

DOWN AMPNEY NEIGHBOURHOOD PLAN

HAVE YOUR SAY IN THE FUTURE DEVELOPMENT OF DOWN AMPNEY

Please join us at an open drop-in meeting
to find out more about the Down Ampney Neighbourhood Plan.

Meeting planned for:

**Saturday 17th August
9.00am 'till 12.00noon
Dakota room, village hall**

For further information please look at the new Neighbourhood Development Plan
notice board at the village hall, visit the village website or contact either

Chairman Andrew Scarth
andrew.scarth@hotmail.co.uk

or

Vice Chairman Geoff Tappern
geoffrey.tappern@hotmail.co.uk



DOWN AMPNEY NEIGHBOURHOOD PLAN

HAVE YOUR SAY IN THE FUTURE DEVELOPMENT OF DOWN AMPNEY

It is now some 6 months since the idea of producing a Neighbourhood Development Plan was presented to residents in the village hall at which over 100 people were present.

The idea of producing a Neighbourhood Development Plan was unanimously approved.

What has happened since?

Having received a mandate from the village and the support of the Down Ampney Parish Council as well as CDC, we have set up a small steering group comprising local villagers as well as Parish Council members.

This group has done a great deal of preparatory work and has drafted an initial outline structure of the plan, a draft questionnaire to be completed by all residents and a preliminary timetable which the steering group would like to share with you.

The purpose of the meeting preliminarily set for 17th August is to obtain your thoughts as to what is important to you in order for us to tailor the questionnaire before we proceed.

The purpose of a Neighbourhood Development Plan

The Cotswold District Council now has an approved Local Plan which is a District wide document and will be in force until 2031.

The purpose of the CDC plan is to guide the development of approximately 8,500 houses (this target is set by central government). CDC has identified 17 primary settlements where development can take place. One of these settlements is Down Ampney.

Alongside this Local Plan, we currently have a village Parish Plan (created in 2008) and a Village Design Statement. Both these documents have been used to assist in making planning decisions but they have little weight.

A Neighbourhood plan is different and is considered a legal document.

By creating our own plan which is officially called ' A Neighbourhood Development Plan', it allows us to specify such things as layout, design and construction of new houses, parking, green spaces, protected trees – all with the aim of ensuring that the distinctive character of our village is not lost.

In addition we benefit financially. If we do not have a neighbourhood plan, we would only receive 15% of something called the Community Infrastructure Levy in relation to any development and this figure would be capped at £100 per house built.

However with a Neighbourhood Plan, we would receive 25% per house and this would not be capped so it could be as much as £2000 per house.



The role of the questionnaire

Having appointed a steering group to develop the Local Plan, these volunteers have been working on a draft questionnaire which is the next stage of the programme of public consultation and reflects the input and suggestions you give us.

This questionnaire will cover the following areas:

Why did you choose to live in Down Ampney?

What are the positive and negative features of our community?

Do you use the Parish amenities such as the Village Hall and Shop?

What do you think about our green spaces and open areas?

Do you feel you have sufficient access to the countryside?

Do you want new houses and if so what type?

How and where should building development take place?

Do you have any views on infrastructure such as drainage, electricity supply etc?

What principles of design should influence new houses?

What type of work do residents do and where do they do it?

What type of businesses would you want to see in the village?

How do you feel about traffic and car parking?

What type of tourism should we have in the village?

If there are any areas that you feel we have left out or if there are any areas you feel strongly about which are not included, please do not hesitate to contact us or come to the drop-in meeting.

How can you find out more?

If you would like to find out more about the Neighbourhood Development Plan, please either look at the new village noticeboard on the village hall, the website, or contact:

Andrew Scarth, Chairman
andrew.scarth@hotmail.co.uk
53 Down Ampney
GL7 5QW

Geoffrey Tappern, Vice Chairman
geoffrey.tappern@hotmail.co.uk
6 Linden Lea
Down Ampney
GL7 5PF

Timetable for delivery

Here are some key dates to note (Some of which have already occurred):

Consultation meeting to decide on developing a Neighbourhood plan **Dec 2018**

Formation of steering group to manage the process **Jan 2019**

Development of draft objectives to be met by the likely policies in the resultant plan **April 2019**

Development of a communications strategy to ensure proper communications within the village and outside **June 2019**

Creation and distribution of questionnaire village wide **Sept 2019**

Collation of data from questionnaire and identification of main themes **TBC**

Development of draft policies **TBC**

Formal consultation with village on the plan **Feb/Mar 2020**

Formal consultation with CDC **May/June 2020**

Independent examination of the plan **July/Aug 2020**

Village referendum **Nov 2020**

Please attend the meeting on 17th August to let us have your views or contact the Chairman or Vice Chairman



DOWN AMPNEY NEIGHBOURHOOD PLAN

LANDSCAPE

Define and protect
Key areas to retain
for example land
in front of Down
Ampney house
as a central core
of 'green', walks and
copse / wooded
areas.

Consideration of
wildlife that thrives
in green image
Spaces / verges /
wooded areas /
green / fields and
the impact on their
habitat.

What is the impact on current
property which overlooks / backs
onto fields?

Significant change of outlook
affects value and attraction of
those properties

Level of interest in the
need for a central
open space to be
preserved in the village
- an actual "green" to
help provide a focal point
for the village?

maintain foot paths
and ensure new ones
to connect future
development + to
access school + shop.

DOWN AMPNEY NEIGHBOURHOOD PLAN

INFRASTRUCTURE

E.g. Travel & Transport
Bus service

Drainage & Flooding

Traffic

Broadband and Phone signal

Concern regarding infrastructure eg. drainage, wiring, wifi, inc. ditches which need clearing.
NB: 5G would not be welcome until further research deems it safe.

Bus service needs improvement.
Adequate drainage for houses, both soil pipes & rainwater. Shane, water said a year ago the drains could take no more!!

A bus service would be great

Better wifi

Roadside/hedges kept tidy.



In fra structure

Suggest better
public transport
needed for any
future development.

Consideration?

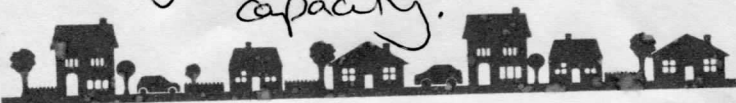
~~Are~~ the current
access arrangements to
the main road acceptable
for the medium term
given the local plan
developments & then
beyond.

DOWN AMPNEY NEIGHBOURHOOD PLAN

Traffic calming in village and/or
cameras - average speed check -
to slow passage through village.

Protection of paddock opposite
phone box/village hall driveway
entrance - important green space
to keep village feel.

Drains - issues with development
adding to already strained
capacity.



DOWN AMPNEY NEIGHBOURHOOD PLAN

IT'S ALL ABOUT THE DRAINAGE
AND KEEPING TO THE DEVELOPMENT
PLAN FOR THE NUMBER OF HOUSES
AGREED. ALSO WHAT ABOUT THE BUS
SERVICE TO TRANSPORT RESIDENTS.
WE LIVE IN HOPE ALL WILL BE FINE
UNTIL THE FIRST FLOOD FROM THE
SITE OF NEW SEWAGE.

KENTH PANTHER



INFRASTRUCTURE

How will the problem of flooding on village roads be addressed

Quantity and speed of traffic through the village.

Lack of public transport at reasonable times.

Infill of individual houses into small spaces between houses or in back gardens.

Consideration to all, in particular ~~number of~~ young and elderly in village as it expands - to create appropriate pathways, crossings, speed restrictions.

Questions:

- Quality of roads in and out of D.A.
- Quality & design of roads providing access to houses in the village

Q. Infrastructure, including broadband, drainage, transport, facilities, etc., to match the development.

One of the benefits of a village is that we can let our young children walk to the playground etc on their own as traffic is low & clear pathways - ensure the village & facilities are safely accessible to young & old.

DOWN AMPNEY NEIGHBOURHOOD PLAN

COMMUNITY & LEISURE

E.g. Leisure facilities

VillageShop — Infrastructure?!

Village Hall

The Football Club

Playground and MUGA

The Tennis Club

School provision.

Crime permeability ~~amper~~

Glocester Design Out crime inst.

Population demographics + appropriate facilities.

A Bridge Group as in
Ampney Crucis would be a
social asset. Maybe USA
could run a Bridge beginners
group in the village hall.



COMMUNITY & LEISURE

At what point does expansion bring the addition of facilities such as a medical centre?

Consideration:
More specimen trees,
expand tree protection
& planting in specific
locations

- Recreational facilities / play areas
need to keep up with the size
& profile of the village.

School to be invested in
as part of new developer
community plans

Would developers fund
increase in extra facilities
needed at the school —
increase would require
extra classrooms etc.

DOWN AMPNEY NEIGHBOURHOOD PLAN

ECONOMY & EMPLOYMENT

E.g. Small industrial units, Better broadband for home working.

- Raise the profile of 'small businesses' (SMEs) in Down Ampney, or networking group?

Raise the issue of whether small industrial units should be encouraged - location, access, quality of roads & pavements.

- Networking group for Small Businesses.

- Some form of public transport, even if it is just to Cirencester/Swida.

- A Pub! (although I believe this is not possible!!)
or social meeting place

Should commuters to other towns be encouraged/discouraged to live in the village; at the expense of a) the need for housing for local villagers/employees
b) the need/ambition of more local industry

Issue of how much & what sorts of industry is appropriate for DAN and any specific needs.
e.g. Agricultural, Horticultural, Small Industrial, SME Offices
Implications, Roads, Access
Public Transport, Communications

DOWN AMPNEY NEIGHBOURHOOD PLAN

DESIGN

E.g. Current Buildings - What do you like?
What don't you like?

Like

Traditional, in keeping with original designs.

Dislike

High density boxes.

Any further development.

BREEAM sign off. (ecology, conservation etc).

SBD gold standard accreditation.



DESIGN

New housing to
adopt eco friendly
technologies.

+ ensure
sufficient parking.

Village Field - Dukes Field.
The animals grazing is
lousy but perimeter -
fences and wall etc looks
very neglected. It is very
central to village and
could look so much nicer

Retain style &
character ^{sympathetic} to

Down Ampney

village current style.

- Don't like vans/
caravans/etc. parked
on front drives!
(reflecting existing caravans)

DOWN AMPNEY NEIGHBOURHOOD PLAN

HOUSING

E.g. Principal settlement designation, Numbers of houses planned, Mix of housing, Where?,

Ensure that affordable housing ~~ensure~~ provides for a wide social mix in D.A. to build a sustainable community.



Housing

Q. Concise village footprint so not 'sprawling' or changing dynamics such that no longer village feel. And, to remain distinct ^{surrounding} from other villages.

I was attracted to DA because it was a small quiet village. No more development - please!

clear plans on 'future' village upto 2050 to help shape future community / style / infrastructure etc. In turn helps have clear support / investment from developers.

Consideration of utilising the airfield as part of any larger expansion.

would appear ideal for "clean sheet" additions that do not detract from current properties.

- House plans need to allow for the average number of cars per household to ensure roads & paths can remain (relatively) clear.

New housing to have electric car charging points built into design to ensure that villages don't get left behind & infrastructure is adequate for future transport requirements.