

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN 2022 to 2031



March 2023
Second Regulation 14 Submission Plan

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

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

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.

1.2 Purpose of the Neighbourhood Plan

Once approved, Neighbourhood Plans become 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, alongside other parts of its development plan.

The National Planning Policy Framework¹ (NPPF) states in paragraph 30:

“Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

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, but 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

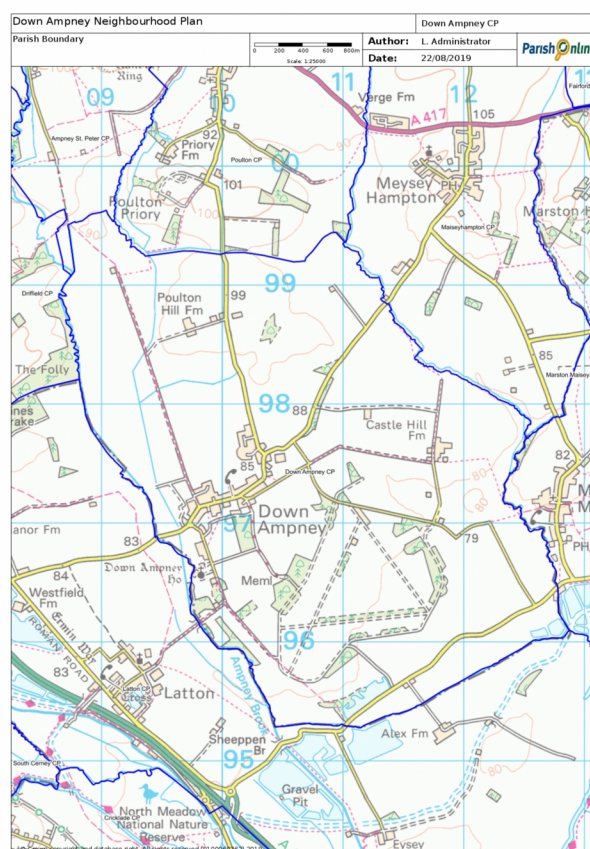


Figure 1.1 Boundaries of Down Ampney Parish

¹ National Planning Policy Framework, July 2021, Ministry of Housing, Communities and Local Government (now Department for Levelling up, Housing and Communities)

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development plan for the Cotswold area, against which any proposals for development will be assessed.

Being a statutory document the Down Ampney Neighbourhood Plan will enable Down Ampney Parish Council and local people to have a greater and more positive influence on how the Parish develops up to 2031.

The Plan covers the period up to 31 March 2031 because it is a requirement that it covers the same period as the Cotswold District Local Plan 2011-2031², which was adopted on 3 August 2018.

The Parish 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 16 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 policies in the Cotswold District Local Plan.

The Plan has been drawn-up to be in general conformity with the strategic policies in the Cotswold District Local Plan 2011-2031. Cotswold District Council ran a Local Plan Partial Update Issues and Options Consultation (February to March 2022) - this is at a very early stage of preparation³. The Plan is consistent with the National Planning Practice Guidance (NPPG)⁴. The Plan does not seek to duplicate District-wide or national planning policies. Instead, it seeks to add a parish-specific dimension to those policies where appropriate.

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 meeting the legal requirements and basic conditions of neighbourhood plans. 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

² Cotswold District Local Plan 2011-2031 (adopted 3 August 2018)

³ <https://issuesandoptions.commonplace.is/>

⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

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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 SG 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;
- 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;
- a meeting was held to present the Regulation 14 submission 11 December 2021;
- 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 3.
- a second Regulation 14 submission (this document) been prepared and publicised to ensure that the new Design Guidance and Codes document prepared by AECOM is fully consulted upon.

1.5 Structure of the Document

The Neighbourhood Plan starts by setting out a Vision Statement for Down Ampney. Under this Vision Statement the Key Issues identified in the Questionnaire are summarized and followed by what the Neighbourhood Plan intends to do about them - the Plan's objectives.

The Neighbourhood Plan then splits into five thematic areas, these follow a section of the Plan containing a brief history of the parish. The thematic areas are:

- 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 information on the theme, including data from the village questionnaire, the objectives arising from the data, followed by the policies set to achieve the objectives. In addition, recommendations have been included on Parish Council Supporting Actions. These are items that are not covered directly by planning policy and legislation (they lie within other remits, e.g. highways or utilities providers) but if implemented would enhance the parish. This makes the Down Ampney Neighbourhood Plan something of a hybrid document - one that contains planning policies and supporting Parish Council Actions that would more normally be

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found in a Parish Plan or similar non-planning document. Some of the community infrastructure levy (CIL) money payable by developers could be expended upon the identified Supporting Actions.

Objectives are in a green box.

Policies are in a yellow box.

Recommendations for Parish Council Supporting Actions 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 some sections of the Plan.

2 Vision and Objectives

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.

2.1 The Objectives

The Down Ampney Neighbourhood Plan Vision has been developed by the Steering Group following public consultation and analysis of the questionnaire survey results. To achieve this Vision the following objectives, also the result of community engagement, have been identified for the Down Ampney Neighbourhood Plan:

2.1.1 Landscape

Objective LO1.	<i>To protect the rural aspects of the village and surrounding countryside.</i>
Objective LO2.	<i>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 maintains the rural and village aspect of the parish.</i>
Objective LO3.	<i>To promote access to the countryside throughout the parish boundaries.</i>

2.1.2 Infrastructure – Roads, Transport, and Drainage

Objective IO1:	<i>To ensure that the infrastructure within the parish is developed to enhance the living environment for existing residents and to support sustainable growth.</i>
<i>a: Roads and Pavements - To improve road safety measures due to increasing traffic flows, exacerbated by new housing, both in the village and surrounding towns and villages that use Down Ampney as a through route.</i>	
<i>b: Public Transport - To promote more public transport on more routes to and from the village.</i>	

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

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

2.1.3 Infrastructure – Community and Leisure

Objective CO1: To maintain current Community and Leisure facilities.

Objective CO2: To maintain and increase and enhance pedestrian and cycle facilities – footpaths and cycleways.

2.1.4 Economy and Employment, and Tourism

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

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

2.1.5 Housing and Village Design

Objective HO1: To provide an appropriate mix of housing types to meet future housing needs.

Objective HO2: To ensure that any new development is designed in such a way that it reflects and is in-keeping with the character, 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.

3 A Brief History of Down Ampney

3.1 Reference Document

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

3.2 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 is 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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3.3 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 3.1 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 3.2 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 3.3 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

5 Landscape

5.1 The Landscape

5.1.1 General

The Parish of Down Ampney 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. A detailed description of the Water Park area including many references to Down Ampney are included in the Cotswold Water Park, Integrated Landscape Character Assessment².

The Parish is essentially flat with the land sloping 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 11.23 km². It borders six other parishes in Gloucestershire and Wiltshire, and it has a perimeter of just over 16 km.

5.1.2 Soils and Geology

The surface soil types are shown on Figure 4.1.

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.^{3 4}

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

5.1.3 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

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

² Cotswold Water Park, Integrated Landscape Character Assessment, Final Report - August 2009 <https://www.cotswold.gov.uk/planning-and-building/landscape/landscape-character/>

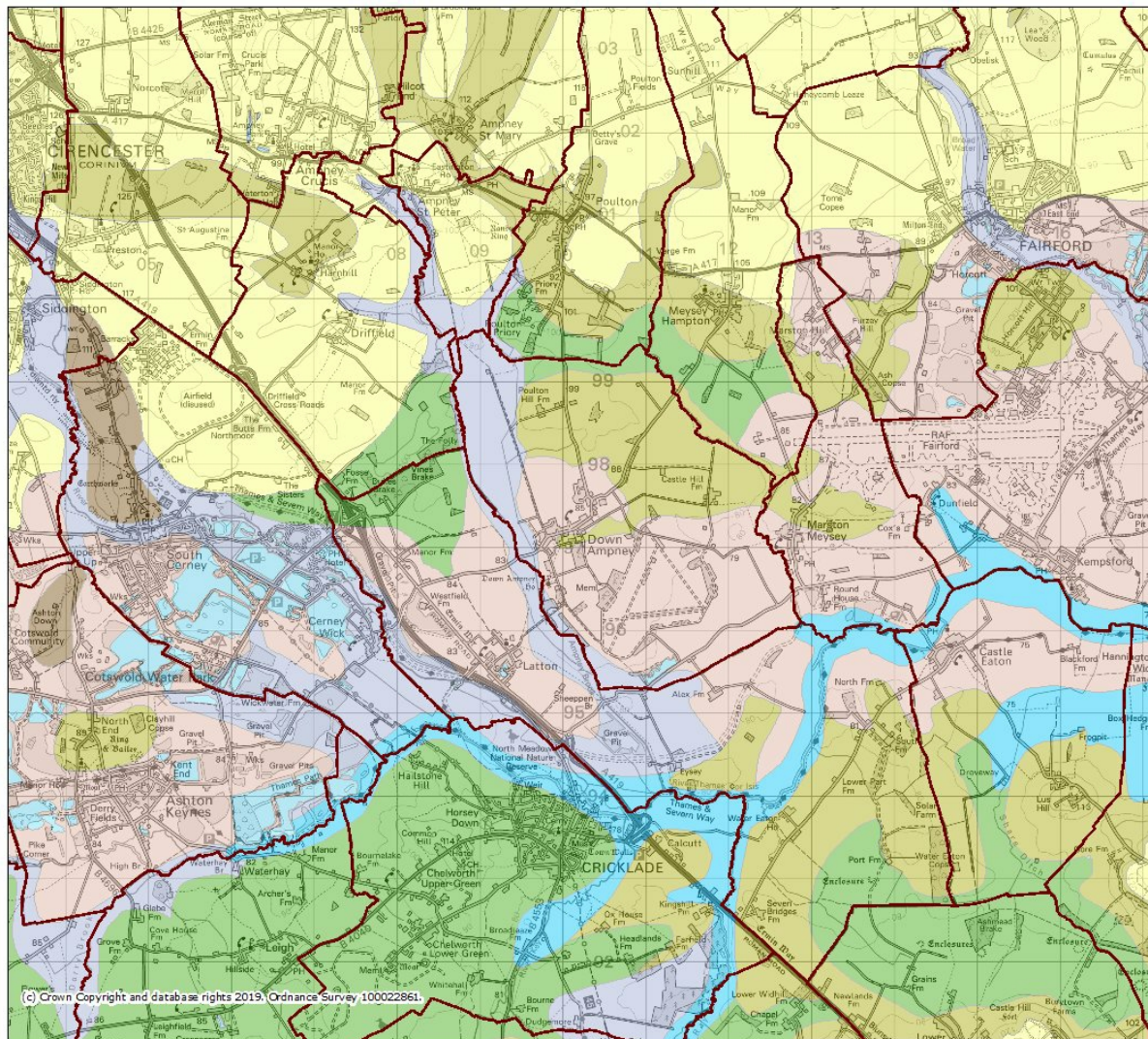
³ The sand and gravel resources of the Thames Valley, the country around Cricklade, Wiltshire. PA Robson, HMSO 1975

⁴ 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

Down Ampney Neighbourhood Plan

MAGiC

Soilscape



Legend

Parishes (GB)

Soilscape (England)

1 - Saltmarsh soils

2 - Shallow very acid peaty soils over rock

3 - Shallow lime-rich soils over chalk or limestone

4 - Sand dune soils

5 - Freely draining lime-rich loamy soils

6 - Freely draining slightly acid loamy soils

7 - Freely draining slightly acid but base-rich soils

8 - Slightly acid loamy and clayey soils with impeded drainage

9 - Lime-rich loamy and clayey soils with impeded drainage

10 - Freely draining slightly acid sandy soils

11 - Freely draining sandy breckland soils

12 - Freely draining floodplain soils

13 - Freely draining acid loamy soils over rock

14 - Freely draining very acid sandy and loamy soils

15 - Naturally wet very acid sandy and loamy soils

16 - Very acid loamy upland soils with a wet peaty surface

17 - Slowly permeable seasonally wet acid loamy and clayey soils

18 - Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

19 - Slowly permeable wet very acid upland soils with a peaty surface

20 - Loamy and clayey floodplain soils with naturally high groundwater

21 - Loamy and clayey soils of coastal flats with naturally high groundwater

22 - Loamy soils with naturally high groundwater

23 - Loamy and sandy soils with naturally high groundwater and a peaty surface

24 - Restored soils mostly from quarry and opencast spoil

25 - Blanket bog peat soils

26 - Raised bog peat soils

27 - Fen peat soils

28 - Sea

30 - UC

31 - Water

Projection = OSGB36

xmin = 400000

ymin = 191700

xmax = 420500

ymax = 202800

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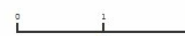


Figure 4.1 Surface Soils

Down Ampney Neighbourhood Plan

the eastern edge of the parish is Castle Hill Farm comprising a farmhouse, barns and nine cottages.

5.1.4 South of the Village

To the immediate south of the main village there is pasture land. Opposite the entrance to

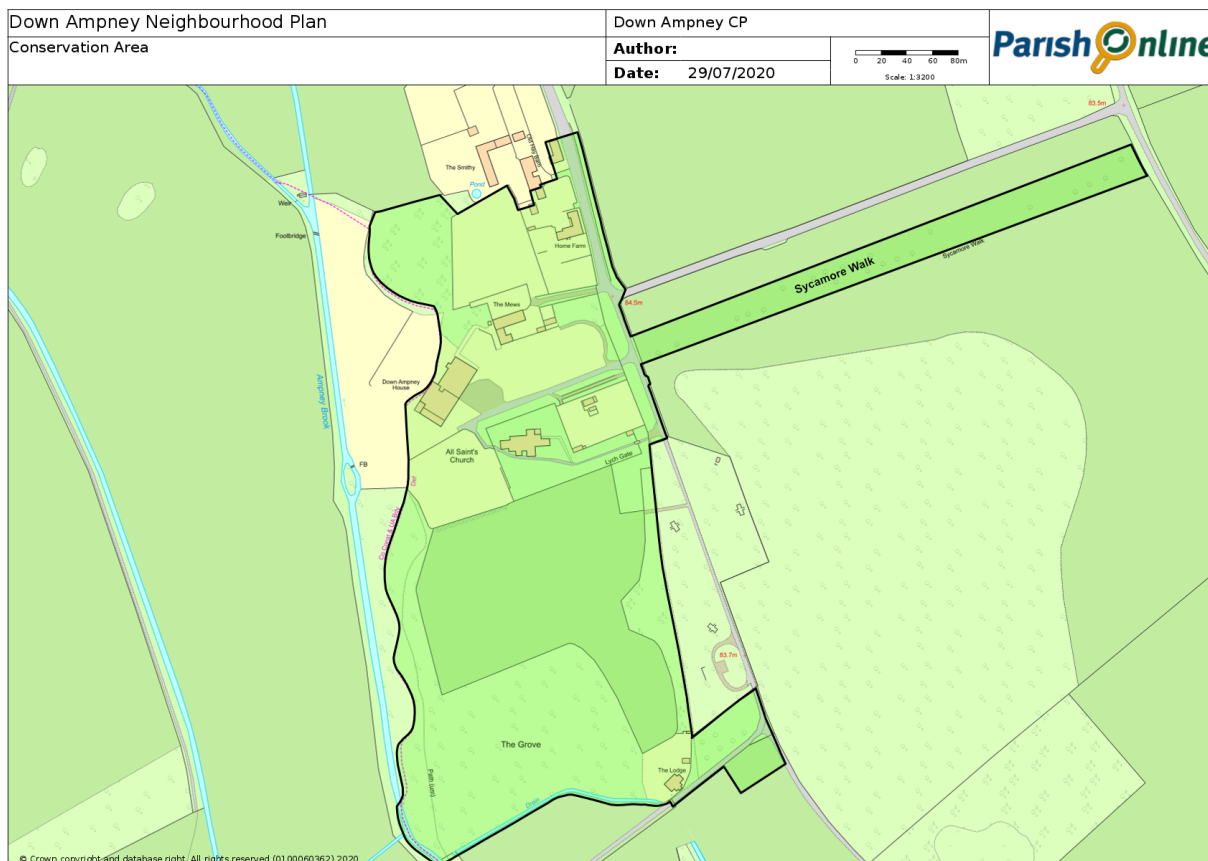


Figure 4.2 Conservation Area

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 4.2.

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.

5.2 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 4.3.

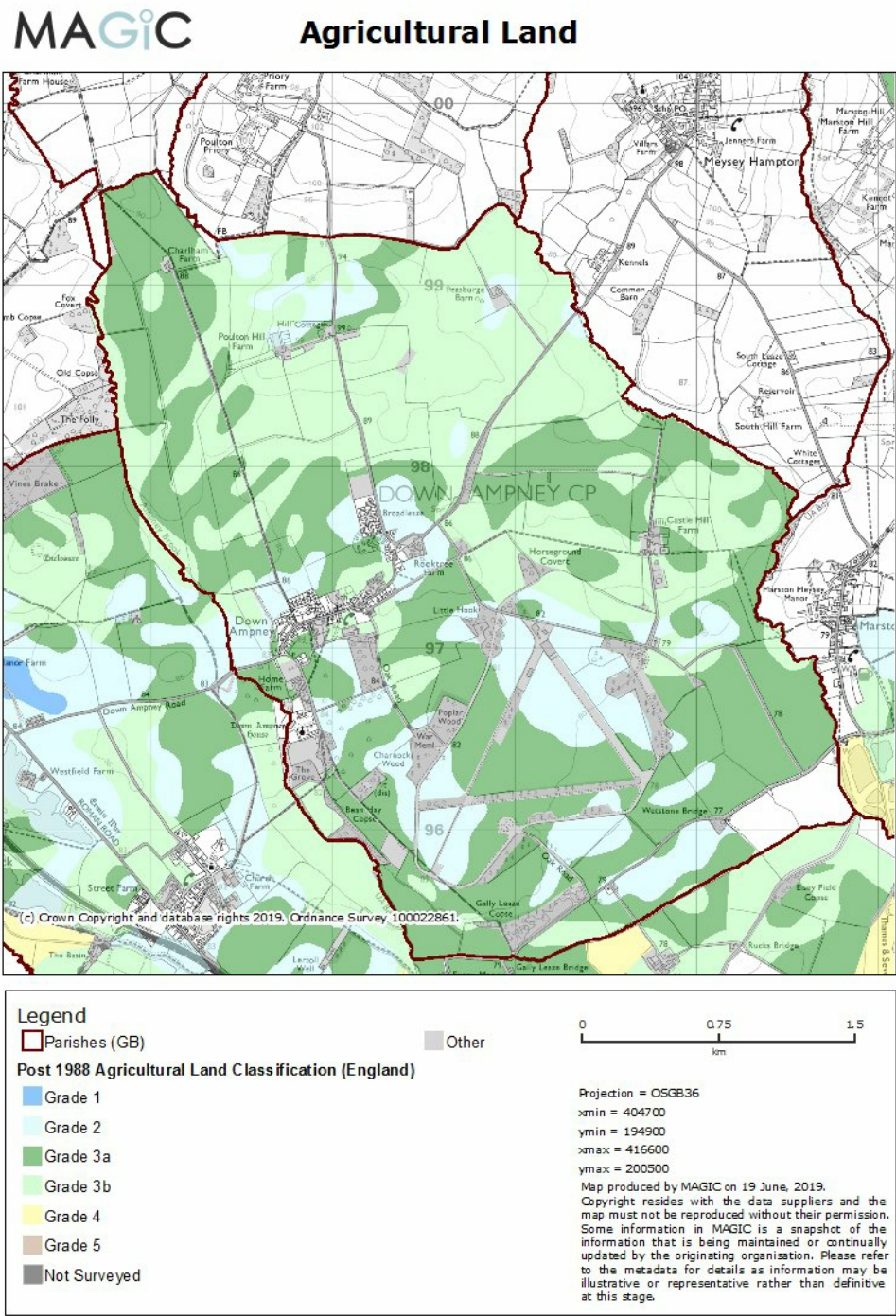


Figure 4.3 Agricultural Land Classification

5.3 Statutory and Non-Statutory Designations

5.3.1 Nature Conservation

There are no statutory protected sites⁵ within the Parish. There are two SSSIs adjacent to the parish and part of an SAC about 2 km to the south-west (Cricklade North Meadow National Nature Reserve). Natural England have raised concerns about the impact

⁵ Sites of Special Scientific Interest (SSSIs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites

recreational pressure is now having on the North Meadow part of the SAC and its features of interest. In part, this is seen as a consequence of the cumulative increase in housing in the local area. There is one locally designated site, Local Site (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.

5.3.2 Landscape Conservation

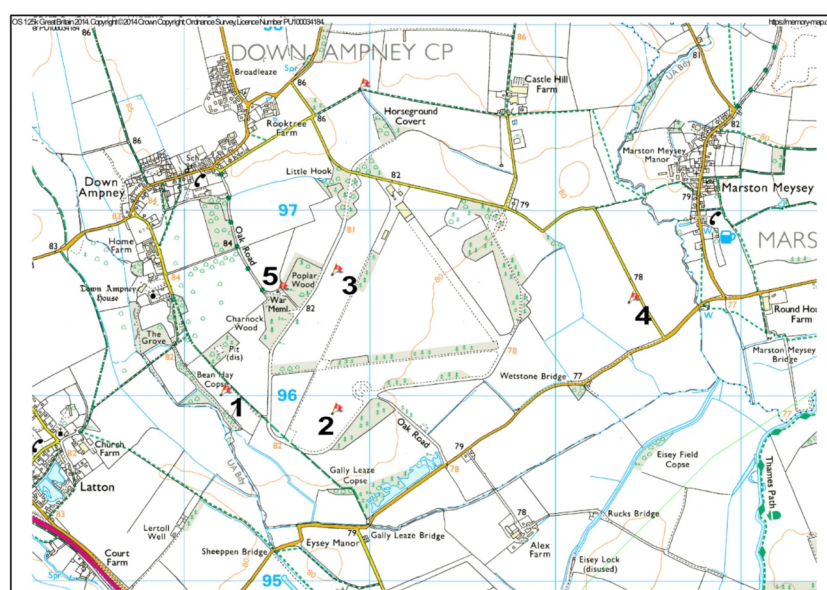
The Parish is outside the Cotswolds Area of Outstanding Natural Beauty (AONB).

5.3.3 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)⁶ and the Settlement at Bean Hay Copse (List Entry Number: 1003446)⁷ to the north-west of the old airfield. Bean Hay Copse is discussed in the next section. The locations are shown on Figure 4.5 overleaf.

5.3.4 Other Historic Sites

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 1976⁸. More detail is given in Annexe A, but a location map is given in Figure 4.4.



- 1 – Enclosures and Linear Ditches (Bean Hay Copse)
- 2 – Settlement and Road
- 3 – Rectangular Enclosures
- 4 – Rectilinear Enclosure
- 5 – Airfield Memorial

Figure 4.4 Location of Historic Sites

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1015133>

⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1003446>

⁸ '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]

Down Ampney Neighbourhood Plan

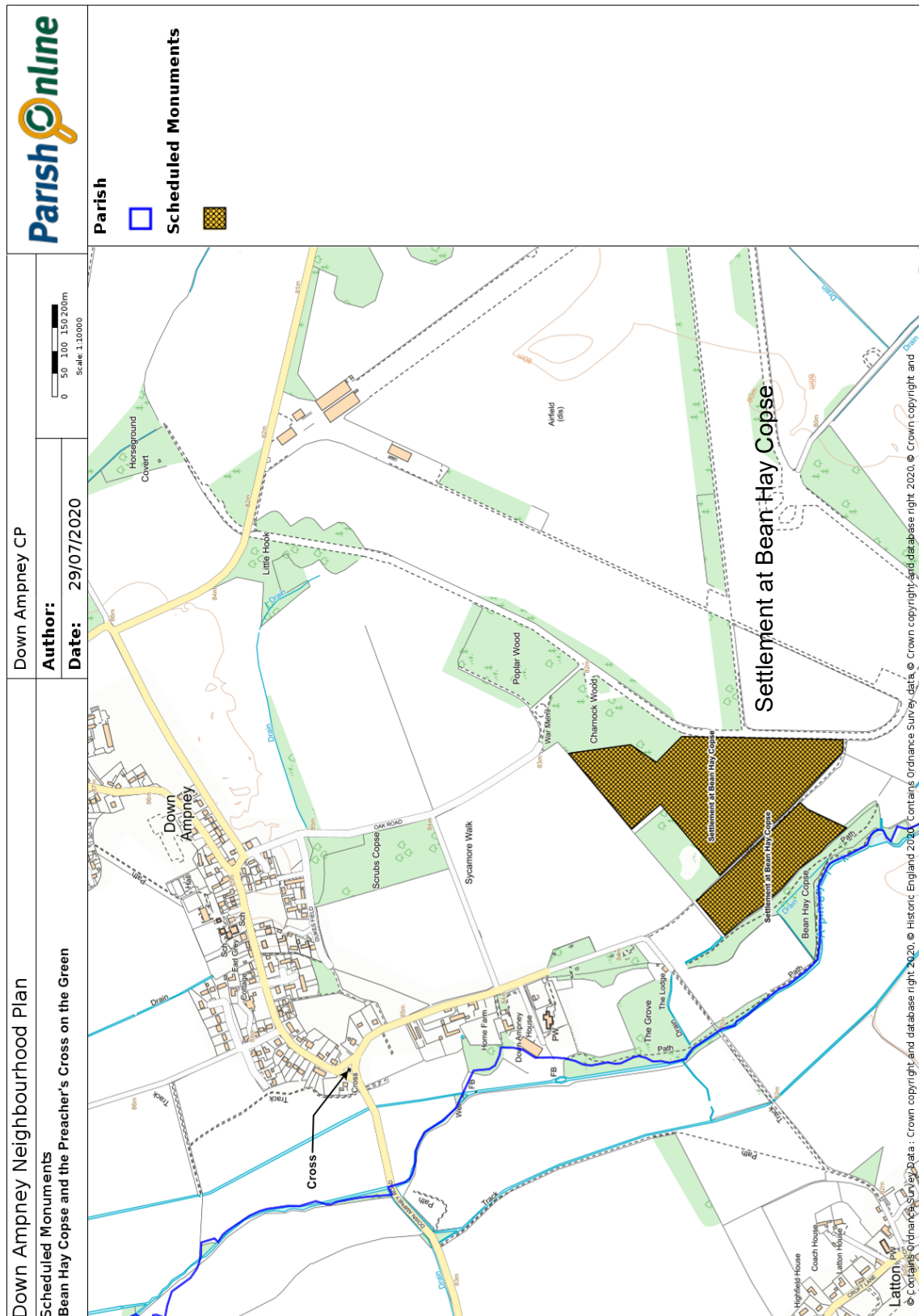


Figure 4.5 Cross and Bean Hay Cope Scheduled Monuments

5.3.5 Non-Designated Heritage Assets

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 (see No. 5 on Figure 4.4).



5.4 Objectives to be Satisfied

Following the results of the Questionnaire held in 2019 and the village consultations with residents of the Parish the landscape objectives have been set as:

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

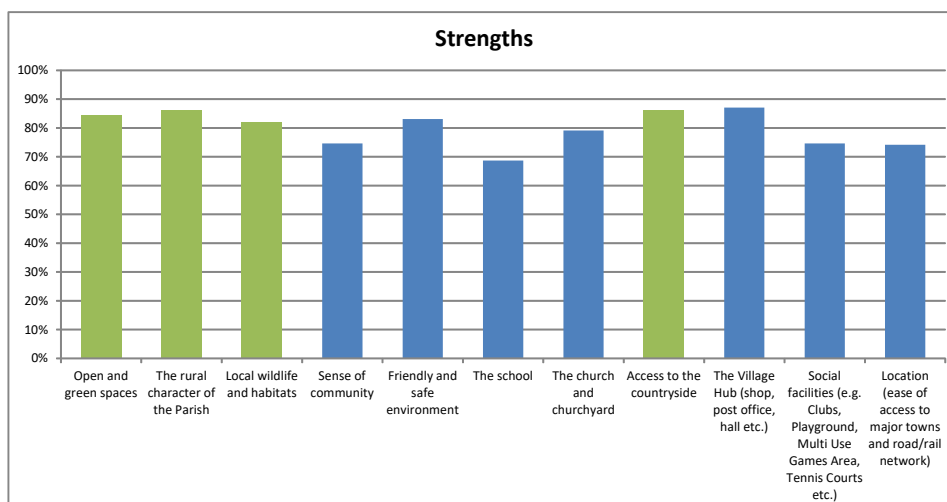
Objective LO2: *To preserve, protect and enhance the green spaces and open aspects of areas within the village and to ensure green space around and within any development maintains the rural and village aspect of the parish.*

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

5.5 Villagers' Views (The Questionnaire)

5.5.1 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.



5.5.2 Vistas

Visual quality of the landscape and historic landscape character that defines local distinctiveness is protected by Cotswold District Council’s (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. Residents were

Down Ampney Neighbourhood Plan

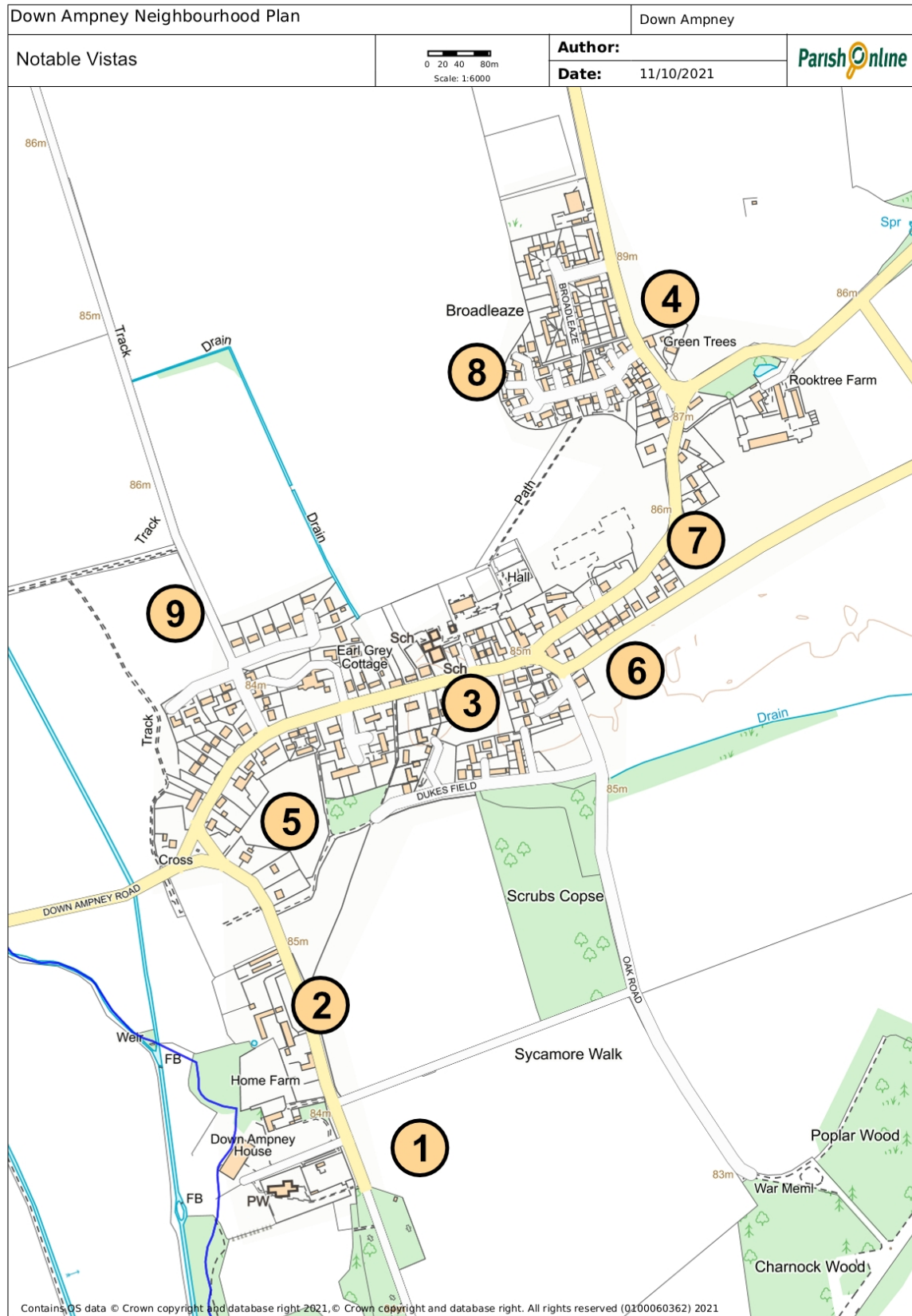


Figure 4.6 Notable Vistas

Down Ampney Neighbourhood Plan

asked as a special exercise⁹ to submit their opinions and photographs of views that they considered were of particular significance in Down Ampney. The results of this exercise are shown on Figure 4.6 overleaf and the photographs following. To maintain the close connection between village and countryside, any new development must seek to ensure that not only do the new houses benefit from views across fields but all existing houses close connection with the countryside is not affected or compromised.

⁹ Down Ampney News May 2022



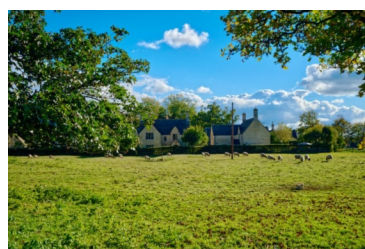
1). All Saints' Church



2). Church Lane



3). The Field opposite the Village School



4). Poulton Rd to East



5). The Cedar Tree and Field



6). Back Lane to SE



7). Stoney Stile



8). Looking North to
Poulton Hill Vineyard



9). Looking North from Chestnut Close and Suffolk
Place

Policy LP1: Notable Vistas

The notable vistas (identified on Figure 3.6) should be conserved.

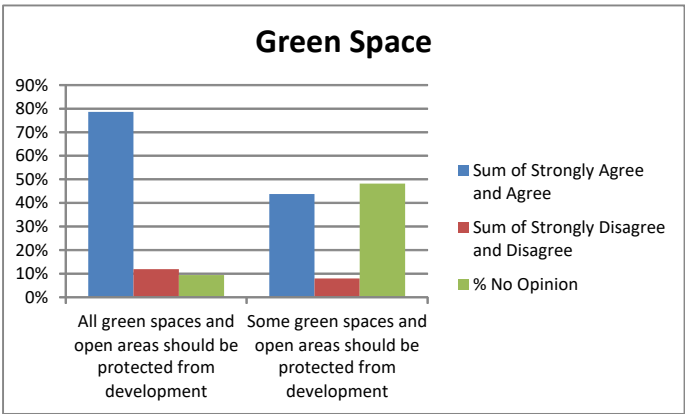
Development affecting the notable vistas should be designed in such a way so as not to have a significant adverse impact on their visual quality and amenity.

Where such an impact is identified, applicants may have to demonstrate, through a Landscape Visual Impact Assessment, how these impacts have been identified, the degree of impact and how negative impacts can be avoided or mitigated.

5.5.3 Question 5 – Local 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)¹⁰, 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.

National policy makes provision for local communities to identify green areas of particular importance to those communities, where development will not be permitted unless consistent with national planning policy for Green Belts. These Local Green Spaces can be designated through the local plan or through neighbourhood plans.



The neighbourhood plan seeks to designate the field opposite the school in front of the Duke’s Field development as a Local Green Space. It is suggested that the field is called Duke’s Meadow to differentiate it from the development called Duke’s Field. The boundary of this area is mapped on Figure 4.7 overleaf.

Policy LP2: Local Green Space

The area (area 1) shown on Figure 4.7 is designated as Local Green Space. Development of this area will be supported when consistent with national policy for Green Belts

National planning policy (paragraph 102) sets out that the Local Green Space should only be used where the green space is:

"a) in reasonably close proximity to the community it serves;

¹⁰ National Planning Policy Framework 2021, Ministry of Housing, Communities and Local Government

- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land."

The area shown on Figure 3.7 has been assessed as to how it meets the national planning policy criteria. In summary it meets the criteria as follows:

In reasonably close proximity to the community it serves: The Field is in the centre of the village, opposite the Village School and entrance to the "hub" - the Village Hall, the Village Shop, the Tennis Courts, the Multi Use Games Area, and the Community Gardens.

Demonstrably special to a local community and holds a particular local significance: The Field is the last remaining green space in the village. In 2003 CG Property (part of the Co-operative Group) produced a pamphlet entitled "A Future for Down Ampney"¹¹ to encourage comment and discussion. In this document The Field was described as "Potential New Village Green" and one of the issues was "Village Green". Much else described in the pamphlet has occurred or is in progress, for example The Old Estate Yard, "Broadway Farm", the extension to Duke's Field, and Rooktree Farm development.

Although there is no physical access to The Field, despite what was indicated during the planning application for the original Duke's Field development, recreation does not stop at physical access: there is benefit in the visual impact of the field and livestock in the centre of the village. This last remaining village open space contributes significantly to the character of the village.

As part of the Neighbourhood Plan production a questionnaire was produced to gauge residents' views. One question entitled "Our Natural Environment" sort views on the green an open areas in and around the village.

Seventy-eight percent of respondents wanted all spaces to be protected while about 44% wanted some spaces to be protected. The comment section was filled in on 90 questionnaires of which 31 specifically mentioned The Field.

Local in character and is not an extensive tract of land: The field is 0.625 hectares in area and bounded on all sides by development. The field is not an extensive tract of land it is a small area vital to the character of the village.

Appendix 4 sets out in detail the reasons and justification for seeking to designate this area a Local Green Space.

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

¹¹ Reproduced in Appendix 4

Down Ampney Neighbourhood Plan

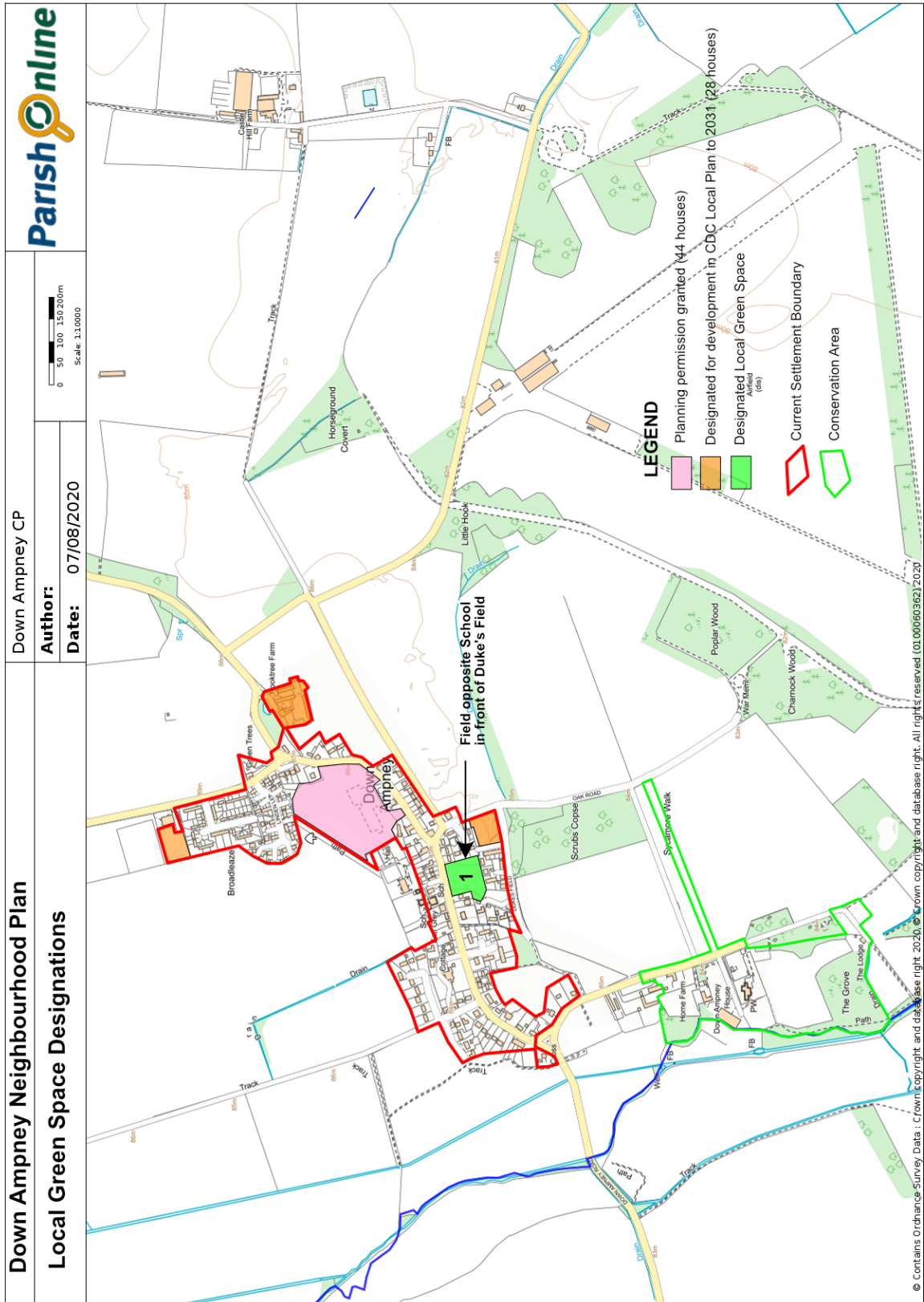


Figure 4.7 Local Green Space

5 Infrastructure – Roads, Transport, and Drainage

5.1 Roads

5.1.1 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.

5.1.2 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 survey conclusions reveal that the majority of 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 (13% of movements) and fewer than 275 vehicles per day for weekends (19.6% of movements).

5.2 Public Transport

The CDC report “Role and Function of Settlements Study” 2012 graded Down Ampney as “reasonable” for transport links (page 93 and section 7.14)¹. This conclusion 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 by public transport to Fairford and Lechlade for leisure purposes and travel back on 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 be able to afford their own transport.

5.2.1 Travel to work

The 2011 Census figures show the following methods of travel to work.

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.	

¹ Role and Function of Settlements Study, Local Plan: Evidence Base July 2012, Cotswold District Council

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5.3 Surface Water Drainage

5.3.1 Flood Risk

The Environment Agency Flood Risk Maps indicate that there is a high 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. However, as in all areas, if the drainage pipes and ditches are not maintained the village would be susceptible to flooding from heavy rainfall. This was evident in the storm of July 2007. Figure 5.1 shows the flood risk map for the parish. It is notable that the Environment Agency also publish a surface water flood risk map. Figure 5.2 shows the River Flood Risk² and Figure 5.3 shows the Surface Water Flood Risk³ for the village.

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.⁴

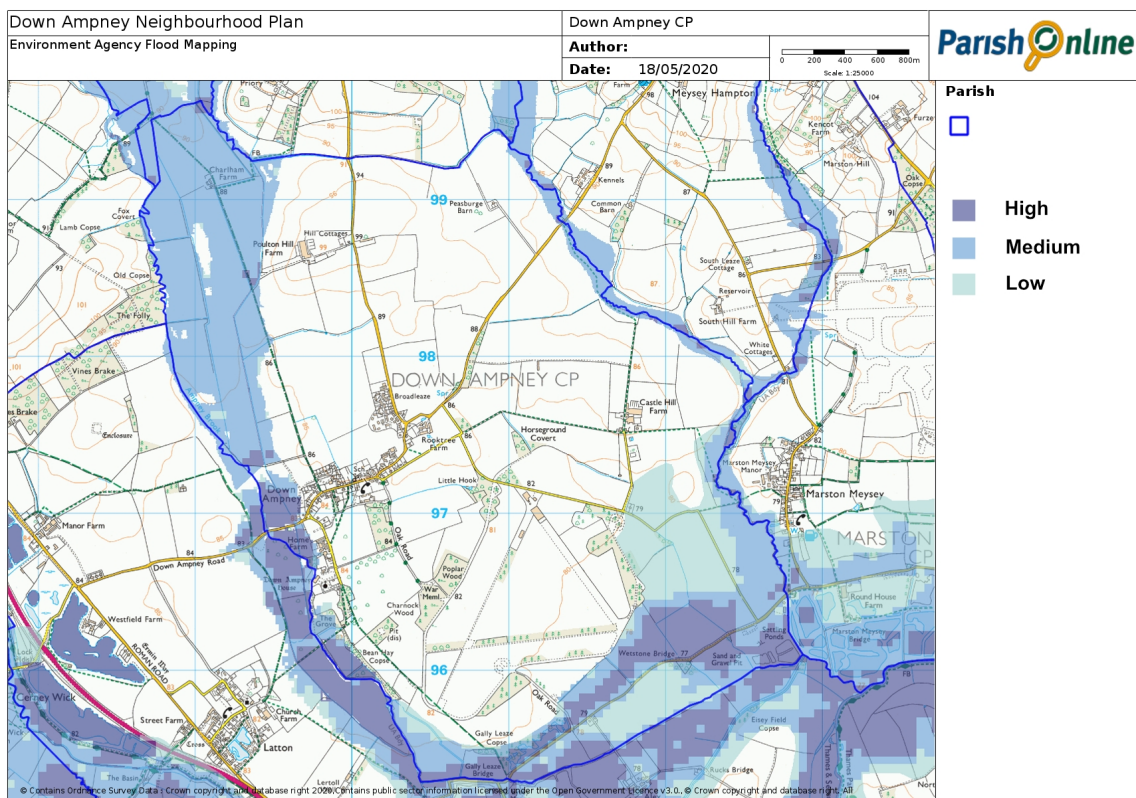


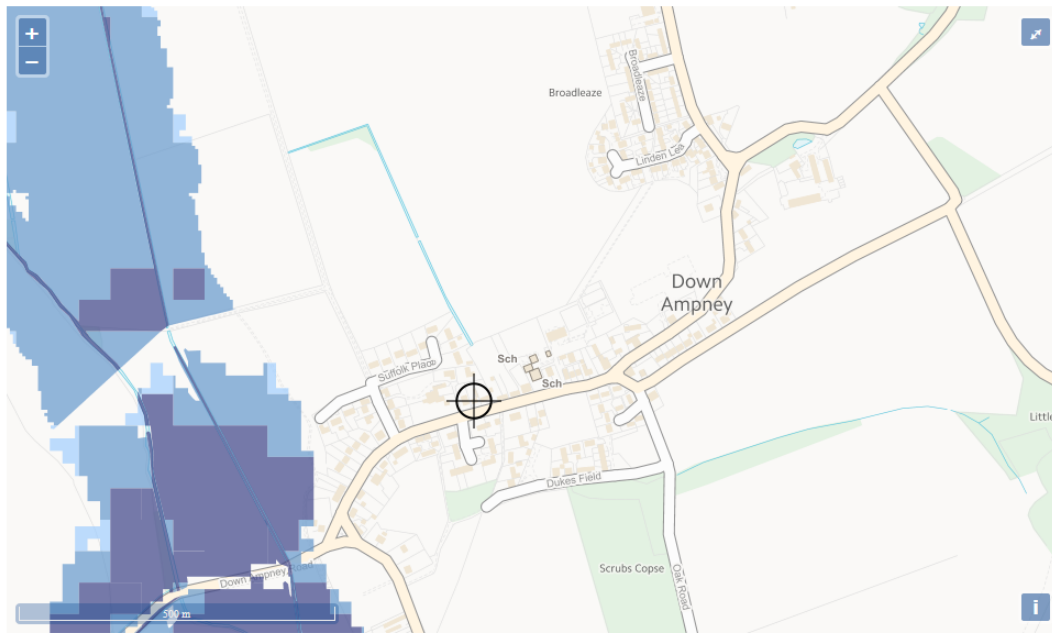
Figure 5.1 Environment Agency Flood Map

² <https://check-long-term-flood-risk.service.gov.uk/map?easting=409938&northing=197146&map=RiversOrSea>

³ <https://check-long-term-flood-risk.service.gov.uk/map?easting=409938&northing=197146&map=SurfaceWater>

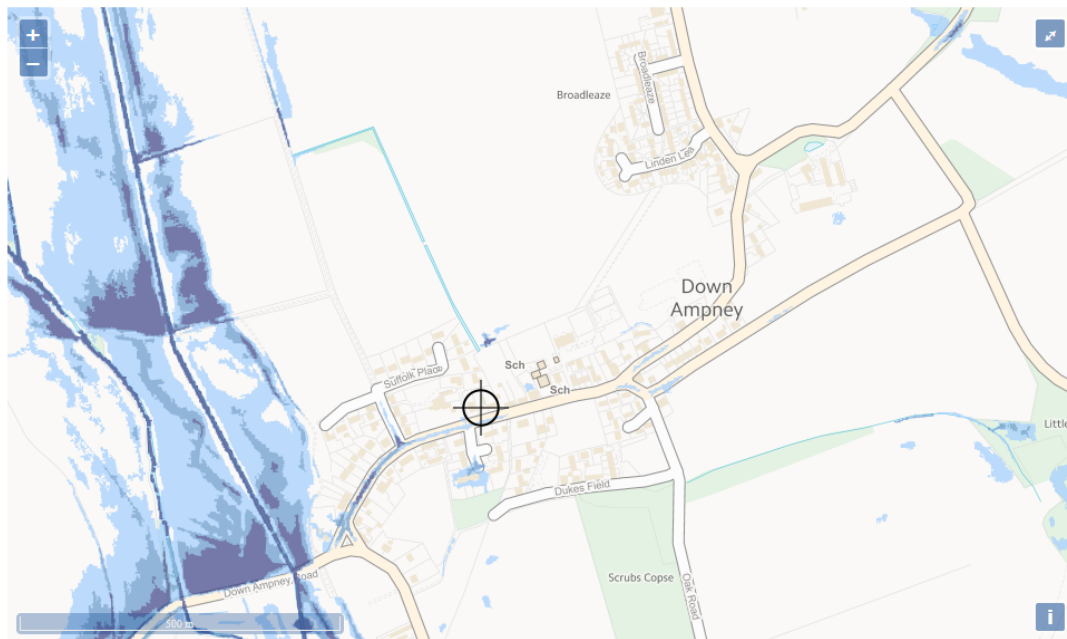
⁴ Page 135 Down Ampney 1930 - 1975, A Personal View, Leslie Tucker, 1994

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Extent of flooding from rivers or the sea

Figure 5.2 River Flood Risk



Extent of flooding from surface water

Figure 5.3 Surface Water Flood Risk

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5.3.2 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.

The residential areas of 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 in an area of Groundwater Source Protection Zone 1. Duke's Field water enters a ditch to the south that connects to the ditch that drains to Little Hook mentioned above. Figure 5.4 indicates the discharge routes.

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/sec⁵. 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.

⁵ Both figures calculated using the Manning formula for a clay pipe with a slope of 1 in 500

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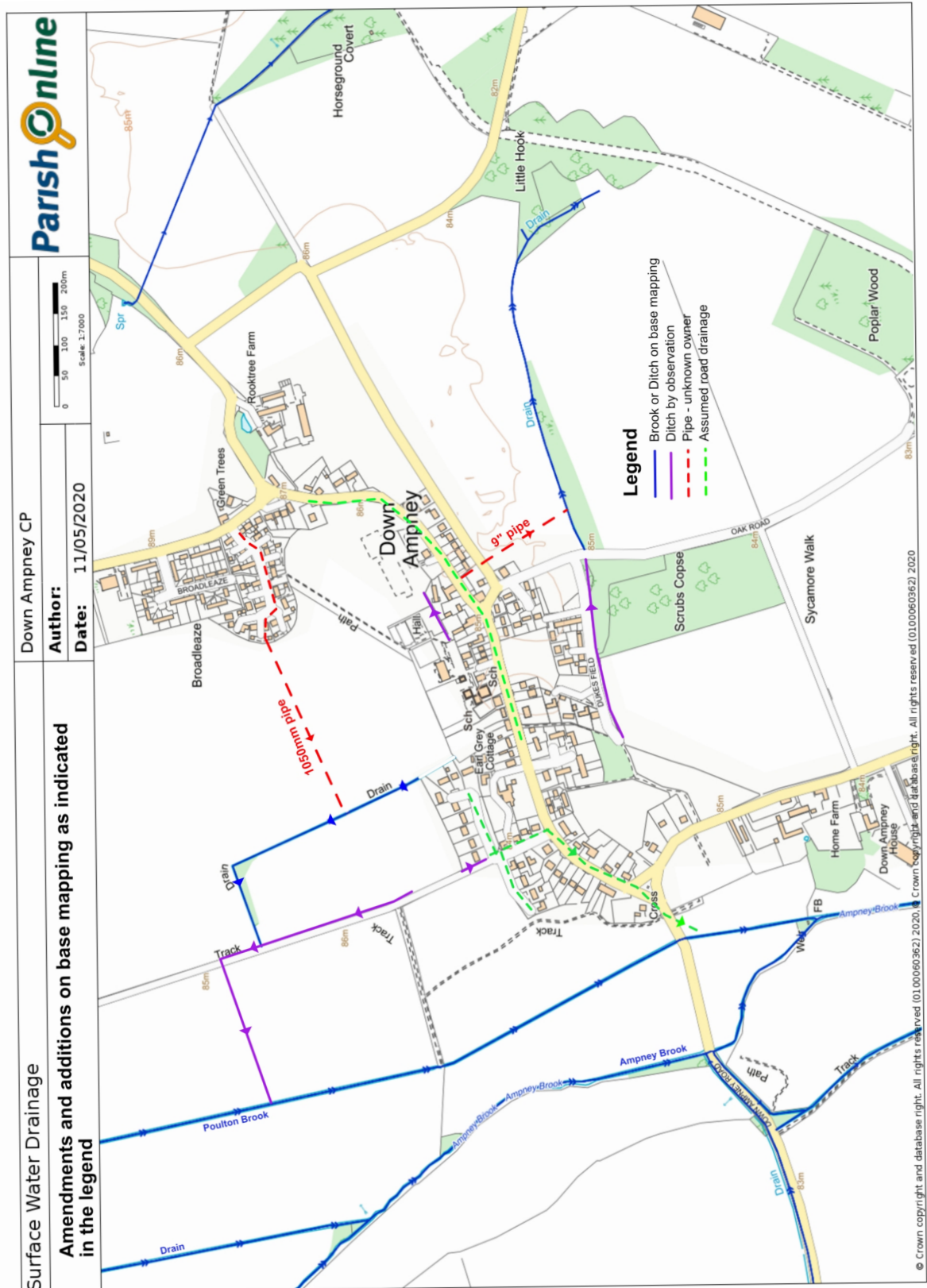


Figure 5.4 Surface Water Drainage Detail

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5.4 Foul Drainage

5.4.1 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.

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.

5.4.2 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, nor the treatment works itself.

The CDC Local Plan 2011-2031 notes in paragraph 11.8.8 that Ampney St Peter wastewater treatment plant has capacity to accommodate the proposed growth that will connect to these facilities. However, more up-to-date information would suggest otherwise. In written evidence to the parliamentary Environmental Audit Committee's (EAC) inquiry into water quality in rivers the following 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 Works*¹⁰. The evidence indicates that Ampney St Peter Sewage Treatment Works is grossly undersized for the actual population that it serves.

Ampney Brook is a local feature which runs along the parish boundary and is a well-used recreational amenity. Raw discharges into the brook drastically degrade this amenity.

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

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/>

5.5 Objectives to be Satisfied

Following the results of the Questionnaire held in 2019 and the village consultations with residents of the Parish the infrastructure objectives have been set as:

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.*

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

b: Public Transport – *To promote more public transport on more routes to and from the village.*

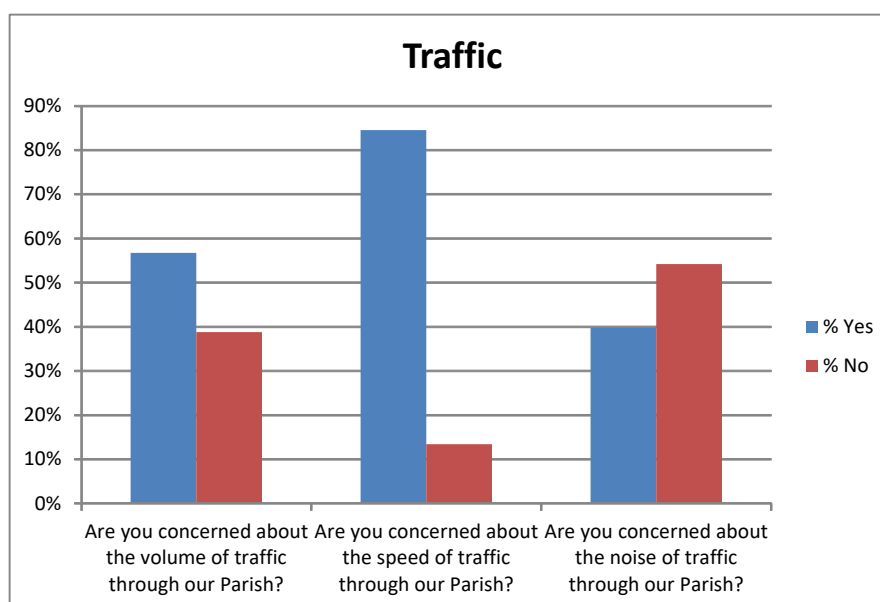
c: Surface Water Drainage – *To ensure the surface water drainage within the parish is improved to support sustainable growth.*

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

5.6 Villagers' Views (The Questionnaire)

5.6.1 Traffic

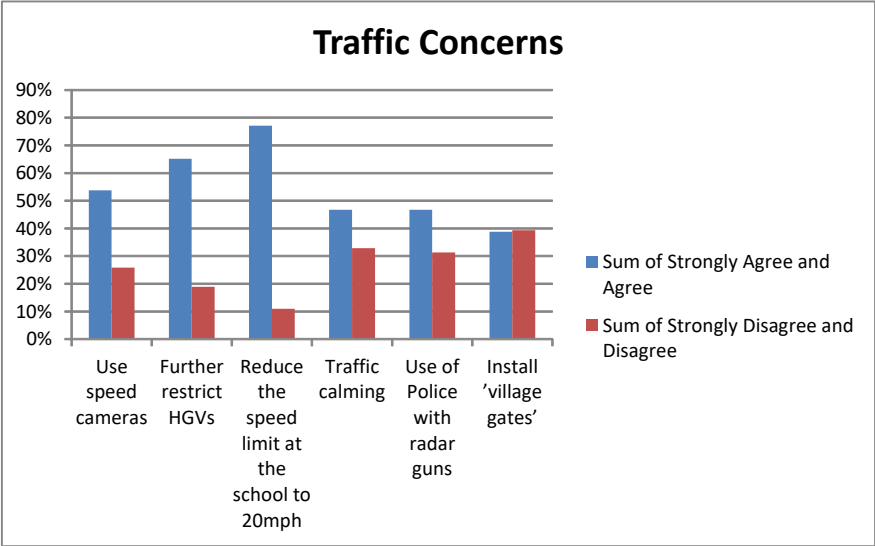
There is considerable concern about the quantity and, in particular, the speed of traffic through the village (question 22b, c, and d).



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 (over 80% from the questionnaire) as too fast.

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The views of what might be solutions to curb excess speed and improve safety for other highway users were covered in Question 22E and 23 of the questionnaire. 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.

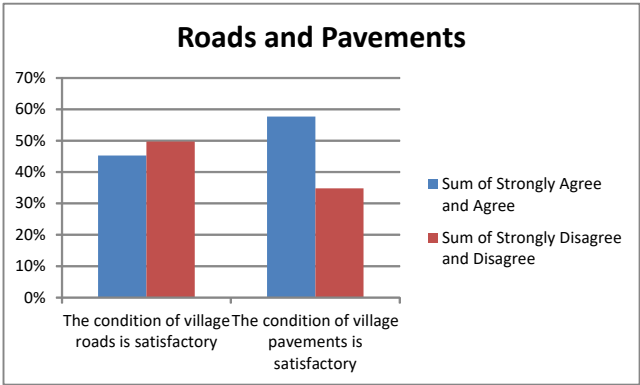


Fifty-nine percent of respondents were concerned about pedestrian safety. Of those the overwhelming majority (86%) favoured a pedestrian crossing near the school (Question 23aA). Other measures such as installing other crossings or widening the pavements did not find favour (4 and 37% respectively).

The Parliamentary Select Committee on Transport, Local Government and the Regions consider that all areas close to schools should have a 20-mph speed limit¹¹. 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. If the 30-mph limit remains, the Committee stated that traffic calming will often be necessary to enforce the limit, particularly on the approaches to small towns and villages. 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.

5.6.2 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).



¹¹ The Parliamentary Select Committee on Transport, Local Government and the Regions, Ninth Report – Road engineering, speed limits and road classification
<https://publications.parliament.uk/pa/cm200102/cmselect/cmtlgr/557/55709.htm>

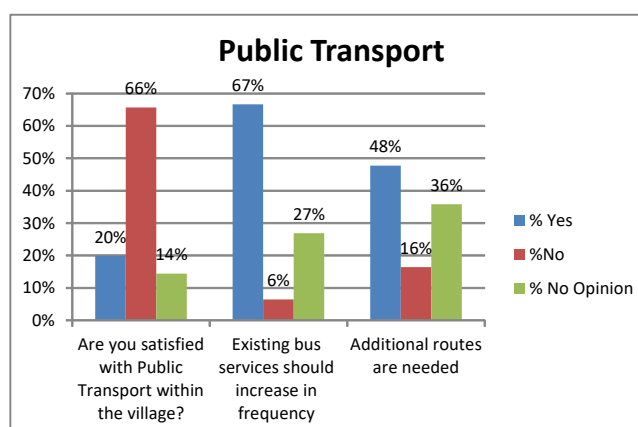
Recommendation IR1: *The Parish Council should work with the County Council to implement road safety improvements in order that all highway users (pedestrians, cyclists, and drivers) feel safe and potential for accidents is reduced.*

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 (but see below), and the introduction of speed cameras or other traffic calming methods.

To avoid HGVs that visit the barn complex on the Old Airfield opposite the Castle Hill Farm entrance having the right to transit the village, the 7.5-tonne limit at the Kempsford Road junction should be removed and placed just north of the entry to the barn complex.

5.6.3 Public Transport

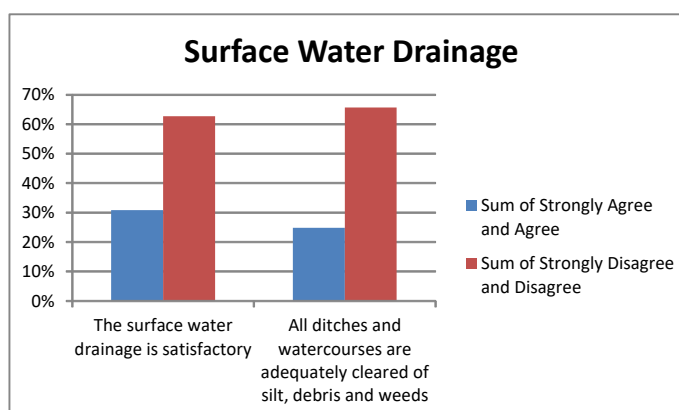
Although everyone who travels to work stated that they went by car (question 16b), 68% disliked the lack of public transport in the village, 67% thought that there should be increased frequency of service, and 48% thought that new routes should be introduced (question 24).



Recommendation IR2: *The Parish Council should work with service providers and the County Council to improve public transport services to and from the village.*

5.6.4 Surface Water Drainage - Questions 12B & 12C

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



Recommendation IR3: *The Parish Council with the assistance of Cotswold District Council should ensure that the riparian owners and other responsible authorities should carry out their duties of maintenance of the ditches and pipes forming the area's main drains.*

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CDC Policy INF8 and paragraph 11.8.9 require developers to consider both on-site and off-site capacity. Policy IP1 of the neighbourhood plan seeks to avoid future problems following heavy rainfall.

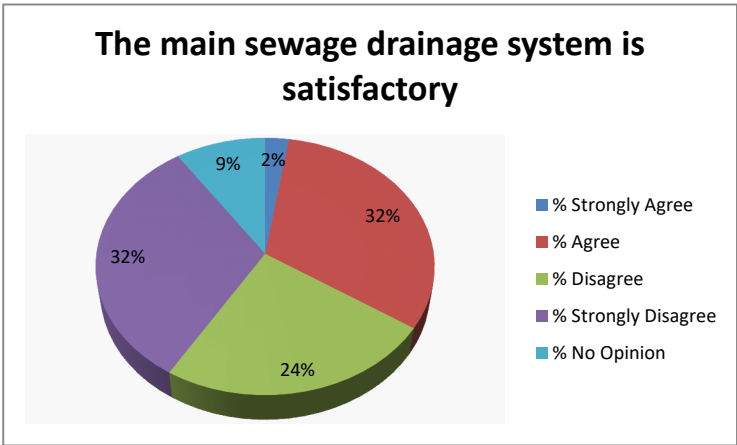
Policy IP1

Drainage

For developments of more than 5 dwellings, developers shall demonstrate that the existing drainage serving the site is sufficient to take additional site run-off or, if this cannot be demonstrated, the proposal shall include drainage measures to deal with the identified site run-off. In showing that existing and future site run-off can be adequately dealt with applicants will be expected to demonstrate that extreme events related to climate change have been taken into account.

5.6.5 Foul Drainage – 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.



As detailed in section 5.4.2 the sewage treatment works at Ampney St Peter is grossly undersized. Policy INF8 1.a in the CDC Local Plan 2011-2031 states:

1. Proposals will be permitted that:
- a. take into account the capacity of existing off-site water and wastewater infrastructure and the impact of development on it, and make satisfactory provision for improvement where a need is identified that is related to the proposal. In addition, proposals should not result in a deterioration in water quality. Where a need for improvement or a risk of deterioration in water quality is identified, the Council will require satisfactory improvement or mitigation measures to be implemented in full prior to occupation of the development;

In addition, CDC Policy INF8 and paragraph 11.8.16 state that water supply and wastewater treatment are issues that go beyond the CD boundary.

Policy IP2 Waste Water

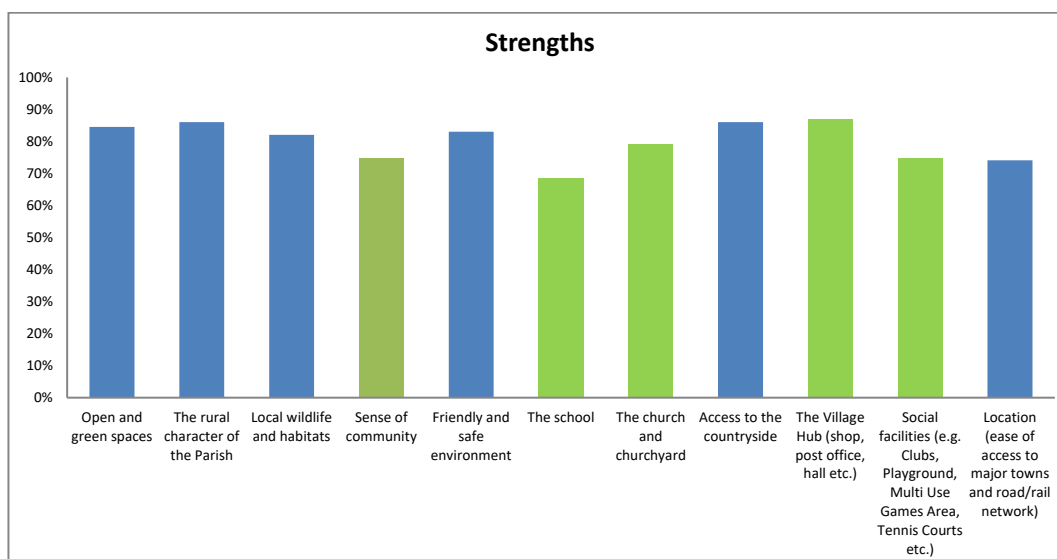
Development that may result in the capacity of the public sewerage network and/or the Ampney St Peter wastewater treatment works becoming overloaded will not be supported. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through regulatory investment or, in advance of this, through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).

Policy IP2 localises this issue in that wastewater treatment is beyond the Plan area but affects Down Ampney and is in accordance with CDC Local Plan 2011-2031 paragraph 11.8.9 which states that the CDC will require the necessary improvements to be completed prior to occupation of the development.

6 Infrastructure – Community and Leisure

6.1 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 shown in green on the graph below (results of question 2 of the Questionnaire).



6.2 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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6.3 Footpaths and Cycle Routes

6.3.1 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 6.1. There are no sustrans routes or “quiet lanes” in the parish.

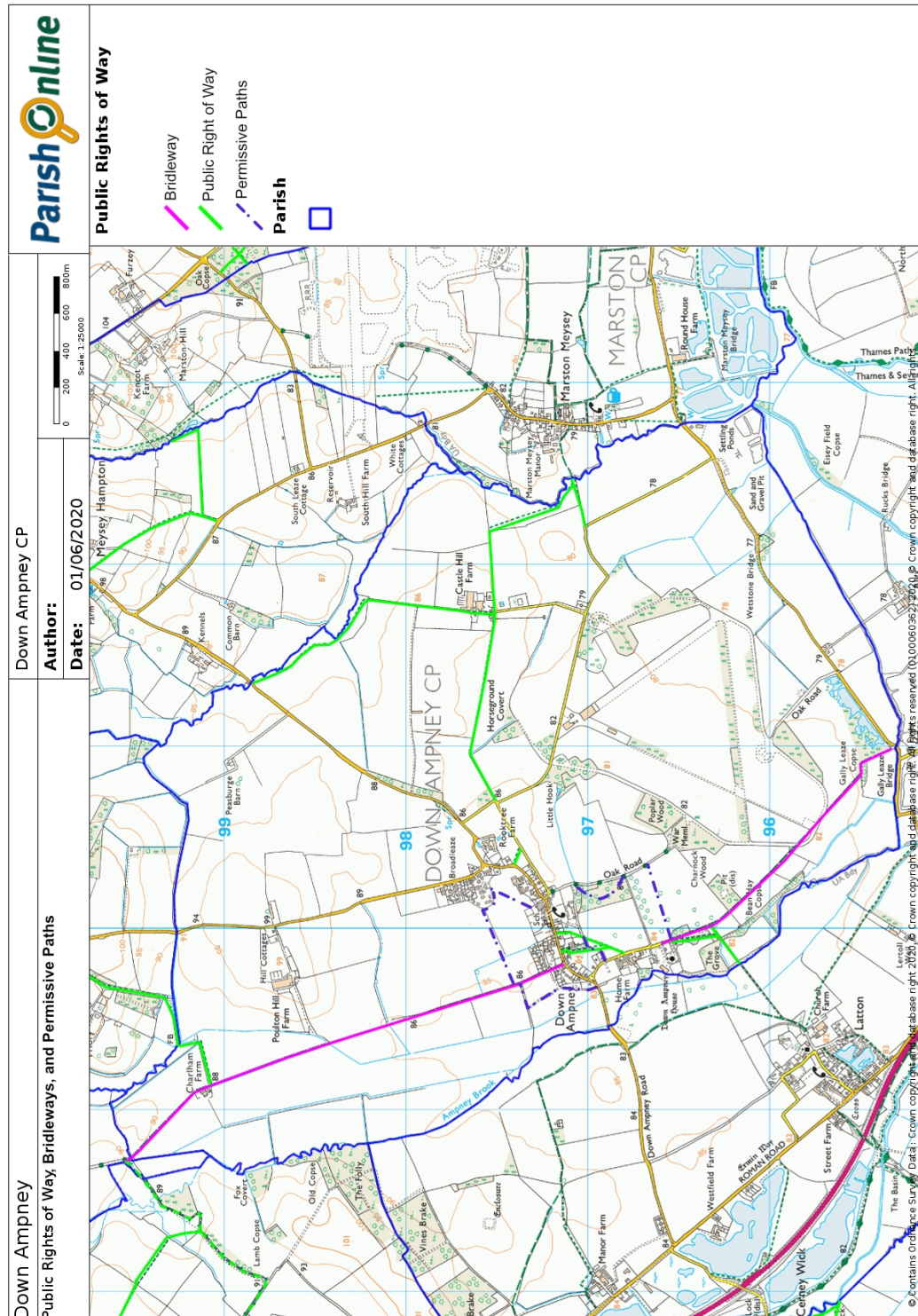


Figure 6.1 Footpaths, Bridleways and Permissive Footpaths

6.4 Objectives to be Satisfied

Following the results of the Questionnaire held in 2019 and the village consultations with residents of the Parish the community and leisure objectives have been set as:

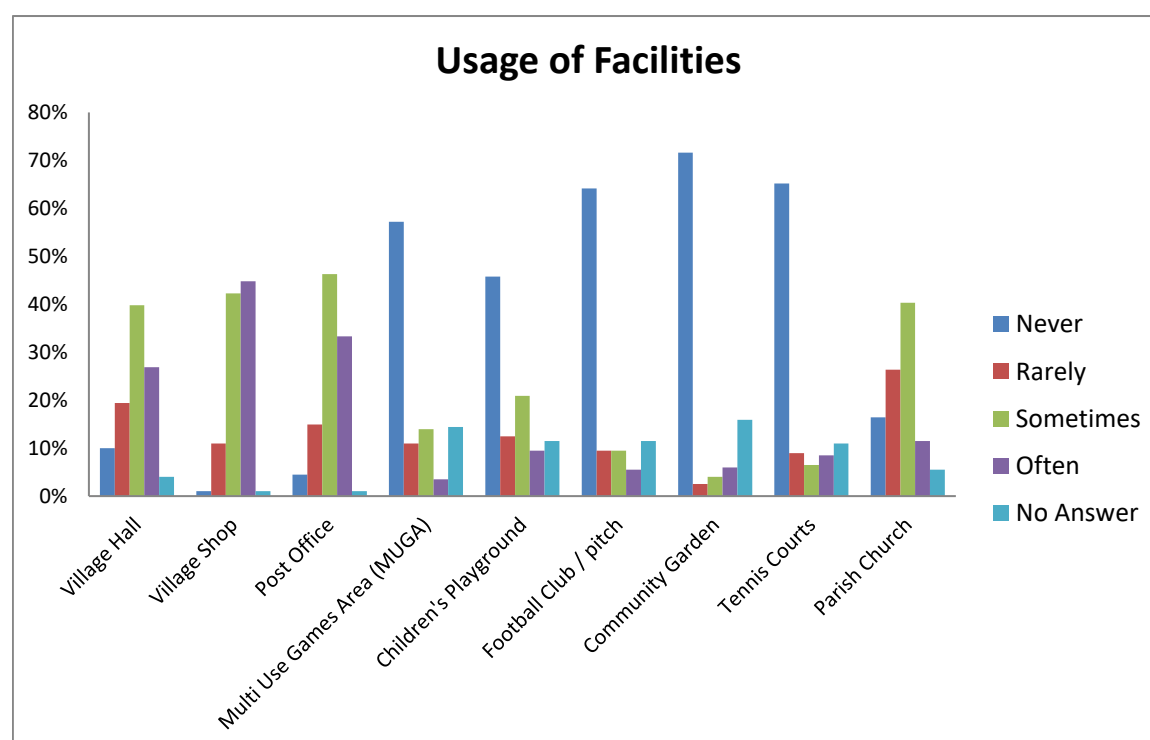
Objective CO1. To maintain current Community and Leisure facilities.

Objective CO2. To maintain and increase and enhance pedestrian and cycle facilities – footpaths and cycleways.

6.5 Villagers' Views (The Questionnaire)

6.5.1 Use of Facilities

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



It can be seen that the Post Office, Village Shop, Village Hall and the Parish Church have the highest usage probably because all age groups use them. The other facilities will be used by younger residents or those with a specific interest, for example the Community Garden.

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6.5.2 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 wildflower meadow and village pond (the location mainly specified for this was in the field opposite the Village School – the key open space site).

Policy CP1 Protection of Existing Community Facilities.

The facilities listed below and shown on the Policies Map (see Figure 6.1) shall be protected for community and recreational use.

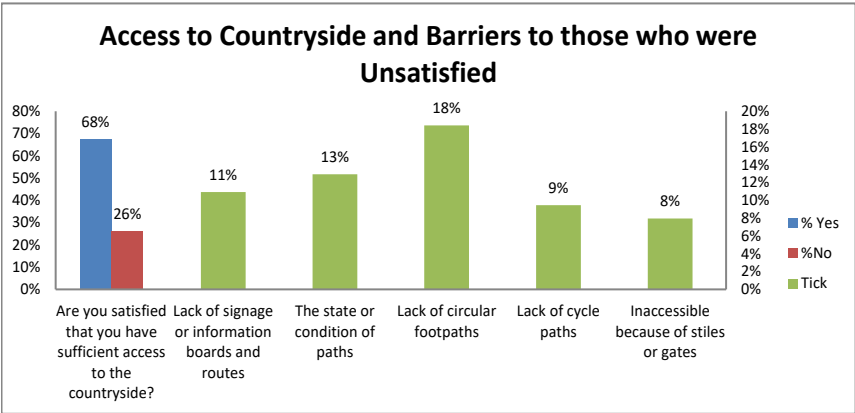
Village Hall
Village Shop
Post Office
All Saints' Church
Multi-use Games Area
Children's playground
Football Club and pitch
Community garden
Tennis courts

Development that would lead to the loss of these facilities will be permitted when it is in accordance with relevant development and national planning policies.

Proposals that would appropriately enhance these facilities or enhance the appearance of and/or improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of this neighbourhood plan.

6.5.3 Footpaths and Cycle Routes

Access to the village’s surrounding countryside is largely felt not to be a problem with 68% of respondents satisfied with such links. Those that were not as satisfied with such links, 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 respondents(9%).

Down Ampney Neighbourhood Plan

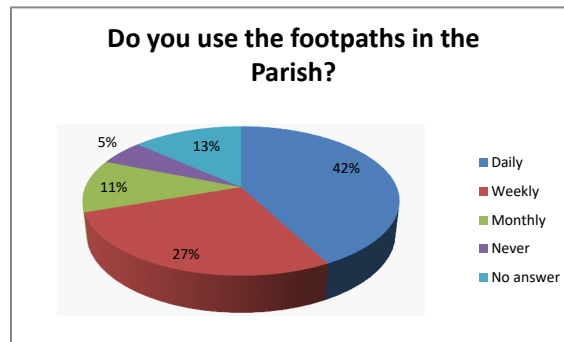


Figure 6.1 Policies Map – Existing Facilities

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6.5.4 Use of footpaths – Question 6

In question 6, 90% stated that they used the footpaths near the village and over 40% stated that they used them daily.



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.

Recommendation CR1 *To encourage landowners to create more permissive footpaths and bridleways with a view to creating new connections (particularly for circular routes) to the existing network of such routes; and to encourage landowners to improve maintenance of existing and new routes. Examples of such enhancements are set out in Appendix 2 of this Plan.*

7 Economy and Employment, and Tourism

7.1 Economy and Employment

7.1.1 Background

From the very earliest days of the settlement, the main occupation of residents was farming and agriculture. This was the case right up until the end World War II. 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.

7.1.2 Present Day

In 2011 there were only 3 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. Down Ampney today is very much 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.

7.2 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. The Water Park covers an area of over 40 square miles and comprises 180 lakes, the Park has many different leisure providers, and a variety of places to stay. This Park's wetlands landscape also hosts tens of thousands of breeding and watering birds and is an ideal destination for watching wildlife all year round.

Other tourism is small-scale and based on three main factors: the parish church is a grade I Templar church built by Nicolas De Valers; The Old Vicarage in the centre of 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 who took part in these significant events of World War II.

7.3 Objectives

7.3.1 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).

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

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

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

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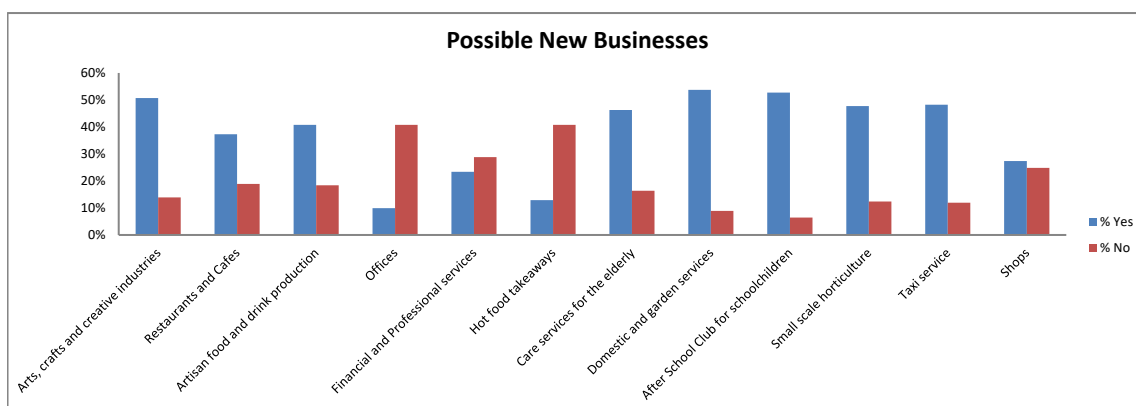
7.3.2 Tourism

Objective EO2: *To encourage, through better information, more visitors to the parish, particularly through interest in (i) the life and work of Ralph Vaughan Williams and (ii) the RAF and Glider Operations from Down Ampney airfield.*

7.4 Villagers' Views (The Questionnaire)

7.4.1 Economy and Employment

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.



7.4.2 Local Employment Opportunities in the Future

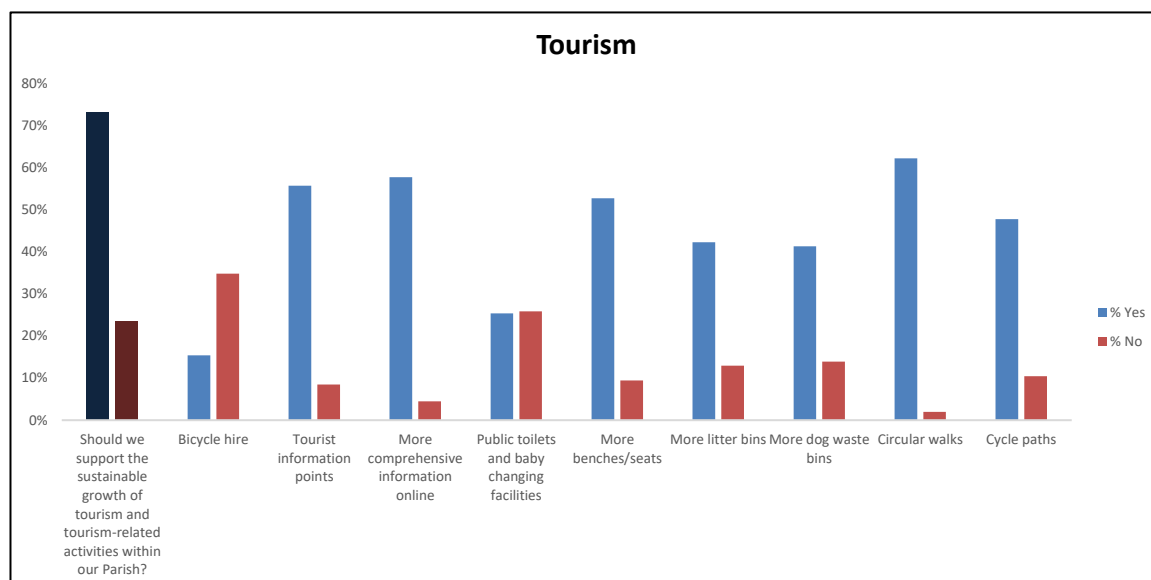
Opportunities for local employment can only come from having business units or offices available in the Parish.

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 too long-term.

Recommendation ER1: *The Parish Council should seek to open dialogue with The Wellcome Trust about the potential for developing Castle Hill Farm into a small business centre.*

7.4.3 Tourism

Question 25 of the survey dealt with tourism. Over 70% of respondents agreed that growth of local tourism should be supported. Those items receiving more than 50% support 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.



Recommendation ER2: *To produce information about Down Ampney in relation to (i) the life and work of 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 Housing and Village Design

8.1 Introduction

This section of the plan sets out how the number of dwellings allocated to Down Ampney through the local plan process has been accommodated. In doing this account has been taken of the Cotswold District Local Plan 2011 - 2031¹ (CDC Local Plan 2011-2031), and the National Planning Policy Framework (NPPF)² produced in July 2021. In addition 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 also been taken into account. The following sections state how the housing objectives are arrived at and how those will be achieved through neighbourhood plan and Local Plan policies.

8.2 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 the Local Plan highlights that:

"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 Local Plan's Development Strategy (Policy DS1) identifies that at least 8,400 dwellings will be developed over the plan period 2011 - 2031. This development will be located in the Principal Settlements, including Down Ampney

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 current Local Plan period to 31st March 2031 (see Inset 3 of the Local Plan and Figure 8.8 of this document). This is in addition to the 44 houses already approved for Broadway Farm. These sites are allocated in Local Plan Policy S4.

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

² National Planning Policy Framework, July 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

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The following sites are allocated in Local Plan Policy S4:

Policy S4

DOWN AMPNEY

Allocated housing development sites:

- DA_2 Dukes Field (10 dwellings net)
- DA_5A Buildings at Rooktree Farm (8 dwellings net)
- DA_8 Land adjacent to Broadleaze (10 dwellings net)

The following non-strategic (local) infrastructure projects are proposed:

- a. Provision of allotments;
- b. Improvements to footpaths in and around the village, including a pedestrian crossing in the village centre;
- c. Improvements to public transport provision, particularly to Cirencester and Swindon;
- d. Provision of new facilities for young people;
- e. Improvements in links to The Folley and Down Ampney Pits, and existing pocket parks; and
- f. Provision of, or contributions to, a new natural open space or pocket park.

8.3 Housing Development and Population Growth

8.3.1 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.

The village has gradually grown in size with originally only agriculture for employment. Residents worked on small farms producing wool or arable products. A typical farm layout of 1821 is shown below (Figure 8.1).

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

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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Figure 8.1 – Village layout in 1911. Note the ribbon layout of the housing.

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 8.2).



Figure 8.2 Land retained by CWS (2020)

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8.3.2 Population growth

Population was fairly static up and until after the World War II. Then in the 1950s the housing at Broadleaze was built. This was followed in the 1970s by housing development at Charlham Way and other houses along the main street, The Pheasantry and Suffolk Place, and Chestnut Close in the 1980s were developed. After this period there was little further development until 2001 with the construction of 14 houses in Duke's Field, 38 houses in the Linden Lea estate in 2002, and 8 houses in The Old Estate Yard in 2006. A further 44 houses have been given planning permission at Broadway Farm, development of which is expected to start in 2022. In addition, the Duke's Field extension (10 dwellings) and Rooktree Farm (9 dwellings) are going through the planning application process at the present time (September 2022). Over the last 100 years the population of Down Ampney has grown at a similar rate to overall UK growth, but in the last 20 years has grown at 3.4% which is over twice that of Gloucestershire as a whole at 1.35%. Nearby villages over the last 20 years have grown by 1.6% in Ampney Crucis, 1.6% in South Cerney, and a near no growth in Poulton.

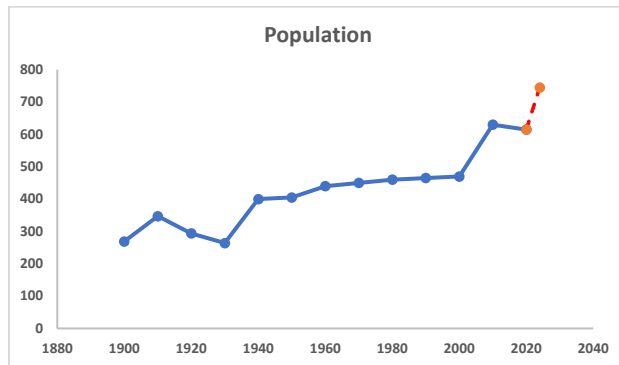


Figure 8.3 Population growth

8.4 Housing Density

Down Ampney is a rural village and the residents want it to remain as such. Housing density is relatively low. The current average density in the settlement area is about 12.5 dwellings per hectare (calculated as the current number of houses plus the 44 houses planned for at Broadway Farm divided by the Local Plan defined settlement area). To retain this character over-intensive housing development should be avoided and plot size should reflect the prevailing context of homes with plentiful surrounding private space. Densities in Down Ampney should remain considerably lower than in town or urban settings. Higher densities will degrade the very attributes of openness and space that the village has. The *"desirability of maintaining an area's prevailing character"* is highlighted in NPPF paragraph 124d. If more houses are required for the village, these inevitably will be outside the Local Plan defined settlement boundary. New development should, therefore, keep the housing density to no 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 8.4. Visual gaps that reflect the general character of the immediate area should also be retained between buildings.



Figure 8.4 Existing row of terraced houses

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Figure 8.5 The village in 1997 viewed from the east



Figure 8.6 The village in 2021 viewed from the east (Duke's Field and The Old Estate Yard have been built since 1997)



Figure 8.7 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)

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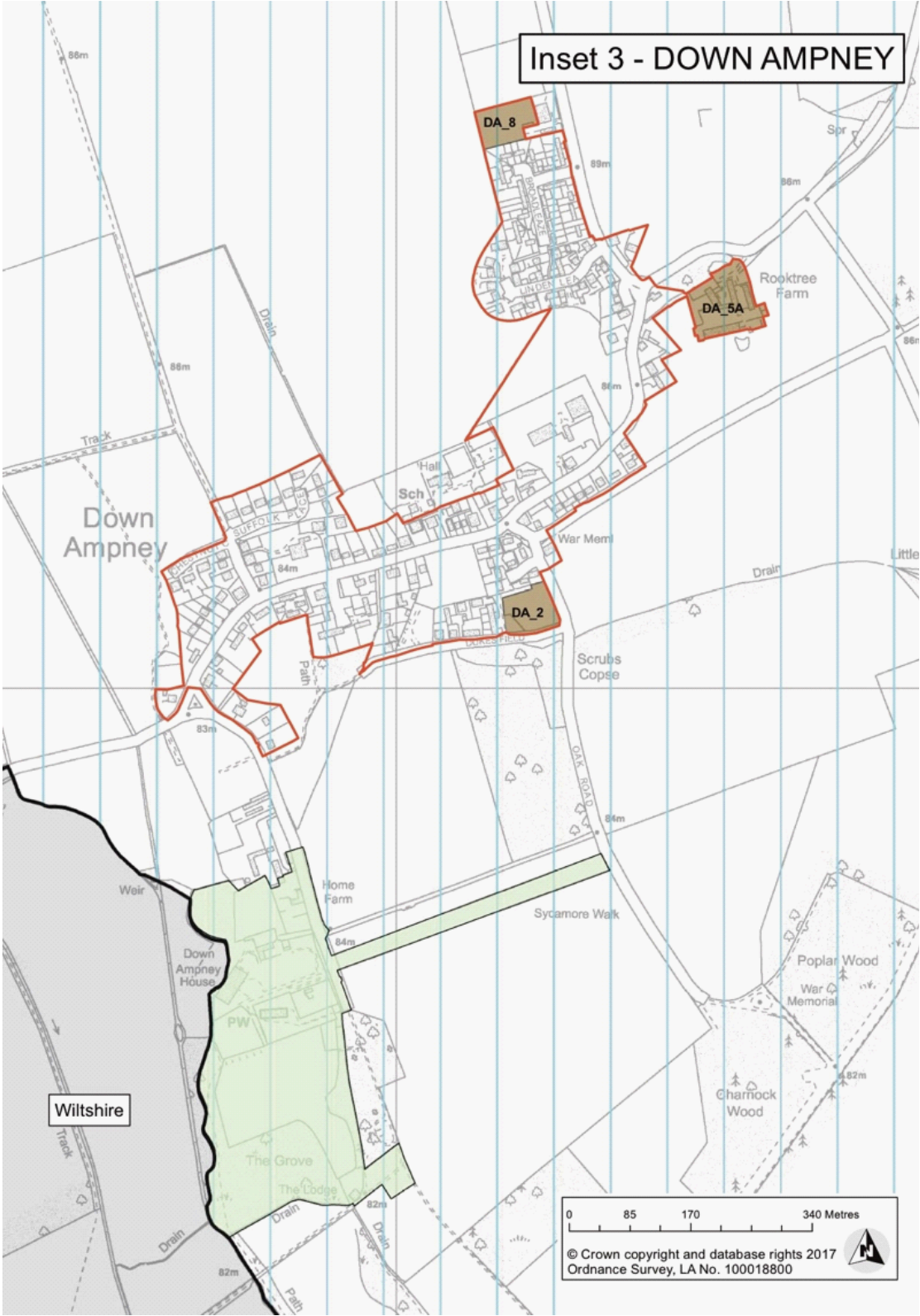


Figure 8.8 CDC identified development sites and settlement boundary

8.5 Listed Buildings

As you would expect in a rural Cotswold village with a long history there are significant heritage assets, including two grade 1, and 14 grade 2 listed buildings. Those buildings on the National Heritage List for England are shown with their reference numbers in Appendix 1 of the Plan. The area also has a number of non-designated heritage assets.

8.6 Objectives to be Satisfied

Following the questionnaire⁷ 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 to meet future housing needs.*

Objective HO2: *To ensure that any new development is designed in such a way that it reflects and is in-keeping with the character, 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.*

8.7 Housing Needs in the Plan Period and Impact on Village

8.7.1 Housing identified in CDC Local Plan 2011 - 2031

The CDC Local Plan 2011 - 2031 allocates 3 housing sites for 28 new dwellings for Down Ampney (See Figure 8.8 of this Plan). This is in addition to the 44 houses already approved for Broadway Farm. The development sites are the Dukes Field extension (10 dwellings – planning application submitted in March 2021), Rooktree Farm (9 dwellings – planning application submitted in early 2022), 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 8.8). The Local Plan allocations look certain to be completed, national planning policy is such that further housing growth cannot be ruled out.

8.7.2 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 60 dwellings over a ten-year period would be allocated to Down Ampney. There is a limit to the new housing that a rural village can absorb. The impact on the village of extensive development has had and will have a significant negative impact on rural roads, noise levels, air pollution, habitats, car parking and infrastructure

8.8 Villagers' Views (The Questionnaire)

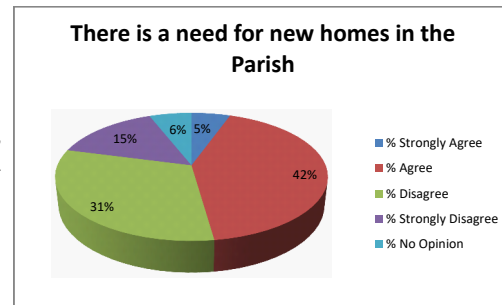
The following sections summarise the results from the Questionnaire relevant to housing and design

⁷ Village Questionnaire held between October and December 2019

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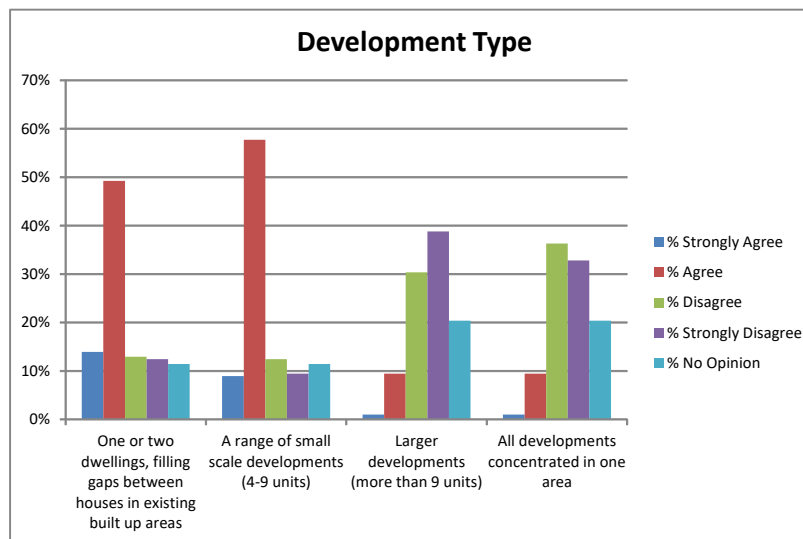
8.8.1 New Homes (Question 8b)

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%. Opinion is therefore split on whether new homes are needed in the village.



8.8.2 Development Type (Question 10)

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 less support for developments concentrated in one area of the village.



Paragraph 124 of the NPPF (Achieving Appropriate Densities) states:

124. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.

In particular subparagraph (d) highlights the desirability of maintaining an area's character – the village's low density and large areas of private garden space are key aspects of Down Ampney's character. As stated in Section 8.4, the overall density of the village is 12.5 dwellings per hectare. New development should be sympathetic to existing density and therefore be designed to include areas of private gardens, public open space and landscaping and green infrastructure.

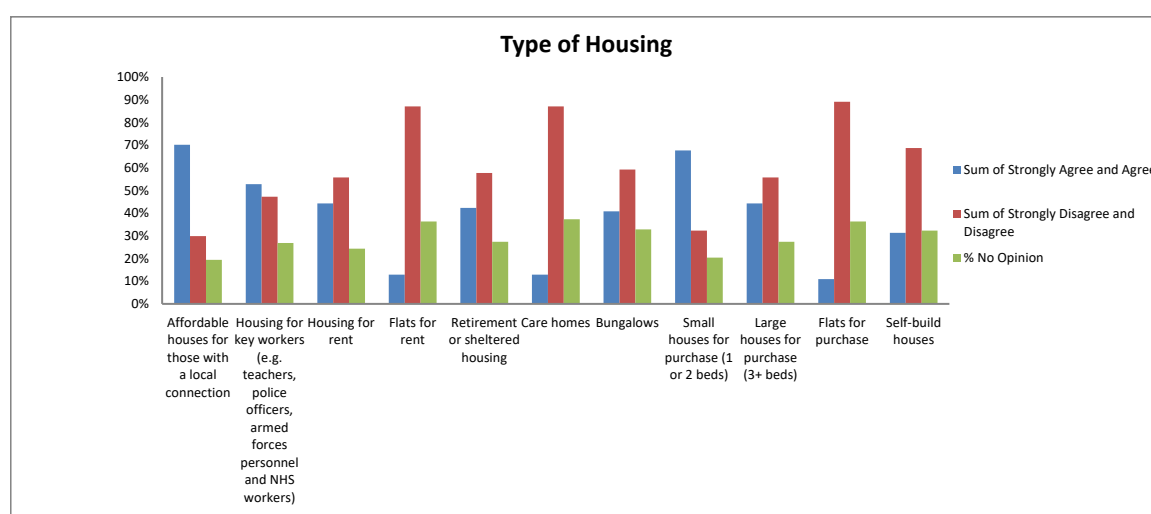
Policy HP1: Village Character and Housing Density

To maintain the village's prevailing character and setting new developments should achieve an overall density of about 12.5 dwellings per hectare. Exceptions to this will only be supported on small infill sites within the village development boundary; and on other sites where the applicant can demonstrate a clear need for higher densities when house type, housing need, site constraints and available infrastructure and services indicate such densities can be accommodated without significantly having a detrimental impact on village character.

8.8.3 Type of New Homes (Question 9)

Asked "if new homes were to be provided, which type of dwellings are needed?" The key areas supported were 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%.

The price of houses in the Cotswolds is way above the national average. There is a significant need for houses of one or two bedrooms. These houses over time often have extensions built which increases their value and puts the price of houses out of the reach of first-time buyers.



Policy HP2: House Types

New developments shall generally be for smaller dwellings (1 and 2 bedrooms). The following should be used as a guide by applicants: Overall, up to 65% of new homes on developments over 10 dwellings shall have between one to three bedrooms. The construction of some bungalows (5% of development) would also be supported.

The numbers in this policy reflect the proportion of residents favouring the particular type of dwelling, although because there was a minority, albeit 40%, favouring bungalows this proportion has been reduced.

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8.8.4 Infill Sites

Sixty-eight percent of the village have no objection to the use of infill sites as long as the housing density is in keeping with the village's existing character.

8.8.5 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 several types of affordable housing tenures: affordable housing for rent; starter homes; discounted market sales housing; and other routes to affordable home ownership. Feedback from CDC and the Housing Needs Survey indicated that there is a demand for affordable housing, and this is the basis of Policies H1 and H2 of the CDC Local Plan 2011 - 2031.

There are 51 affordable homes in Down Ampney provided by housing associations. People seeking a home in Down Ampney at present (data from Gloucestershire Homeseeker and CDC Strategic Housing)⁸ 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 has approval to provide 22 affordable homes.

Policy HP3: Affordable Housing

Affordable housing shall be provided as required by Policy H2 of 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.

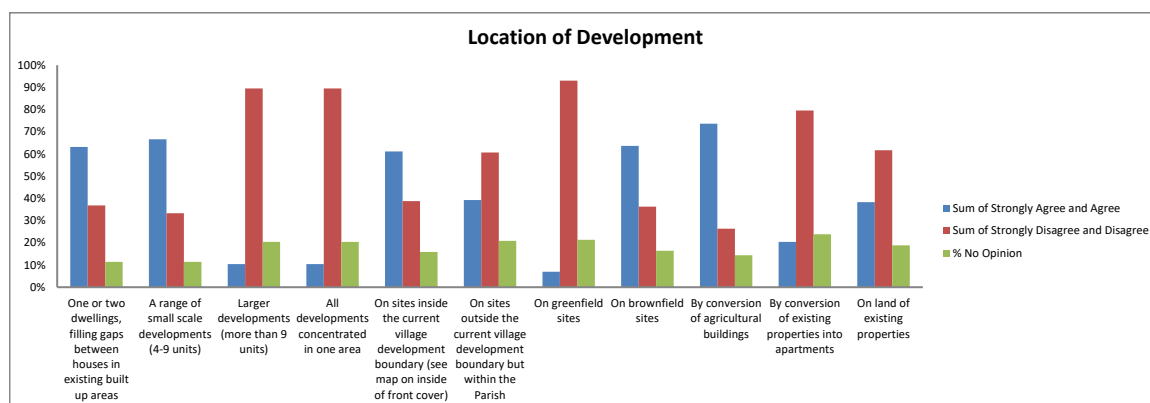
Policy HP4: Maintaining Housing Provision for People with a Local Connection

The occupancy, and future occupancy, of affordable housing provision will be limited in perpetuity to people with a local connection by use of an appropriate planning condition or legal obligation.

⁸ Email received from CDC dated 06/05/2015

8.8.6 Location of New Homes (Question 11)

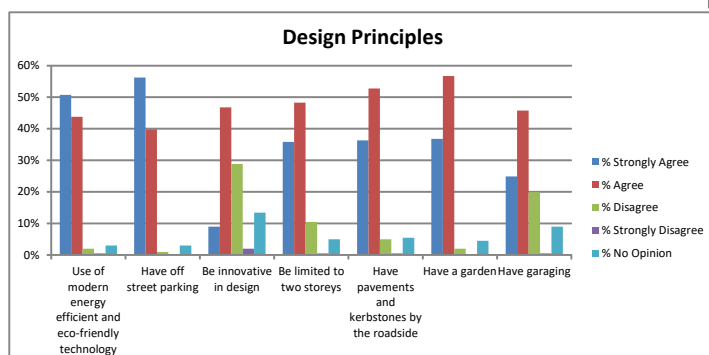
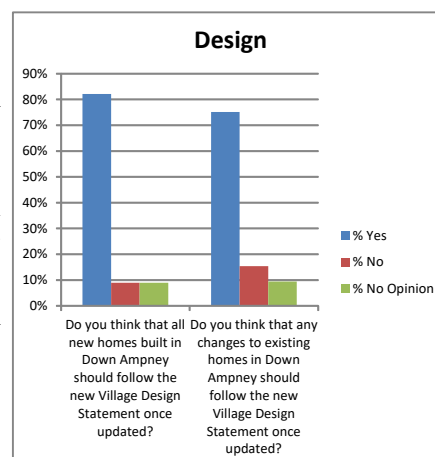
Asked "How and where should any building development be located?" there was very strong or strong support for "conversion of agricultural buildings" at 73%; "on brownfield sites" at 63%; and "on sites inside the current village development boundary" at 61%; "on sites outside the current development boundary"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



There is only one brownfield 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 2011 - 2031 under site reference DA5A. The site is now subject to an outline planning application 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.

8.8.7 Design (Question 13)

Asked "Do you think that all new homes built in Down Ampney should follow the new Village Design once updated" there was a very strong response of 80%. There was a similar response of 75%, to "Do you think that any changes to existing homes in Down Ampney should follow the new Village Design Statement once updated. This Statement now has the title Down Ampney Design Guidance and Codes⁹.



⁹ Down Ampney – Design guidance and codes, AECOM, December 2022

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Policy HP5: Design of New Development in Down Ampney

Development and dwelling design proposals shall be designed to be compatible with the CDC Design Code¹⁰ and the Down Ampney Design Guidance and Codes¹¹ and future revisions or replacements of these documents.

Development should be designed in such a way that the applicant can demonstrate how climate change impacts have been minimised or mitigated against.

Matters such as, for example, materials, development layout, dwelling mix and landscaping and green infrastructure shall be considered as a quality matter, confirmed at planning application stage, and shall not be materially diminished after planning permission is granted.

8.9 Constraints on 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.

8.9.1 Climate Emergency Impact on Planning and Development

CDC declared a Climate Emergency in 2019¹², and has set up a group to consider climate change issues and possible solutions and policies.

The requirements to achieve the changes to meet the "Climate Emergency" will have an impact on site layout. For example: Space per house for rainwater harvesting; space per house for heat pump equipment; and orientation of house to be more south facing for solar panels. Housing floor area should take into account that more people will be working from home.

8.9.2 Climate Change (Question 26)

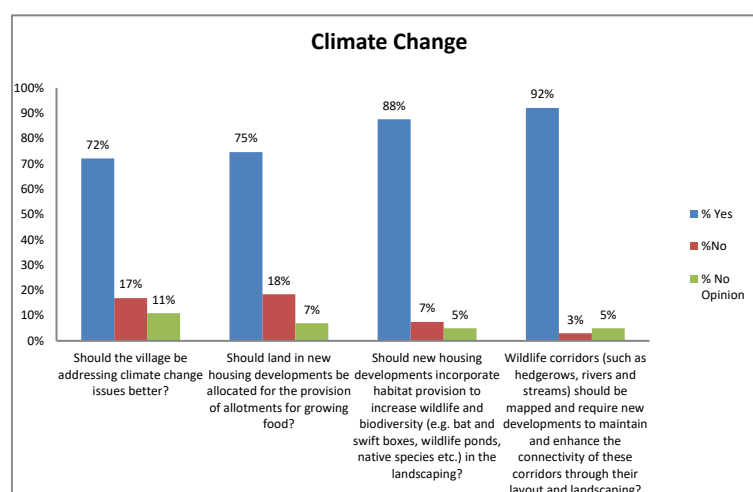
Question 26 asked villagers for opinions on climate change issues. There was very good support for the village addressing climate change at 72%; should land be allocated for allotments at 75%; should new developments incorporate habitat provision for wildlife

¹⁰ Cotswold District Local Plan 2011-2031 (adopted 3 August 2018) – Appendix D

¹¹ Down Ampney – Design guidance and codes, AECOM, December 2022

¹² www.cotswold.gov.uk/environment/climate-action/cotswold-climate-and-ecological-emergencies/

and biodiversity at 88%, should there be wild life corridors in new developments at 92% (Note Section 8.9.1).



8.9.3 Green Infrastructure

National planning policy defines Green Infrastructure as "a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity." Much of Down Ampney's countryside, including water features, fulfils such functions.

Suggestions for areas that would be suitable for enhancement of Green Infrastructure as part of future developments or other initiatives are shown on Figure 8.9 overleaf. Where relevant to a planning application, together with routes for footpaths enhancements should be included as part of any planning application, either as part of the the actual development or via a financial contribution to a project to bring forward the particular element of Green Infrastructure. These would be considered as a "quality" matter and in accordance with NPPF paragraph 135 should not be materially diminished after permission has been granted; nor should they be poorly maintained and measures to secure future maintenance should be identified and agreed with the Parish or District Council, and, again, where relevant, a financial contribution for maintenance may be appropriate.

In the village questionnaire respondents indicated that one of the strengths of the village included its close connection with the countryside and wildlife areas. This was further confirmed in the consultations¹³.

¹³ Consultation Statement – Regulation 14 Consultation

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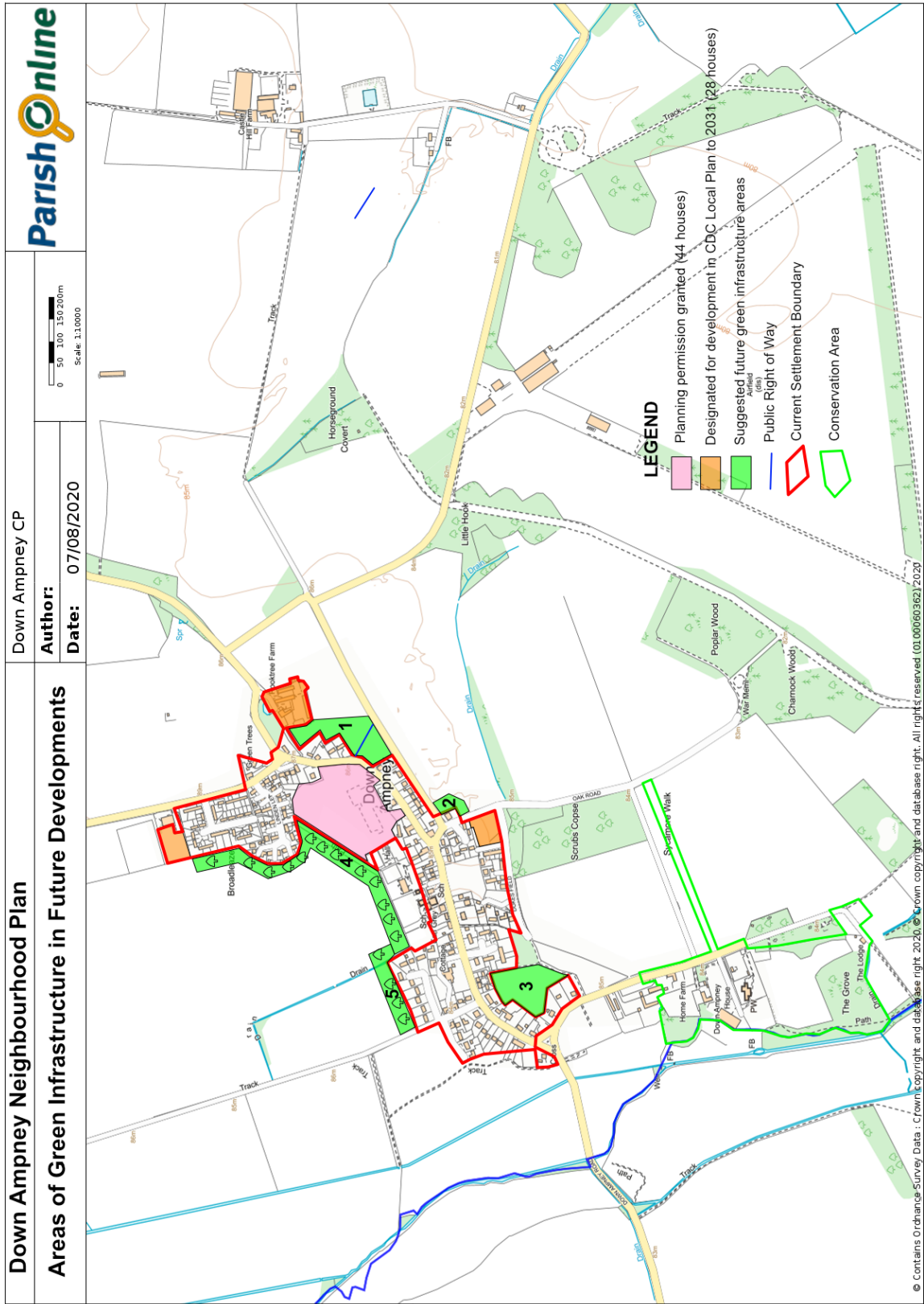


Figure 8.9 Possible green infrastructure in future developments

Policy HP6: Green Infrastructure

The network of Green Infrastructure (GI) within the neighbourhood plan area will be protected for its recreation, open space and wildlife value.

New GI, particularly where it creates links to the existing GI network and improves access to the countryside for informal recreation and net gains in biodiversity will be supported. Development will only be permitted where it retains/protects/enhances the recreational, biodiversity, water management and other functions of the GI network.

New development should enhance linkages to the wider existing GI network and improve access to the countryside for informal recreation, where appropriate.

8.10 Working Together

The following recommendation is not specifically a planning matter but is an item that should be followed to enable the Objectives to be met. 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."

Recommendation HR1: The Parish Council will work with Cotswold District Council and Gloucestershire County Council to improve communication and discussion between the three organisations on planning and development matters. The Parish Council will also work with and encourage landowners, developers and their agents to engage meaningfully and effectively with the Parish Council and local residents.

9 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.

9.1 Objectives

9.1.1 Landscape

Objective LO1.	<i>To protect the rural aspects of the village and surrounding countryside.</i>
Objective LO2.	<i>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 maintains the rural and village aspect of the parish.</i>
Objective LO3.	<i>To promote access to the countryside throughout the parish boundaries.</i>

9.1.2 Infrastructure – Roads, Transport, and Drainage

Objective IO1:	<i>To ensure that the infrastructure within the parish is developed to enhance the living environment for existing residents and to support sustainable growth.</i>
a:	<i>Roads and Pavements - To improve road safety measures due to increasing traffic flows, exacerbated by new housing, both in the village and surrounding towns and villages that use Down Ampney as a through route.</i>
b:	<i>Public Transport - To promote more public transport on more routes to and from the village.</i>
c:	<i>Surface Water Drainage - To ensure the surface water drainage within the parish is improved to support sustainable growth.</i>
d:	<i>Foul Drainage - To ensure the sewerage system within the parish is improved to meet planned growth and that the Ampney St Peter Sewage Treatment Works is upgraded to meet both current and future population.</i>

9.1.3 Infrastructure – Community and Leisure

Objective CO1:	<i>To maintain current Community and Leisure facilities.</i>
Objective CO2:	<i>To maintain and increase and enhance pedestrian and cycle facilities – footpaths and cycleways.</i>

9.1.4 Economy and Employment, and Tourism

Objective EO1:	<i>To support the building of business units on suitable land within the Parish.</i>
Objective EO2.	<i>To encourage, through better information, more visitors to the parish, particularly through interest in (i) Ralph Vaughan</i>

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Williams and (ii) the RAF and Glider Operations from Down Ampney airfield.

9.1.5 Housing and Design

Objective HO1: To provide an appropriate mix of housing types to meet future housing needs.

Objective HO2: To ensure that any new development is designed in such a way that it reflects and is in-keeping with the character, 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.

9.2 Policies

9.2.1 Landscape

Policy LP1 Notable Vistas

The notable vistas (identified on Figure 3.6) should be conserved.

Development affecting the notable vistas should be designed in such a way so as not to have a significant adverse impact on their visual quality and amenity.

Where such an impact is identified, applicants may have to demonstrate, through a Landscape Visual Impact Assessment, how these impacts have been identified, the degree of impact and how negative impacts can be avoided or mitigated.

Policy LP2 Policy LP2: Local Green Space

The area (area 1) shown on Figure 4.7 is designated as Local Green Space. Development of this area will be supported when consistent with national policy for Green Belts

9.2.2 Infrastructure – Roads, Transport, and Drainage

Policy IP1 Drainage

For developments of more than 5 dwellings, developers shall demonstrate that the existing drainage serving the site is sufficient to take additional site run-off or, if this cannot be demonstrated, the proposal shall include drainage measures to deal with the identified site run-off. In showing that existing and future site run-off can be adequately dealt with applicants will be expected to demonstrate that extreme events related to climate change have been taken into account.

Policy IP2 Waste Water

Development that may result in the capacity of the public sewerage network and/or the Ampney St Peter wastewater treatment works becoming overloaded will not be supported. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through regulatory investment or, in advance of this, through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).

9.2.3 Infrastructure – Community and Leisure

Policy CP1 Protection of Existing Community Facilities.

The facilities listed below and shown on the Policies Map (see Figure 6.1) shall be protected for community and recreational use.

*Village Hall
Village Shop
Post Office
All Saints' Church
Multi-use Games Area
Children's playground
Football Club and pitch
Community garden
Tennis courts*

Development that would lead to the loss of these facilities will be permitted when it is in accordance with relevant development and national planning policies.

Proposals that would appropriately enhance these facilities or enhance the appearance of and/or improve access and accessibility to these facilities will be supported when they are in accordance with other development plan policies and the policies of this neighbourhood plan.

9.2.4 Housing and Design

Policy HP1: Village Character and Housing Density

To maintain the village's prevailing character and setting new developments should achieve an overall density of about 12.5 dwellings per hectare. Exceptions to this will only be supported on small infill sites within the village development boundary; and on other sites where the applicant can demonstrate a clear need for higher densities when house type, housing need, site constraints and available infrastructure and services indicate such densities can be accommodated without significantly having a detrimental impact on village character.

Policy HP2: House Types

New developments shall generally be for smaller dwellings (1 and 2 bedrooms). The following should be used as a guide by applicants: Overall, up to 65% of new homes on developments over 10 dwellings shall have between one to three bedrooms. The construction of some bungalows (5% of development) would also be supported.

Policy HP3: Affordable Housing

Affordable housing shall be provided as required by Policy H2 of the CDC Local Plan 2011 - 2031.

.Policy HP4: Maintaining Housing Provision for People with a Local Connection

The occupancy, and future occupancy, of affordable housing provision will be limited in perpetuity to people with a local connection by use of an appropriate planning condition or legal obligation.

Policy HP5: Design of New Development in Down Ampney

Development and dwelling design proposals shall be designed to be compatible with the CDC Design Code¹ and the Down Ampney Design Guidance and Codes² and future revisions or replacements of these documents.

Development should be designed in such a way that the applicant can demonstrate how climate change impacts have been minimised or mitigated against..

Matters such as, for example, materials, development layout, dwelling mix and landscaping and green infrastructure shall be considered as a quality matter, confirmed at planning application stage, and shall not be materially diminished after planning permission is granted.

Policy HP6: Green Infrastructure

The network of Green Infrastructure (GI) within the neighbourhood plan area will be protected for its recreation, open space and wildlife value.

New GI, particularly where it creates links to the existing GI network and improves access to the countryside for informal recreation and net gains in biodiversity will be supported. Development will only be permitted where it retains/protects/enhances the recreational,

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

² Down Ampney – Design guidance and codes, AECOM, December 2022

biodiversity, water management and other functions of the GI network.

New development should enhance linkages to the wider existing GI network and improve access to the countryside for informal recreation, where appropriate.

9.3 Recommendations

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

9.3.1 Infrastructure – Roads, Transport, and Drainage

Recommendation IR1 *The Parish Council should work with the County Council to implement road safety improvements in order that all highway users (pedestrians, cyclists, and drivers) feel safe and potential for accidents is reduced.*

Recommendation IR2 *The Parish Council should work with service providers and the County Council to improve public transport services to and from the village.*

Recommendation IR3 *The Parish Council with the assistance of Cotswold District Council should ensure that the riparian owners and other responsible authorities should carry out their duties of maintenance of the ditches and pipes forming the area's main drains.*

9.3.2 Infrastructure – Community and Leisure

Recommendation CR1 *To encourage landowners to create more permissive footpaths and bridleways with a view to creating new connections (particularly for circular routes) to the existing network of such routes; and to encourage landowners to improve maintenance of existing and new routes. Examples of such enhancements are set out in Appendix 2 of this Plan.*

9.3.3 Economy and Employment, and Tourism

Recommendation ER1 *The Parish Council should seek to open dialogue with The Wellcome Trust about the potential for developing Castle Hill Farm into a small business centre.*

Recommendation ER2: *To produce information about Down Ampney in relation to (i) the life and work of 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.*

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9.3.4 Housing and Design

Recommendation HR1: The Parish Council will work with Cotswold District Council and Gloucestershire County Council to improve communication and discussion between the three organisations on planning and development matters. The Parish Council will also work with and encourage landowners, developers and their agents to engage meaningfully and effectively with the Parish Council and local residents.

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN



March 2023

Second Regulation 14 Submission Plan