village for conversion of agricultural buildings which is Rooktree Farm and this is already identified for development in the CDC Local Plan under site reference DA5A. Outline planning permission will soon be applied for nine residential dwellings. There is a brownfield site at Broadleaze under site reference DA8. One site inside the development boundary has been identified which is the Duke's Field extension site reference DA2.

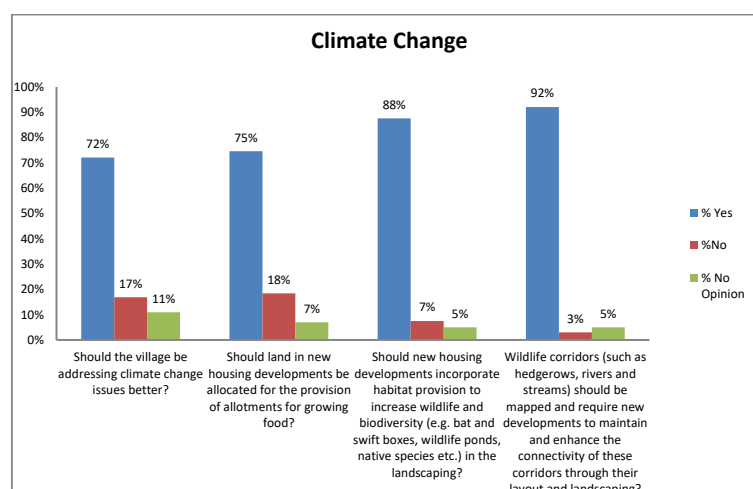
7.8.6 Question 13 (Design)

Asked "do you feel that all new homes built in Down Ampney should follow the Village Design Statement 2021" there was a very strong response of 80%. There was a similar response of 75%, to "should any changes to existing homes follow the Village Design Statement 2021. This statement now has the title Down Ampney Design Guide and is reproduced in Appendix 1.



7.8.7 Question 26 (Climate Change)

Question 26 asked villagers for opinions on climate change issues. There was very good support for the village addressing climate change at 72%; should land be allocated for allotments at 75%; should new developments incorporate habitat provision for wildlife and biodiversity at 88%, should there be wild life corridors in new developments at 92% (Note Section 7.7.1).



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7.9 Objectives to be satisfied

Following the questionnaire results and the village meeting held on 5th September 2020 the Housing and Design Objectives have been set:

Objective HO1. To provide an appropriate mix of housing types.

Objective HO2. To ensure that any new development is appropriate to the rural setting, historical context, and vernacular of Down Ampney.

Objective HO3. To ensure that all new housing takes into account climate change and is environmentally sustainable.

7.10 Policies to be Followed

To achieve the objectives set out above policies have been developed and take into account the questionnaire results and residents' consultation meetings. These are detailed in Section 8 and those relevant to the above objectives are given below.

Policy HP1 *New developments shall favour smaller dwellings. Overall, up to 65% of new homes on developments over 10 dwellings shall have between one to three bedrooms. A minimum of 5% of dwellings shall be bungalows.*

Policy HP2 *Development and dwelling design proposals shall follow the CDC Design Code⁹ and the Down Ampney Design Guide¹⁰ and successor documents.*

Policy HP3 *Affordable housing shall be provided as required by the CDC Local Plan 2011 - 2031. These must be distributed around the site and be indistinguishable from market housing. Affordable housing shall be for those with a village connection or for key workers, e.g. teachers, police, armed forces or NHS workers who currently live in Cotswold District in accordance with CDC Policy H2.*

Policy HP4 *The affordable housing provided shall always be available for defined local needs, both initially and on subsequent change of occupant.*

Policy HP5 *Green infrastructure shall be confirmed at development planning stage and shall not be amended after planning permission is granted.*

⁹ Cotswold District Local Plan 2011-2031 (adopted 3 August 2018) – Appendix D

¹⁰ Appendix 1 to this document. The Down Ampney Design Guide

7.11 Recommendations

The following recommendations are not specifically planning matters, but are items that should be followed up to enable the Objectives to be met. They are reiterated in Section 8.

Recommendation HR1 *In paragraph 126 of the NPPF it states that good design is achieved by, among other things, "... effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

Better and open communication and discussion between CDC planners, developers involving the Down Ampney Parish Council at all stages would ease the planning process for all parties.

8 Summary of Objectives, Policies, and Recommendations

The objectives listed in the various sections are reiterated below. All the policies to meet these objectives are listed. Recommendations that cannot be made as planning policies are also given for guidance to the various authorities responsible.

8.1 Objectives

8.1.1 Landscape

Objective LO1. To protect the rural aspects of the village and surrounding countryside.

Objective LO2. To preserve, protect and enhance the green spaces and open aspects of areas within the village and to ensure green space around and within any development to maintain the rural and village aspect of the parish.

Objective LO3. To promote access to the countryside throughout the parish boundaries.

8.1.2 Infrastructure – Roads, Transport, and Drainage

Objective IO1. To ensure that the infrastructure within the parish is developed to enhance the living environment for existing residents and to support sustainable growth.

IO1a: Roads and Pavements – With increasing traffic flows exacerbated by new housing both in the village and surrounding towns and villages that use Down Ampney as a through route, to improve road safety measures.

IO1b: Public Transport - To promote more public transport on more routes.

IO1c: Footpaths and Cycle Ways – To maintain and increase footpaths and cycle ways in the parish (see also Objective LO3 in Section 3.5).

IO1d: Surface Water Drainage – To ensure the surface water drainage within the parish is improved to support sustainable growth.

IO1e: Foul Drainage – To ensure the sewerage system within the parish is improved to match the planned growth and the Ampney St Peter Sewage Treatment Works is upgraded to meet both current and future population.

8.1.3 Infrastructure – Community and Leisure

Objective CO1. To maintain current Community and Leisure facilities.

Objective CO2. Footpaths and Cycle Ways – To maintain and increase footpaths and cycle ways in the parish.

8.1.4 Economy and Employment, and Tourism

Objective EO1. To promote the building of business units on suitable land within the Parish.

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Objective EO2. To encourage, through better information, visitors interested in (i) Ralph Vaughan Williams and (ii) the RAF and Glider Operations from Down Ampney airfield.

8.1.5 Housing and Design

Objective HO1. To provide an appropriate mix of housing types.

Objective HO2. To ensure that any new development is appropriate to the rural setting, historical context, and vernacular of Down Ampney.

Objective HO3. To ensure that all new housing takes into account climate change and is environmentally sustainable.

8.2 Policies

8.2.1 Landscape

Policy LP1 Development proposals should take account of the identified key vistas (Figure 3.6) and be designed and located to safeguard their integrity. Any proposal which would have an unacceptable impact on an identified key vista will not be supported.

Policy LP2 The areas denoted on Figure 3.7 shall be denoted as Local Green Spaces.

Note should be made of the Policies under Housing and Design dealing with green infrastructure and the recommendations in Infrastructure – Community and Leisure.

8.2.2 Infrastructure – Roads, Transport, and Drainage

Policy IP1 Before larger developments (greater than 5 houses) are carried out developers shall either demonstrate that the current drainage regime is adequate to take additional run-off or make provision to improve the regime. Demonstration shall be based on the need to include for greater storminess and extreme events related to future climate change.

Policy IP2 No development shall be open to occupancy before the Sewerage Undertaker has demonstrated that the system including the sewage treatment works at Ampney St Peter is adequate for the increased load to ensure that there are no further discharges of untreated sewage into Ampney Brook – a local feature which runs along the parish boundary and is a well-used recreational amenity.

Policy IP3 All developments large and small shall incorporate SuDS¹ principles in their surface water design.

8.2.3 Housing and Design

Policy HP1 New developments shall favour smaller dwellings. Overall, up to 65% of new homes on developments over 10 dwellings shall have between one to three bedrooms. A minimum of 5% of dwellings shall be bungalows.

¹ SuDS – Sustainable Drainage System

Policy HP2	<i>Development and dwelling design proposals shall follow the CDC Design Code² and the Down Ampney Design Guide³ and successor documents.</i>
Policy HP3	<i>Affordable housing shall be provided as required by the CDC Local Plan 2011 - 2031. These must be distributed around the site and be indistinguishable from market housing. Affordable housing shall be for those with a village connection or for key workers, e.g. teachers, police, armed forces or NHS workers who currently live in Cotswold District in accordance with CDC Policy H2.</i>
Policy HP4	<i>The affordable housing provided shall always be available for defined local needs, both initially and on subsequent change of occupant.</i>
Policy HP5	<i>Green infrastructure shall be confirmed at development planning stage and shall not be amended after planning permission is granted.</i>

8.3 Recommendations

The following recommendations are not specifically planning matters, but are items that should be followed up to enable the Objectives to be met.

8.3.1 Infrastructure – Roads, Transport, and Drainage

Recommendation IR1	<i>Road safety improvements should be made not only before there are any accidents but also to reduce the fear of cyclists and pedestrians alike of using the pavements and roads within the village. These could include: traffic and speed controls such as a 20 mph speed limit, a weight limit reduction to 7.5 tonnes similar to all minor roads nearby, and the introduction of speed cameras or other traffic calming methods.</i>
Recommendation IR2	<i>Before more development and, in particular, affordable housing is built, encourage public transport.</i>
Recommendation IR3	<i>Many of the ditches forming the main drains are poorly maintained. The riparian owners and other responsible authorities should be encouraged to carry out their duties of maintenance.</i>

8.3.2 Infrastructure – Community and Leisure

Recommendation IC1	<i>Encourage landowners to create more permissive footpaths and bridleways. Examples are given in Appendix 4.</i>
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8.3.3 Economy and Employment, and Tourism

Recommendation ER1	<i>Start dialogue with The Wellcome Trust about developing Castle Hill Farm into a business centre.</i>
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² Cotswold District Local Plan 2011-2031 (adopted 3 August 2018) – Appendix D

³ Appendix 1 to this document. The Down Ampney Design Guide

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Recommendation ER2 *Produce information about Down Ampney in relation to (i) Ralph Vaughan Williams and (ii) the role of Down Ampney airfield in WW2, possibly in leaflet or booklet form for distribution in the local area and/or as a website*

8.3.4 Housing and Design

Recommendation HR1 *In paragraph 126 of the NPPF it states that good design is achieved by, among other things, "... effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

Better and open communication and discussion between CDC planners, developers involving the Down Ampney Parish Council at all stages would ease the planning process for all parties.

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN



December 2021

Regulation 14 Issue