# **Public Document Pack**



Wednesday, 2 February 2022

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# CABINET MEMBER FOR DEVELOPMENT MANAGEMENT AND LICENSING - DECISION MAKING MEETINGS

A meeting of the Cabinet Member for Development Management and Licensing - Decision Making meetings will be held virtually on **Thursday**, **10 February 2022 at 10.00 am**.

Rob Weaver Chief Executive

To: Members of the Cabinet Member for Development Management and Licensing - Decision Making meetings (Councillor Juliet Layton)

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Committee Administrator know prior to the date of the meeting.

# **AGENDA**

1. Neighbourhood Planning: Representation to the Down Ampney Regulation 14 Draft Consultation (Pages 3 - 74)

This report asks the Cabinet Member for Development Management and Licensing to consider the draft representation presented at Annex B, and subject to any amendments, agrees this for submission to Down Ampney Parish Council.

Reporting Officer: Joseph Walker (01285 623146)

DATE OF DECISION: NO EARLIER THAN THURSDAY 10 FEBRUARY 2022

DEADLINE FOR COMMENTS: NOON ON WEDNESDAY 9 FEBRUARY 2022

Note: Any Member who wishes to comment on an item is requested to send those comments (preferably by e-mail) to the Reporting Officer, copied to Democratic Services, by the deadline identified.

Any comments received will be reported to the Decision-Maker prior to the decision(s) being taken.

(END)



Council name	COTSWOLD DISTRICT COUNCIL
Name and date of Committee	CABINET MEMBER FOR DEVELOPMENT MANAGEMENT AND LICENSING DECISION MAKING MEETING – 10 FEBRUARY 2022
Report Number	AGENDA ITEM I
Subject	NEIGHBOURHOOD PLANNING: REPRESENTATION TO THE DOWN AMPNEY REGULATION 14 DRAFT CONSULTATION
Wards affected	The Ampneys and Hampton
Accountable member	Councillor Juliet Layton, Cabinet Member for Development Management and Licensing.  Email: juliet.layton@cotswold.gov.uk
Accountable officer	Joseph Walker, Community Partnerships Officer
Accountable officer	Email: joseph.walker@cotswold.gov.uk
Summary/Purpose	To agree the Council's representation to the Regulation 14 Consultation on the Down Ampney Neighbourhood Development Plan
Annexes	Annex A: Down Ampney Neighbourhood Development Plan Regulation 14 Draft  Annexe 1: Historic Sites Annexe 2: Traffic Survey Annexe 3: Drainage Appendix 1: Design Guide Appendix 2: Listed Buildings Appendix 3: Footpath Suggestions Appendix 4: References  Annex B: Draft Representation
Recommendation/s	a) That the Cabinet Member for Development Management and Licensing considers the draft representation presented at Annex B, and subject to any amendments, agrees this for submission to Down Ampney Parish Council
Corporate priorities	The Council has a duty to support Neighbourhood Planning.  'Ensure that all services delivered by the Council are delivered to the highest standard.'  'Present a Local Plan which is green to the core'
Key Decision	NO
Exempt	NO
Consultation	This report seeks agreement for a consultation response from this Council. It has been prepared with input from a number of officers with an interest in New Parish Council, as the body responsible for this plan, are legally bound to



consult with defined statutory bodies and others whose interests are affected.

#### I. BACKGROUND

1.1 Down Ampney Parish Council ('Down Ampney') launched a consultation on their draft Neighbourhood Plan ('the Plan') on the 11th December 2021. The consultation runs for slightly longer than the statutory six weeks, to recognise the overlap with the Christmas holiday period, and closes on 25th February 2022.

### 2. MAIN POINTS

- 2.1. Down Ampney submitted a request for area designation to this Council in October 2018. The current area of their Parish was designated as a Neighbourhood Area. Since then, residents have been developing the evidence base and draft policies for their Neighbourhood Plan.
- 2.2. This Pre-submission Consultation presents an opportunity for this Council to comment formally on the Plan. The Plan has been circulated to officers from across the different Development Management disciplines.
- 2.3. The points raised in the draft representation attached at Annex 2 reflect officers' views on how well the Plan fits with Policy and Regulation, and their views on whether its Policies will be usable. Officers have also commented where evidence might be lacking or subject to challenge, and where text is unclear, or where there are grammatical or typographical errors.

#### 3. FINANCIAL IMPLICATIONS

3.1. None direct. Later stages in the development of the Plan require direct financial commitment from the Council, but under current arrangements, this is reimbursed by a grant from the Department for Levelling Up, Housing and Communities.

### 4. LEGAL IMPLICATIONS

4.1 The Localism Act 2011 establishes that the Council has a duty to support Neighbourhood Planning activity. This is generally interpreted as a requirement to engage constructively with Neighbourhood Planning groups throughout the Plan process, rather than limited to statutory processes.

### 5. RISK ASSESSMENT

5.1. Should the Council not respond at this stage, it misses a critical opportunity to influence the content of the emerging Plan. The risk here is twofold: should the Plan proceed with minimal changes through Regulation 16 and examination, there would be a greater risk of planning Policies which are difficult to implement or interpret, creating challenges for Development Management. There would also be a greater risk that the Plan would either fail examination, or be subject to significant modifications, disappointing Down Ampney and at risk to the Council's reputation in carrying out its duty to support.

Page 4

### 6. EQUALITIES IMPACT



Not directly applicable to this decision. However, the Plan will need to meet the 'Basic Conditions' laid out in the Localism Act 2011 to proceed to referendum. This should ensure it recognises equalities practice in the English planning system.

## 7. CLIMATE CHANGE IMPLICATIONS

**7.1.** Not directly applicable to this decision. The Plan does not propose a specific climate change policy, but recognises to an extent the need for development to mitigate its impact and adapt to the changing climate.

## 8. ALTERNATIVE OPTIONS

**8.1.** Not applicable

## 9. BACKGROUND PAPERS

**9.1.** None



# Down Ampney Neighbourhood Plan - Annexe A

# ANNEXE A - HISTORIC SITES IN THE PARISH OF DOWN AMPNEY



# Historic Sites in the Parish of Down Ampney

# HISTORIC SITES IN THE PARISH OF DOWN AMPNEY

An extract from Ancient and Historical Monuments in the County of Gloucester Iron Age and Romano-British Monuments in the Gloucestershire Cotswolds, (HMSO, London, 1976)

## Historic Sites in the Parish of Down Ampney

## **DOWN AMPNEY**<sup>1</sup>

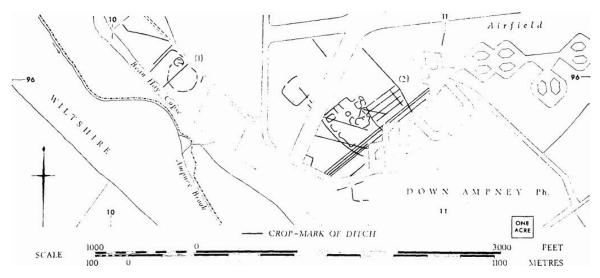
## (5 miles S.E. of Cirencester)

(1) Enclosures and Linear Ditches (SU 102960), undated, show as crop-marks E. of Bean Hay Copse, 3/8 mile S.S.E. of All Saints' Church and about 270 ft. above O.D. A sub-circular enclosure 300 ft. in diameter, defined by an interrupted ditch, is intersected by a straight ditch, possibly the S.E. side of a rectilinear enclosure with an entrance on the east. A small irregular oval enclosure in the E. corner of the rectilinear enclosure has a gap in the S. side (plan below).

## N.M.R., OAP SU 1095/6/327-8.

(2) Settlement and Road (SU 108959), undated, showing as crop-marks within the S. boundary of the airfield, N.W. of Gully Leaze Copse, lie about 260 ft. above O.D. The settlement covers about 4 acres and is indicated by traces of twelve or more sub-rectangular and D-shaped enclosures partly surrounded by a ditch (plan below). Adjacent on the N.E. are three or four rectangular plots, each 50 ft. wide and some 300 ft. long. The road, upon which the settlement abuts in the S.E., is defined by two pairs of side-ditches, each 40 ft. apart and of slightly differing widths, suggesting reconstruction.

N.M.R., OAP SU 1096/1/325-6; 1095/7-8; 1095/10 (infrared).



Down Ampney. (1) Enclosures and Linear Ditches. (2) Settlement and Road.

(3) Rectangular Enclosures (SU 10809665), undated, show as crop-marks within the W. boundary of the airfield, E. of Poplar Wood. An enclosure about 200 ft. long and 170 ft. wide with two gaps in the N. side is intersected almost at right angles by ditches apparently belonging to another enclosure.

#### N.M.R., OAP SU 1096/3/305-7.

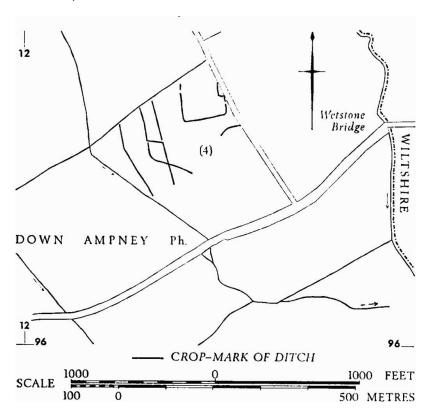
(4) Rectilinear Enclosure (SU 124965), undated, seen with other ditches as crop-marks, 400 yds. W. of Wetstone Bridge, lies on flat ground at about 250 ft. above O.D. The E. side lies

<sup>&</sup>lt;sup>1</sup> '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].

# Historic Sites in the Parish of Down Ampney

partly beneath the modern road; the N. side is not traceable. There are gaps in the E. and W. sides.

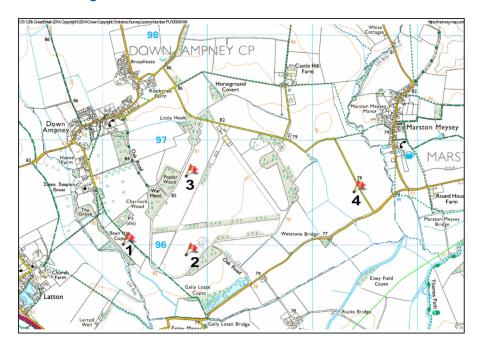
C.U.A.P., OAP BW 7.



Down Ampney. (4) Enclosure.

End of article

# Additional Map added to show locations



Historical Sites shown on OS Map (note: Site 1 is a scheduled ancient monument)



# **ANNEXE B - ANALYSIS OF TRAFFIC SURVEY**



# **ANALYSIS OF TRAFFIC SURVEY**

Survey carried out by

Carried out by

Gloucestershire Highways in September 2019

# **Analysis of Traffic Survey**

## **1 Traffic Movements**

A traffic survey was undertaken in September 2019. Sensors were placed on the road in locations shown on Figure 1.

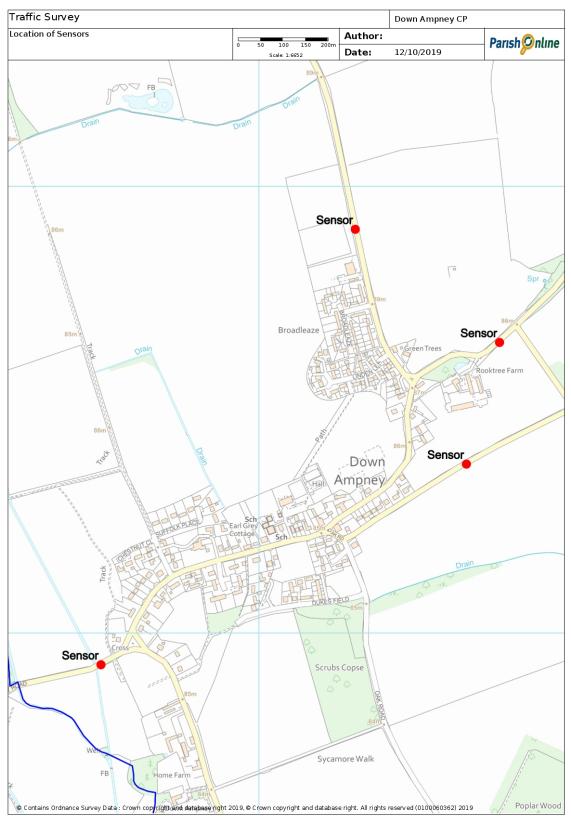


Figure 1 - Location of Traffic Sensors

## 2 Average Weekday Vehicle Movements

Tables 1 and 2 show average traffic flows over a weekday from 16 to 20 September 2019. There is no reason to believe that these data are untypical of any week: schools are back; the main holiday season is over.

#### All Traffic Movements from "East" to West

Sum of Average Weekend	Column Labels			
	Entering from Marston	Entering from Meysey	from	All entering village (E to
	Meysey	Hampton	Poulton	
00:00:00	0	5	1	_
01:00:00	0	2	_	_
02:00:00 03:00:00	0	0	0	
04:00:00	0	0	0	
05:00:00	1	3	_	
06:00:00	1	6	4	
07:00:00	3	13		
08:00:00	3	30	10	
09:00:00	3		14	
10:00:00	6	44		
11:00:00	5	42	15	
12:00:00	5	45	14	64
13:00:00	6	40	7	53
14:00:00	4	50	11	65
15:00:00	2	44	16	62
16:00:00	2	35	20	57
17:00:00	3	28	11	42
18:00:00	2	24	7	33
19:00:00	2	14	8	24
20:00:00	0	15	6	21
21:00:00	0	11	6	17
22:00:00	0	9	5	14
23:00:00	1	6	2	
Grand Total	49	504	169	722

Table 1 - Average Vehicle Numbers Westwards

#### All Traffic Movements from West to "East"

Sum of Average Weekday	Column Labels				
Row Labels	Entering from A419	Leaving towards Marston Meysey	Leaving towards Meysey Hampton	Leaving towards Poulton	All leaving village (W to E)
00:00:00	3	0			-2
01:00:00	3	0	-2	0	-2
02:00:00	1	0	0	0	0
03:00:00	1	0	-1	0	-1
04:00:00	1	0	-1	0	-1
05:00:00	4	0	-3	0	-3
06:00:00	25	-3	-22	-4	-29
07:00:00	94	-6	-67	-31	-104
08:00:00	116	-5	-84	-40	-129
09:00:00	76	-6	-42	-22	-70
10:00:00	72	-5	-49	-14	-68
11:00:00	84	-6	-53	-18	-77
12:00:00	84	-6	-48	-14	-68
13:00:00	80	-5	-44	-18	-67
14:00:00	100	-6	-55	-16	-77
15:00:00	95	-7	-60	-20	-87
16:00:00	128	-7	-72	-20	-99
17:00:00	150	-4	-86	-18	-108
18:00:00	105	-4	-53	-19	-76
19:00:00	78	-3	-35	-13	-51
20:00:00	42	-1	-21	-9	-31
21:00:00	30	-1	-14	-4	-19
22:00:00	19	0	-11	-3	-14
23:00:00	8	-1	-4	-1	-6
<b>Grand Total</b>	1399	-76	-829	-284	-1189
FF 11 0 1	***			4	

Table 2 Average Vehicle Numbers Eastwards

The East to West and West to East annotation has been chosen to represent the approximate flow through the main part of the village. Negative values are movements out of the village and positive ones are into the village.

Looking at the weekday west to east traffic, it is evident there are two peaks entering from the A419, one between 7.00 and 9.00 (total 210) and the second between 16.00 and 19.00 (total 461); there is a minor peak between 14.00 and 15.00 (total 100); for the remainder of the middle of the day, the average movement is about 80 vehicles per hour. Evening traffic averages some 40 vehicles per hour. Leaving the village from all routes "east" (this includes towards Poulton), there are the same two peaks, one from 7.00 to 9.00 (total 233) and the second from 16.00 to 19.00 (total 283). Average middle-of-the-day movement is just over 70 vehicles per hour. Evening traffic averages nearly 30 vehicles per hour.

## **Analysis of Traffic Survey**

Analysing the average flows the following main assumption has been made:

• There are few destinations within the village for people not living in Down Ampney – the School, the Shop, the Village Hall, the Football Club, and the Church are the main ones where a visitor might enter and leave the village along the same route, but on the whole traffic entering the village is either villagers returning home or non-villagers exiting the village in the opposite direction. To cater for this an assumption has been made that 5% of the incoming traffic from each direction is a trip that ends in Down Ampney. This leads to the total of non-resident trips into the village being 131 (61 from the "East" and 70 from the "West"). This appears reasonable.

Sum of Average Weekday	Column Labels			
Row Labels	All entering village (E to W)	Assume 5% from "east" remains in village	Entering from A419	Assume 5% from west remains in village
00:00:00	2	village 0	3	village 0
01:00:00	1	0	3	0
02:00:00	1	0	1	0
03:00:00	0	0	1	0
04:00:00	3	0	1	0
05:00:00	10	1	4	0
06:00:00	37	2	25	1
07:00:00	96	5	94	5
08:00:00	126	6	116	6
09:00:00	72	4	76	4
10:00:00	67	3	72	4
11:00:00	70	4	84	4
12:00:00	71	4	84	4
13:00:00	57	3	80	4
14:00:00	78	4	100	5
15:00:00	96	5	95	5
16:00:00	135	7	128	6
17:00:00	103	5	150	8
18:00:00	61	3	105	5
19:00:00	38	2	78	4
20:00:00	22	1	42	2
21:00:00	16	_	30	2
22:00:00	17	1	19	1
23:00:00	8	0	4200	0
Grand Total	1187	61	1399	70

Table 3 Trips from Outside assumed to end in Down Ampney

Further analysis leads to the number of trips generated from within the village and also to the number of through trips of passing traffic. This is shown in Table 4.

Sum of Average	Column					
Weekday	Labels 🛂					
	Trips westwards originating	Trips eastwards originating		Through traffic		Total through
Row Labels	from DA		from DA	westwards	eastwards	traffic
00:00:00	0		0	-1		
01:00:00	-1		-1	-1		
02:00:00	0		0	-1		
03:00:00 04:00:00	0 -2		0	-3		
04:00:00	-2 -8		-2 -8	-3 -9		
06:00:00	-8 -12		-8 -17	-35		
05:00:00	-12		-17	-35 -91		
08:00:00	-39 -40		-54 -59	-120		
09:00:00	-40 -26		-26	-68		
10:00:00	-16		-16	-64		
11:00:00	-18		-18	-66		
12:00:00	-15		-15	-67		
13:00:00	-12		-12	-54		
14:00:00	-7		-7	-74		
15:00:00	-22		-22	-91		
16:00:00	-16		-16	-128		
17:00:00	-8		-8	-98		
18:00:00	-4		-4	-58	-76	
19:00:00	-12		-12	-36		
20:00:00	-9	0	-9	-21	-31	-52
21:00:00	-1	0	-1	-15	-19	-34
22:00:00	-1	0	-1	-16	-14	-30
23:00:00	0	0	0	-7	-6	-13
Grand Total	-269	-39	-308	-1124	-1150	-2274

Table 4 Average Weekday Trips

# 3 Average Weekend Vehicle Movements

Tables 5 and 6 show average traffic flows over the weekend of 21 and 22 September 2019. The data show a much more even spread of vehicle movements over the day than the weekday figures. This is hardly surprising.

# **Analysis of Traffic Survey**

All Traffic Movements from "East" to West				All Traffic	Moveme	ents from V	Vest to	"East"			
Sum of Average Weekend Row Labels	Labels Entering from Marston	Entering from Meysey	from	~ `	Leaving towards A419	Sum of Avera Weekend Row Labels	ge Column Labels Entering from A419	Leaving	Leaving towards Meysey Hampton	Leaving towards Poulton	All leaving village (W to E)
00:00:00	Meysey 0	Hampton 5	Poulton 1			00:00:00	8	0	-5	-2	-
01:00:00	0					01:00:00	5	0	-3	-1	
02:00:00	0					02:00:00	5	0	-2	0	
03:00:00	0			_	-	03:00:00	1	0	-1	0	-
04:00:00	0	_	_	_	_	04:00:00	1	0	-2	0	
05:00:00	1					05:00:00	3	0	-4	0	
06:00:00	1				-10	06:00:00	6	0	-7	-1	-
07:00:00	3					07:00:00	20	-2	-12	-7	-2
08:00:00	3	30	10	43	-59	08:00:00	34	-4	-20	-12	-3
09:00:00	3	36	14	53	-82	09:00:00	58	-3	-33	-15	-5
10:00:00	6	44	9	59	-87	10:00:00	79	-5	-50	-13	-6
11:00:00	5	42	15	62	-71	11:00:00	87		-55		-
12:00:00	5	45	14	64	-85	12:00:00	100				
13:00:00	6	40	7	53	-67	13:00:00	95				
14:00:00	4	50	11	65	-72	14:00:00	76				_
15:00:00	2	. 44	16	62	-70	15:00:00	77				-5
16:00:00	2					16:00:00	78				-5
17:00:00	3	_				17:00:00	80				
18:00:00	2					18:00:00	52				
19:00:00	2	14	8		-30	19:00:00	46				
20:00:00	0				-21	20:00:00	22				
21:00:00	0				-18	21:00:00	19				
22:00:00	0	_			-16	22:00:00	17		_		-1
23:00:00 Grand Total	1				-11 -909	23:00:00 Grand Total	978				

Table 5 Average Vehicle Numbers Westwards

Table 6 Average Vehicle Numbers Eastwards

An identical analysis has been carried out on the average weekend figures, except that it is likely that more externally generated trips end in Down Ampney from people visiting the Tennis Club, Village Hall and general social visiting; the figure has been set at 10% (Table 7).

Sum of Average Weekend	Column Labels  All entering village (E	Assume 10% from "east" remains in	Entering from	Assume 10% from west remains in
Row Labels	to W)	village	A419	village
00:00:00	6	1	8	1
01:00:00	2	0	5	1
02:00:00	2	0	5	1
03:00:00	0	0	1	0
04:00:00	0	0	1	0
05:00:00	4	0	3	0
06:00:00	11	1	6	1
07:00:00	19	2	20	2
08:00:00	43	4	34	3
09:00:00	53	5	58	6
10:00:00	59	6	79	8
11:00:00	62	6	87	9
12:00:00	64	6	100	10
13:00:00	53	5	95	10
14:00:00	65	7	76	8
15:00:00	62	6	77	8
16:00:00	57	6	78	8
17:00:00	42	4	80	8
18:00:00	33	3	52	5
19:00:00	24	2	46	5
20:00:00	21	2	22	2
21:00:00	17	2	19	2
22:00:00	14	1	17	2
23:00:00	9	1	9	1
Grand Total	722	70	978	101

Table 7 Trips from Outside assumed to end in Down Ampney

This leads to the figures for trips at the weekend shown in Table 7.

Sum of Average Weekend	Column Labels					
	Trips westwards originating	Trips eastwards originating	Total trips originating	Through traffic		Total through
	from DA	from DA	from DA	westwards	eastwards	traffic
00:00:00	0		0	-5	-7	
01:00:00	-4	0	-4			
02:00:00	-2		-2			
03:00:00	0	0	0		-1	
04:00:00	-1	-1	-2		-1	
05:00:00	0	-1	-1		-3	
06:00:00	0	-3	-3		-5	
07:00:00	-14	-3	-17			
08:00:00	-20	-5	-25	-39	-31	
09:00:00	-34	0	-34	-48	-51	
10:00:00	-34	0	-34	-53	-68	
11:00:00	-15	0	-15		-76	
12:00:00	-27	0	-27	-58	-75	
13:00:00	-19	0	-19	-48	-69	
14:00:00	-14	0	-14	-58	-64	-122
15:00:00	-14	0	-14	-56	-52	-108
16:00:00	-17	0	-17	-51	-52	-103
17:00:00	-11	0	-11	-38	-54	-92
18:00:00	-12	0	-12	-30	-43	-73
19:00:00	-8	0	-8	-22	-36	-58
20:00:00	-2	-4	-6	-19	-20	-39
21:00:00	-3	0	-3	-15	-13	-28
22:00:00	-3	0	-3	-13	-13	-26
23:00:00	-3	0	-3	-8	-4	-12
<b>Grand Total</b>	-257	-17	-274	-652	-762	-1414

Table 8 Average Weekend Trips

## 4 Conclusion

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

Andrew Scarth CEng FICE November 2019



# ANNEXE C – SURFACE WATER DRAINAGE SURVEY APRIL TO JUNE 2020

(with amendments and additions to February 2021)



# SURFACE WATER DRAINAGE SURVEY APRIL TO JUNE 2020

(with amendments and additions to February 2021)

Carried out by

Andrew Scarth CEng FICE

# SURFACE WATER DRAINAGE SURVEY APRIL TO JUNE 2020 (with amendments and additions to February 2021)

## Carried out by

## Andrew Scarth CEng FICE

	Revision History					
Revision	Date	Description				
1	25 July 2010	First Issue				
2	22 December 2020	Amendment to Drain B				
3	30 January 2021	Additions to west end.				
4	11 February 2021	Survey added				
5	8 April 2021	Minor corrections				
6	5 May 2021	Paragraph 7.1 amended.				

While every effort has been made to ensure the accuracy of this report, the author accepts no responsibility or liability for any use that is made of this document.

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# 1 Background

In April and May 2020 the author carried out a walk round survey of the ditches and drains surrounding the village of Down Ampney. This paper indicates the results. A location plan of the drains and ditches is shown overleaf.

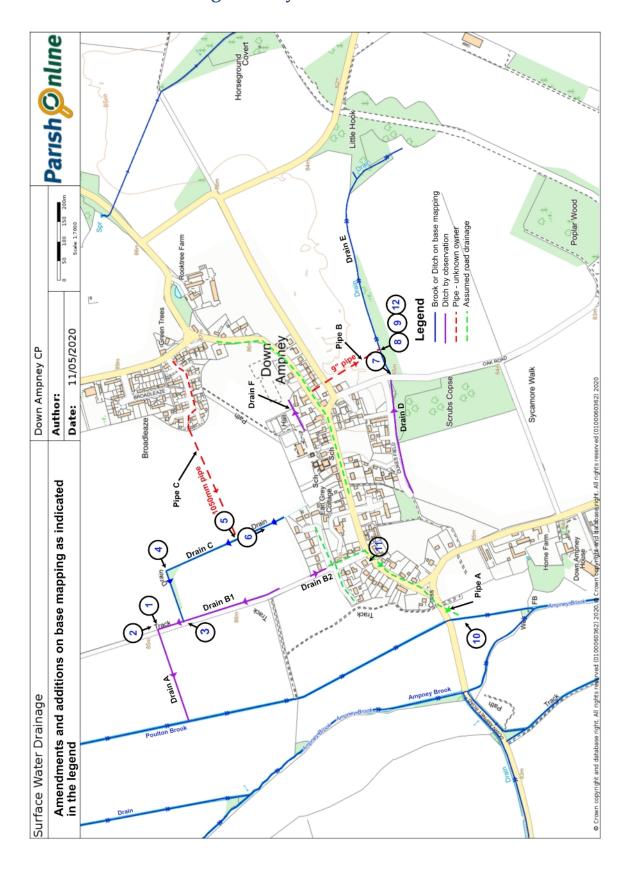
## 2 Drain A

Drain A is the main outlet from the northern end of Drain B as well as the water from Linden Lea and, it is assumed, Broadleaze via the 1050 mm diameter pipe and Drain C. It should be noted that Drain C flows northwards and not southwards as shown on the base mapping.

Photograph 1 shows Drain A from the pipe under Charlham Lane track looking west. Some overgrown vegetation is evident.



Photograph 1 - Drain A



## 3 Drain B

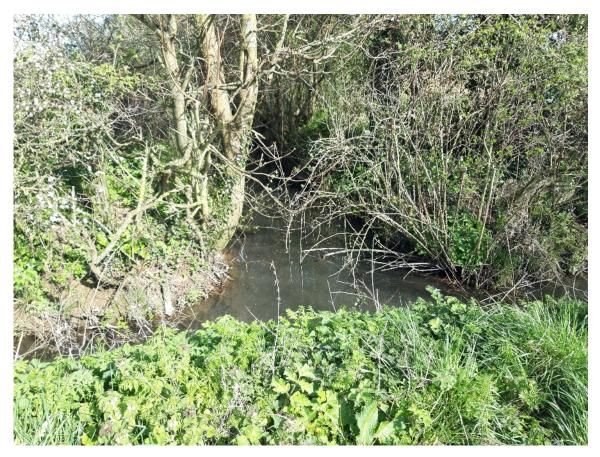
Drain B1 runs beside the Charlham Lane track. It flows northwards past its junction with Drain C to Drain A flowing under the track via a pipe. Drain B2 flows southward to a headwall and 300 mm diameter pipe next to 1 Suffolk Place. From there it is assumed to join the highway drainage system which eventually outfalls into Poulton Brook just to the west of the village. It is not clear whether there is a pipe connecting Drain B1 to Drain B2.

At the time of writing the Drain B1 is blocked between its junction with Drain C and its junction with Drain A. The drain and the obstruction can be seen in Photograph 2.



Photograph 2 - Drain B1 looking south showing obstruction

The junction with Drain C is shown in photograph 3. It is noticeable that even after a stretch of dry weather water is flowing from Drain C. This is noted later in the next section.



Photograph 3 - Drain C and Drain B1 junction

## 4 Drain C

Drain C runs northwards from the end of Suffolk Place, picking up the 1050 mm pipe from

Linden Lea before turning at a right angle to join Drain B1. Photograph 4 is taken at the bend

There is a manhole at the junction with the pipe leading from Linden Lea. This is shown in Photograph 5. At the time of writing the manhole cover and frame were displaced and there appears to be some damage within the manhole (Photograph 5a).

Drain C runs through a heavily wooded corridor which can be seen in Photographs 4 and 6.



Photograph 4 - Drain C at the right angle bend







Photograph 5a – Inside the manhole

The water flowing at the junction between Drains C and B1 mentioned in the last section is coming from the pipe from Linden Lea. Water could seen flowing from it. This part of the drain is very overgrown.

Photograph 6 is taken from further upstream near the start of Drain C at the end of Suffolk Place.



Photograph 6 - Drain C looking South

#### 5 **Drain D**

Drain D runs along the south side of Duke's Field to a pipe under Oak Road and thence to Drain E. The drain appears to be in reasonable condition.

#### 6 **Drain E**

Drain E is the main recipient of water from the east of the village from about the war memorial eastwards taking in what will be the new development at Broadway Farm and as far as Peartree Cottage. This water is taken by the highway drains to a manhole opposite Little Court to the back road to Castle Hill Farm and the road between Kempsford and the A419, and thence across the field to the south to Drain E. It is thought that the pipe is a 9" diameter clay pipe.

Photograph 7 is the start of Drain E from where the pipe joining Drain D to it passes under Oak Road.



Photograph 8 - The point where the 9 pipe joins Drain E

Photograph 8 is where the 9" pipe mentioned above joins the Drain E. Drain E is very Photograph 9 - The headwall of the pipe overgrown but after clearing the area it is



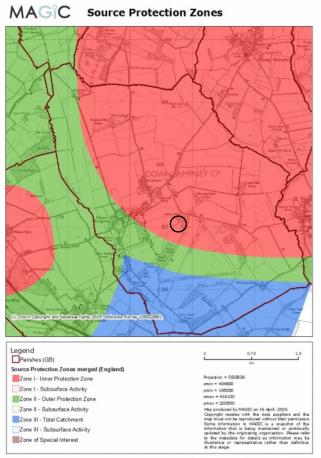
Photograph 7 - Drain E Looking back to Oak Road



joining Drain E after clearing

possible to see a dry-stone headwall (Photograph 9). It was not possible to see the the pipe and confirm that it is 9" diameter pipe (see also the section on Pipe B).

Drain E terminates at the woodland of Little Hook near the north-east of the old airfield. This area is within a groundwater Source Protection Zone 1 designated by the Environment Agency for water resources.



# 7 Pipe A (West of Village)

As was mentioned earlier under section 3 on Drain B the bottom end of Drain B2 and the highway drainage from Chestnut Close, Suffolk Place and the west end of Main Street outfalls into Poulton Brook (see Photograph 10). It is worth noting that water is flowing from the outfall despite there having been no rain for several weeks at the time of Photograph 10. It was noted that Poulton Brook is overgrown at this location and downstream to its confluence with Ampney Brook. From observation the outfall is a 12" pipe. The basic slope on the pipework must be in the region of 1 in 200; applying the Manning formula the maximum flow rate should be about 60 litres/sec.



Photograph 10 - Highway drain outfall into Poulton Brook

#### 7.1 **Observed Problem**

In times of heavy rainfall Poulton Brook runs bank full and standing water is observable from the Red House eastwards as far as Charlham Lane. On 30th January 2021 water could be seen bubbling from the manhole at the bottom of Charlham Lane (see Photograph 11). The head difference between this standing water and the water in Poulton Brook when this photograph was taken, however, would still be in the region of 0.5 metres (See next paragraph) therefore the flow rate should be nearly 40 litres/sec. This was clearly not the case when Photograph 11 was taken. A number of the gullies were not taking an appreciable quantity of water. The conclusion can Photograph 11 - The end of Charlham only be that the road drainage pipes were blocked or restricted on that date. Cleaning and jetting was

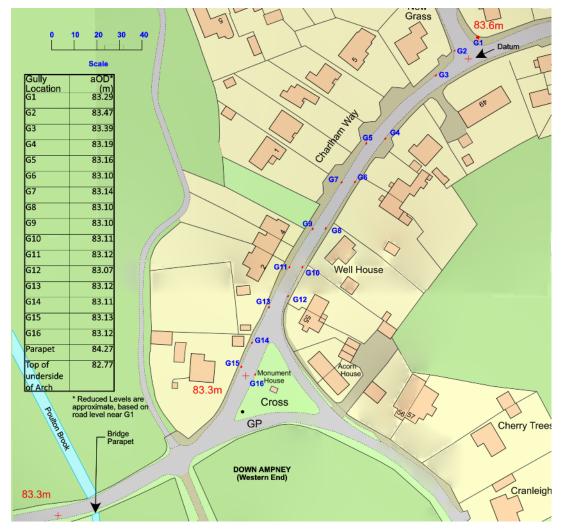


Lane (31/01/2021)

carried out at the beginning of February 2021. This may have solved the problem.

#### 7.2 **Gully Survey**

A level survey was undertaken by the author on 10 February 2021 to ascertain the relative levels of the gully gratings and Poulton Brook where the road drainage outfalls. The information is given below.



Page 8

The minimum height difference between the lowest gully grating and the underside of the bridge at Poulton Brook is 0.3 metres. The author (resident in the village for 40 years) has never seen Poulton Brook this full even in the storm of July 2007. A realistic maximum would be 0.5 metre difference. This is still quite small but should be enough to prevent ponding between the Red House and the bottom of Charlham Lane, provided that the pipes are cleaned and jetted regularly and not just after a storm event when it is too late.

# 8 Pipe B (East of Village)

Pipe B is apparently a 9" clay pipe. The fall on the pipe is unlikely to be greater than 1 in 500. The flow rate calculated from the Manning formula is less than 20 litres/sec. As noted under the section on Drain E it was not possible to positively identify the size of the pipe because the outfall is a dry-stone construction with only a slit exit. Photograph 12 is an attempt to see behind the dry-stone headwall.

### 9 Conclusion

The drainage paths for surface water around Down Ampney are reasonably easy to follow. There are three main outlet points: two into Poulton Brook to the west and one soakaway at Little Hook to the east.



Photograph 12 - Inside the dry-stone outfall

The highway drains accept water from non-road locations.

There is doubt that the full length of the 9" pipe starting opposite Littlecourt flowing southwards is either well-maintained or has the capacity for storm flows.

The road drainage to the west of the village outfalling in Poulton Brook is either partially blocked or inadequate for the flows experienced on a relatively frequent occurrence.

The highways agency responsible should maintain both these areas of pipework.

Many of the ditches forming the main drains are poorly maintained. The riparian owners should be encouraged to carry out their duties of maintenance under the Land Drainage Act 1991.

#### 10 Further Work

It proved impossible to ascertain the destination of drainage from Broadleaze, although the assumption was that it connects with the Linden Lea drain.

A precise definition of who is responsible for each part of the drainage system would be extremely useful to all parties. The list is likely to include: Gloucestershire Highways Authority, Cotswold District Council, Thames Water Utilities Ltd, Farmcare Ltd, and the Co-operative Wholesale Society, with perhaps the Environment Agency also taking an interest.



## **DOWN AMPNEY NEIGHBOURHOOD PLAN APPENDIX 1 – DOWN AMPNEY DESIGN GUIDE**







Regulation 14 Issue

#### **DOWN AMPNEY DESIGN Guide 2021**

The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.

**NPPF PARAGRAPH 126** 

#### 1 Introduction

In Appendix D to the Design Code of the Cotswold District Local Plan 2011-2031¹ the principles of design within the district are laid out. Paragraph D.4 allows for the production of site specific design guides. This guide is intended to be such a site specific guide for Down Ampney village.

Successful village design demands a harmony between traditional and new building. This enhances both the appearance of the environment and community life. Future design should therefore consider the patterns and details which give Down Ampney its special character.

This Guide encourages, demands even, good design by analysing the characteristic style of Down Ampney, and suggesting ways in which it might be applied to all future landscape and building activity in the village.

This Guide should be used in conjunction with the Cotswold District Council (CDC) Design which in turn references The National Planning Policy Framework (NPPF)<sup>2</sup>. This sets out in Section 12 the principles of well-designed places. Because this is so important it has been reproduced at the end.

The background to this Guide has its origins in Design in Down Ampney<sup>3</sup>.

#### 2 Background to Design in Down Ampney

#### 2.1 Historical Context

Down Ampney has been primarily an agricultural village up to the 1960s. From then fewer people worked on the land and more and more worked outside the village and travelled to work.

In the 1930s Leslie Tucker in his book<sup>4</sup> described the inhabitants as either the "Dependents" or the "Independents". The former were the employees of the land owner and the latter serviced the needs of the village; businesses such as the Rickett's blacksmith or the Herbert's bakery, or such people as the vicar or school teachers. Almost nobody worked outside the village.

Now few villagers work for the land owner; most work for enterprises outside the village or are self-employed. The number of retired people almost equals those in work.

#### 2.2 The Pattern of Building

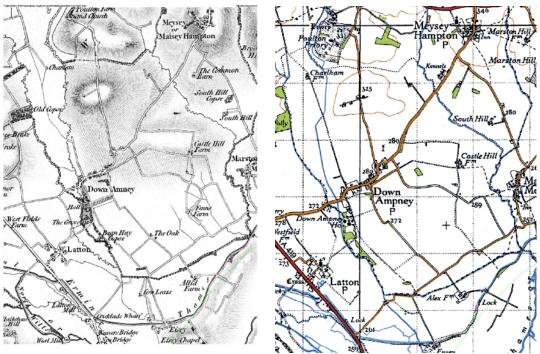
Down Ampney historically was a long, narrow village, with most development located alongside the road for some three-quarters of a mile. This elongated pattern of building has slightly changed in the late 20th century and early 21st. This is illustrated in the maps on the next page.

<sup>&</sup>lt;sup>1</sup> Cotswold District Local Plan 2011-2031 (adopted 3 August 2018), Appendix D

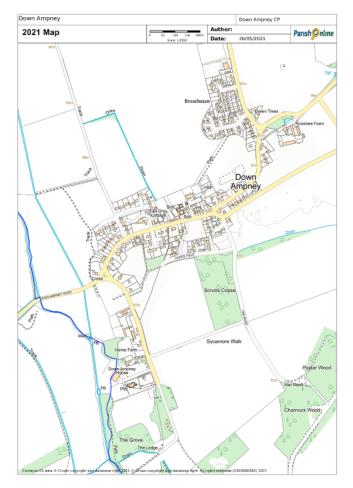
<sup>&</sup>lt;sup>2</sup> National Planning Policy Framework, 2021, Ministry of Housing, Communities and Local Government

<sup>&</sup>lt;sup>3</sup> Design in Down Ampney, Cotswold District Council, 1995

<sup>&</sup>lt;sup>4</sup> Down Ampney 1930 - 1975 A Personal View, Leslie Tucker, 1994



Comparison of a 19th century map of Down Ampney and one dated 1940 – little changed during that period.



Map of Down Ampney as it was in May 2021.

The village buildings may be considered in three groups. The western end of the village principally comprises the conservation area, including the Church of All Saints and Down Ampney House.

The centre of the village is a mixture of historic buildings mostly estate cottages and modern houses. The nineteenth-century estate cottages are set well apart in spacious gardens. The primary school is also built in this harmonious 'estate' architectural style. Recent buildings between the old cottages follow the original building line, which is set back from the road. This has helped to reduce the visual impact of the new housing. Within this middle area are Suffolk Place, Chestnut Close and The Pheasantry all built within the last quarter of the 20th century, and Duke's Field and The Old Estate Yard dating from the early 21st century.

The north-eastern part of Down Ampney is dominated by Broadleaze, a red brick Council-built housing estate, and Linden Lea a modern estate built in the first decade of the 21st century.

#### 2.3 Housing Density

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



An existing row of terraced houses

Page 4 Regulation 14 Issue

#### 3 **Architectural Style**

#### 3.1 **CDC Reference**

Paragraphs D.21 to D.26 of Appendix D of the Cotswold District Local Plan 2011-2031 describes the general Cotswold Vernacular. This section describes the specific Down Ampney vernacular.

#### 3.2 General

Fortunately the nineteenth-century estate architecture and the earlier parkland of Down Ampney remain largely intact. Modern development has diluted, but not destroyed, the visual character of the village. *An example of a modern dwelling that has followed the* reinforced by well-designed and carefully the coped gable to the left. located new buildings, landscaping, and other improvements.

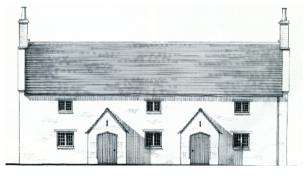


The Down Ampney style should be style of the traditional building shown above. Note also



An example of the typical estate workers' cottages. Note the porch and varied dormers; the roof and gables at 50°; the tall and robust chimney stacks; and the mullioned windows.

Right: A pair of simple eighteenth – or early nineteenth - century cottages, since converted to one dwelling. Slender brick chimney stacks are set on the end of coped gables and a 50° 'graded' stone slate roof Windows are simple iron casements in pegged oak frames, between oak lintels and stone cills. Strong porches of dressed stone with rubble infill have 'sprocket' eaves, mortared verges and plank doors.



Page 5 Regulation 14 Issue

#### 3.3 Roofs

The roof lines of modern buildings are often not steep enough to blend into the traditional village setting. Roof pitches of approximately 50° are required in most locations and always in the centre of the village. Narrow gables increase the vertical emphasis of the house design and avoid the modern predominantly horizontal look.

Traditionally the main roof lines of buildings in the village are modified by outbuildings and extensions at the rear. New development should reflect this variety, although the extensions must be well designed and not all of the same pitch and size.

Hipped main roofs are not characteristic of Down Ampney and should not therefore be a feature of new buildings, but hipped dormers may be considered within an appropriate context. On the other hand, coped gables and exposed gable rafters are a distinctive feature of the traditional estate buildings in the village, and these details should be continued in new development.









Variations on the theme of dormer windows in Down Ampney are all vigorous and pleasing to the eye. Different styles may be used on a single building provided the result is balanced and harmonious.

#### 3.4 Chimneys

Tall, prominent chimneys, sometimes set diagonally, are notable in the village and should be widely used in new building. Although they are not always required by modern house heating systems, chimneys provide the potential for flexibility and future variation.

The position of the chimney is significant. At Down Ampney, chimneys are usually placed on the ridge in gable and party wall partitions.



Chimneys are not only visually important for the individual buildings, but also to punctuate the roofscape of the village as a whole.

#### 3.5 Porches

Porches are a notable feature of the estate cottages and some older buildings in Down Ampney. This feature that has been repeated on many newer buildings and which should be encouraged. They are distinctively solid, designed as part of the structure of the house, rather than just a canopy which looks as if it had been tacked on.





Most porches in Down Ampney have steep gables, matching the roof pitch of the house. This effect should be perpetuated in new development wherever possible.

Page 6 Regulation 14 Issue
Page 44

#### 3.6 Windows and Doors

Many modern houses have windows that are wider than the traditional double casement. It would strengthen the character of Down Ampney if typically narrow, vertical window proportions were used on new buildings. Stone mullions are common in the village and this traditional style should be continued where possible. Alternatively timber cottage casements could be used. Wooden window frames should be painted rather than stained.



As with dormers, stone mullioned windows are characteristic of the village, but there is still scope for a considerable range of design. Typical windows include those with diamond panes, small rectangular leaded lights and simple timber casements.

#### 4 Materials and Craftsmanship

#### 4.1 CDC Reference

Paragraphs D.35 to D.58 of Appendix D of the Cotswold District Local Plan 2011-2031 describes the general types of material in the district. This section describes specific Down Ampney materials.

#### 4.2 Stonework and Walling

In the conservation area and in the heart of the village, new buildings in prominent locations should use natural Cotswold stone for walls. These should not be painted, but treatment with traditional colourless lime water is well worth considering to help preserve the stone.

The pinkish-red brick which constitutes Broadleaze is not characteristic of Down Ampney or its south Cotswold setting and should not be repeated. New development should, ideally, use natural stone, but good quality reconstituted Cotswold stone stone is acceptable.

#### 4.3 Roofing

Roof materials in the existing village include a variety of genuine stone tiles, high-quality reconstituted stone roof tiles, and clay roof tiles. Clay roof tiles should be of muted brown-red colour, not bright red or pink. Welsh slate is appropriate only on converted single-storey agricultural buildings such as the Byre on Church Lane or outhouses and garages. This balance and diversity should be maintained in new developments. There are examples which do not follow this but should not be used as precedence.









Acceptable roof materials

Unacceptable roof materials

#### 4.4 Windows and Doors

Solid wooden doors of simple, traditional design are generally appropriate. Again, ginger or 'mahogany' wood stains should be avoided. Paint colours should ideally be white, estate livery, or muted tones.

#### 4.5 Boundary Treatment

The majority of the village has dwarf dry-stone walls fronting the road. This feature should be maintained for all new developments. Side boundaries may be fencing, but any boundary at the edge of green spaces or fields should not be close-boarded fencing; hedges and post and rail are acceptable, and hedging should be of native species.

NOTED TREE SPECIES IN DOWN AMPNEY	
Wellingtonia (Sequoiadendron Giganteum	Apple/Plum/Damson/Crab Apple (Malus)
Larch (Larix)	Pear (Pyrus)
Cedrus (Cedrus libani)	Rowan (Sorbus)
Scots Pine (Pinus sylvestris)	Hornbeam
Walnut (Juglans	Whitebeam
Beech (Fagus)	Yew (Taxus baccata)
Oak (Quercus)	Hazel
Lime (Tilia)	Elm (Ulmus)
Alder	Holly (Ilex)
Silver Birch	Hawthorn (Crataegus)
Ash	Blackthorn
Horse Chestnut (Aesculus)	Cornus
Poplar	Spindle
Sycamore	Viburnum
Willow	Elder (Sambucus)
Cherry (Prunus)	

#### **5** Sustainable Design

#### **5.1** CDC Reference

Paragraphs D.59 to D.62 of Appendix D of the Cotswold District Local Plan 2011-2031 describes the general Cotswold approach to Sustainability and recommends that owners and developers exceed the current requirements of the Building Regulations.

#### 5.2 Water Features and SuDS<sup>5</sup>

Where practically possible surface water features should be retained, enhanced and/or reestablished as positive features contributing to the character, ecological value and biodiversity of new development.

Developments should incorporate the use of sustainable drainage as an integral part of the landscape structure. SuDS should be designed into the development from the outset as features such as ponds, retention planters/basins, green back lanes, wetlands, and rainwater harvesting. These combined with good biodiversity and landscape features will make a positive contribution to the biodiversity, character and appearance of a development. Infiltration methods should be used wherever soil conditions permit.

The amount of porous hard surfacing, including driveways and patios, should be maximised to enable infiltration.

Consideration must also be given to the future management and maintenance of the SuDS.

<sup>&</sup>lt;sup>5</sup> Sustainable Drainage Systems

#### **5.3** Environmental Improvement

Climate change is high on the agenda and it is expected that the Buildings Regulations will be substantially updated to incorporate increased energy efficiency, heightened sustainability, and water efficiency to meet the coming challenges. Down Ampney is keen to see such items coming forward but also to see compliance and enforcement of the regulations. Down Ampney also strongly agrees with the sentiments of paragraph D.61 of Appendix D of the Cotswold District Local Plan 2011-2031 that owners and developers exceed the requirements of the current Building Regulations.

For now and into the future, development and dwelling design should comply with the recommendations of Building for Life 126.

#### 5.4 Climate Change

The requirements to achieve the changes to meet the climate emergency will have an impact on site and house layout, and construction.

- Space per house for rain water harvesting
- Space per house (and garden) for heat pump equipment
- Orientation of house to be more south facing for solar panels
- Consideration of space for home offices to limit unnecessary travel to and from work
- SuDS (as described in Paragraph 5.2)
- Enhanced insulation levels
- Sustainable construction materials and methods

These and probably many more aspects will need consideration and change not only physically in the environment but also in the attitude of everyone.

In July 2021 the CDC together with neighbouring district councils issued a 90 page document entitled "Net Zero Carbon Toolkit" which covers a wide range of topics including new housing, retrofitting, and products to be used.

Until the changes to the Building Regulations noted in 5.1 take place, and due weight is given to such documents as "the toolkit", planning applications incorporating the environmental aspects noted will be favoured in place of those that do not.

## 6 Effective Green Infrastructure and High Quality Landscape

#### 6.1 CDC Reference

Paragraph D.66 of Appendix D of the Cotswold District Local Plan 2011-2031 describes the general Cotswold approach to Green Infrastructure. This section outlines the consideration of green infrastructure (GI) for future developments within Down Ampney.

#### 6.2 The Present Situation

The landscape setting of the village consists of two distinct types. To the south-west, surrounding Down Ampney House, are remnants of eighteenth-century private parkland where sycamores and Scots pines dominate the skyline. Peaceful meadows lie alongside

<sup>&</sup>lt;sup>6</sup> Building for Life 12 (Third Edition), Design Council (CABE), 2015

<sup>7</sup> https://www.cotswold.gov.uk/media/05couqdd/netzero-carbon-toolkit.pdf

Ampney Brook, across which there is a pleasing view of the slender spire of the Church of All Saints. The parkland trees are scattered, except for the formal avenue of Sycamore Walk.

In contrast, to the north and east of the village there is a modern arable agricultural

landscape with extensive views of large, flat, open fields with few hedges and trees, but still very rural in aspect

Some of the newer buildings on the edge of the village do not blend well into the surrounding countryside, insufficient attention having been paid boundaries in the past. However, some open fields extend into the village, breaking up the lines of development. Examples are the fields around Stoney Stile (near Rooktree Farm) and the field situated between The Old Estate Yard and Church Lane. Similarly, opposite the A good example of the countryside in the middle of the livestock is a key local feature and especially important to the character of development, new open spaces created. the village. It is fronted by a low stone wall and several trees.



school, a meadow used for grazing between the main road and Duke's Field. Such open green village. The picture shows the field opposite the school spaces should be protected and, where there is more

#### 6.3 **Future Development**

Looking beyond 2031 and the scope of the CDC Local Plan 2011-2031, further development is likely. The pattern of fields extending into the village should be enhanced with green infrastructure and wildlife corridors to ensure that the rural ambience and quality is protected and maintained. The plan on the following page should be used as a guide to this pattern although more open space is always welcome.

#### 7 **Key Design Considerations for Specific Development Proposals**

#### 7.1 **CDC Reference**

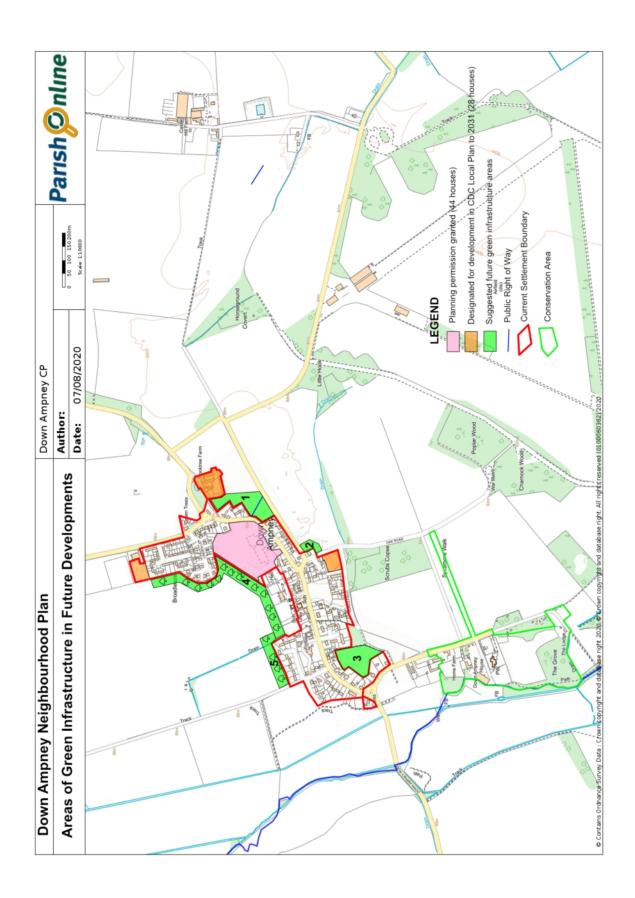
Paragraph D.67 of Appendix D of the Cotswold District Local Plan 2011-2031 describes the Key considerations for design. This section outlines the consideration of particular importance for residents in future developments within Down Ampney.

#### 7.2 **Parking**

Down Ampney has no real public transport and therefore car ownership for residents is inevitable and many households, including affordable housing, will have more than one car.

Minimum parking standards on residential sites are covered in Appendix F of the Cotswold District Local Plan 2011-2031. However, for a rural village like Down Ampney with virtually no public transport and narrow roads these minimum requirements should be enhanced. At least three parking spaces per dwelling are required. Recent developments (for example Linden Lea) have inadequate spaces leading to an excess of on-road parking.

Page 10 Regulation 14 Issue



Points for electric vehicle (EV) charging should be incorporated and therefore parking places must be within the property curtilage.

A single garage should be able to accommodate a car, storage and sufficient space for bicycles, and have a minimum internal floor area of 3 metres x 6 metres.

#### 7.3 Lighting

Because of the rural nature of the village, street lighting should be as little as possible commensurate with safety. Lighting should be low level and positioned to avoid undue glare and upward light pollution. Consideration should be given to timed or motion-activated operation.

Page 12 Regulation 14 Issue

## Extract from the National Planning Policy Framework, February 2019, Ministry of Housing, Communities and Local Government

## 12. Achieving well-designed places

- 124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
- 125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
- 126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.
- 127. Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>i</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life<sup>ii</sup>. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.
- 130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

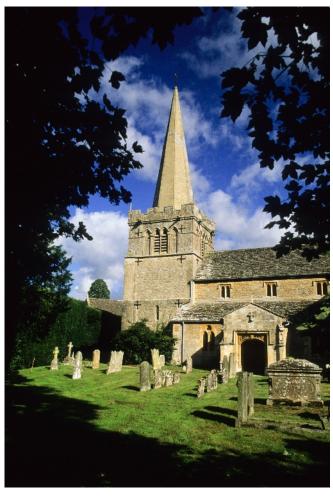
Page 14

Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties. Policies may also make use of the nationally described space standard, where the need for an internal space standard can be justified.

ii Birkbeck D and Kruczkowski S (2015) Building for Life 12: The sign of a good place to live.

# APPENDIX 2 – LISTED BUILDINGS IN THE PARISH OF DOWN AMPNEY





#### Down Ampney Neighbourhood Plan - Appendix 2

#### **Listed Buildings in Down Ampney**

#### **Grade I Listed**

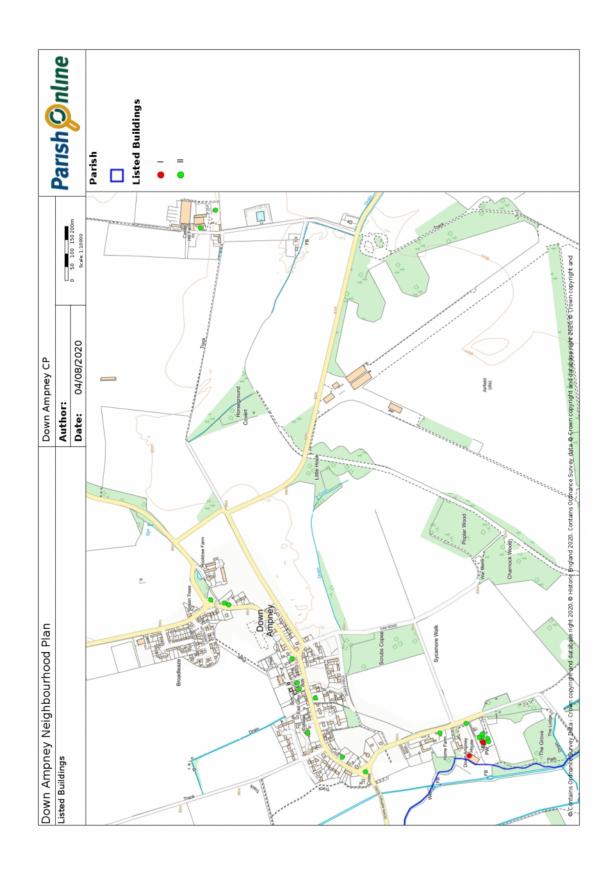
 Down Ampney House <a href="https://historicengland.org.uk/listing/the-list/list-entry/1341033">https://historicengland.org.uk/listing/the-list/list-entry/1341033</a>

2. All Saints' Church <a href="https://historicengland.org.uk/listing/the-list/list-entry/1089941">https://historicengland.org.uk/listing/the-list/list-entry/1089941</a>

#### **Grade II Listed**

- 3. Various gravestones in All Saints' Churchyard
- 4. Gatepiers at Down Ampney House <a href="https://historicengland.org.uk/listing/the-list/list-entry/1089940">https://historicengland.org.uk/listing/the-list/list-entry/1089940</a>
- 5. Home Farm <a href="https://historicengland.org.uk/listing/the-list/list-entry/1304888">https://historicengland.org.uk/listing/the-list/list-entry/1304888</a>
- Cross on Green (Preachers' Cross) https://historicengland.org.uk/listing/the-list/list-entry/1089939
- 7. Nos 51 & 52 Down Ampney https://historicengland.org.uk/listing/the-list/list-entry/1152171
- 8. The Old Vicarage/Pilgrims https://historicengland.org.uk/listing/the-list/list-entry/1089934
- 9. 42 & 43 Down Ampney https://historicengland.org.uk/listing/the-list/list-entry/1089938
- 10. Down Ampney School <a href="https://historicengland.org.uk/listing/the-list/list-entry/1089935">https://historicengland.org.uk/listing/the-list/list-entry/1089935</a>
- 11. 16 & 17 Down Ampney https://historicengland.org.uk/listing/the-list/list-entry/1152159
- 12. Laines Farmhouse <a href="https://historicengland.org.uk/listing/the-list/list-entry/1089936">https://historicengland.org.uk/listing/the-list/list-entry/1089936</a>
- 13. Hampton Cottage <a href="https://historicengland.org.uk/listing/the-list/list-entry/1304885">https://historicengland.org.uk/listing/the-list/list-entry/1304885</a>
- 14. 33 Down Ampney <a href="https://historicengland.org.uk/listing/the-list/list-entry/1089937">https://historicengland.org.uk/listing/the-list/list-entry/1089937</a>
- 15. Pear Tree Cottage <a href="https://historicengland.org.uk/listing/the-list/list-entry/1152162">https://historicengland.org.uk/listing/the-list/list-entry/1152162</a>
- 16. Castle Hill Farm <a href="https://historicengland.org.uk/listing/the-list/list-entry/1341032">https://historicengland.org.uk/listing/the-list/list-entry/1341032</a>
- 17. Former Horse Engine House and Adjoining Stable at Castle Hill Farm <a href="https://historicengland.org.uk/listing/the-list/list-entry/1304915">https://historicengland.org.uk/listing/the-list/list-entry/1304915</a>

A map showing the locations is shown overleaf.



# APPENDIX 3 – FOOTPATH AND CYCLE WAY SUGGESTIONS



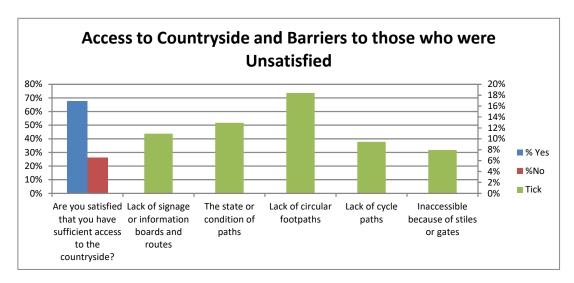




#### Down Ampney Neighbourhood Plan - Appendix 3

#### 1 Introduction

The village questionnaire indicated that some villagers were not satisfied with the amount of circular walks and/or cycle ways.



Landowners could be persuaded to provide more permissive paths for inhabitants to access the countryside more easily.

#### 2 Within Settlement Boundary

Tall future developments should incorporate footpaths and cycleways linking areas within the boundaries of the village with additional permissive paths.

## 3 An Example of a Circular Paths

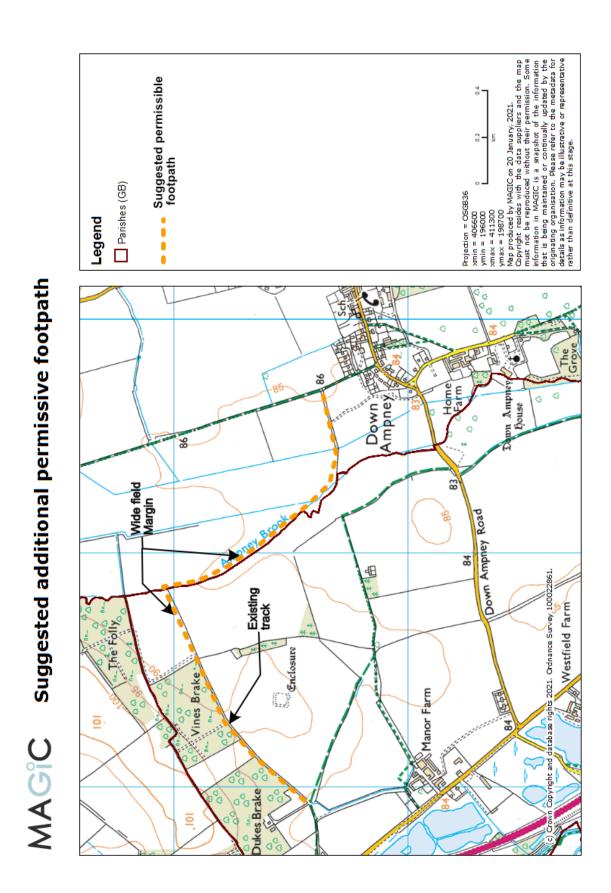
The map on the following page gives an example of a circular path that would be relatively easy to designate and would not be detrimental to farming interests. The example route shown connects to existing footpaths and bridle ways. Along some of its length it follows an existing track and the remainder is along wide field margins already used by agricultural vehicles. There is an existing bridge over Ampney Brook.

## 4 An Example of a Cycle Way

The map also indicates the upgrading of an existing bridle way to a cycle way. The route runs from the paved part of Charlham Lane northwards until it meets the road from Ampney St Peter. It would form a good link between Down Ampney village and the othe Ampneys to the north.

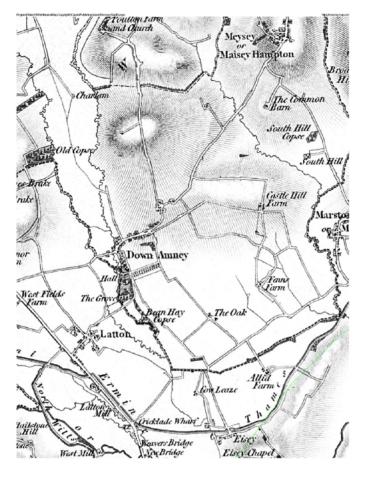
A more problematic upgrading would be to the bridle way running southwards past All Saints' Church to meet the Kempsford road at Eysey. However, it would also make a welcome link avoiding the busy A419.

Page 59



## **APPENDIX 4 - REFERENCES**





#### Down Ampney Neighbourhood Plan - Appendix 4

#### **REFERENCES CONSULTED**

Cotswold District Council:

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

Role and Function of Settlements Study, Local Plan: Evidence Base July 2012

Local Plan Examination 2017, Topic Paper 1: Development Strategy

Cotswold Climate and Ecological Emergencies

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

Strategic Housing and Economic Land Availability Assessment - January 2016 Consolidation Report

Strategic Housing and Economic Land Availability Assessment Review September 2017

Cotswold District Council Strategic Flood Risk Assessment, Updated Final Report, May 2016, JBA Consulting

Assessment of Landscapes outside the Cotswold Area of Outstanding Natural Beauty, June 2000, White Consultants

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

The National Planning Policy Framework and relevant planning practice guidance, Ministry of Housing, Communities & Local Government, 29 November 2016 https://www.gov.uk/government/collections/planning-practice-guidance

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

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

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

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

The National Heritage List for England, Historic England <a href="https://historicengland.org.uk/listing/the-list/list-entry/1015133">https://historicengland.org.uk/listing/the-list/list-entry/1015133</a>

'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]

Water Industry Act 1991 <a href="https://www.legislation.gov.uk/ukpga/1991/56/contents">https://www.legislation.gov.uk/ukpga/1991/56/contents</a>

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

Ampney St Peter Drainage Stategy, Thames Water, 2019

### Down Ampney Neighbourhood Plan - Appendix 4

Written Evidence to the Water Quality in Rivers Committee UK Parliament <a href="https://committees.parliament.uk/writtenevidence/22248/pdf/">https://committees.parliament.uk/writtenevidence/22248/pdf/</a>

https://committees.parliament.uk/writtenevidence/22257/html/

Natural England Cotswold Water Park SSSI <a href="https://consult.defra.gov.uk/natural-england/cotswold-water-park/">https://consult.defra.gov.uk/natural-england/cotswold-water-park/</a>

Local Insight profile for 'Down Ampney CP' area <a href="https://www.gloucestershire.gov.uk/media/2096697/localinsightdown-ampney-cp-li\_glou\_e04004221-20200310141928044.pdf">https://www.gloucestershire.gov.uk/media/2096697/localinsightdown-ampney-cp-li\_glou\_e04004221-20200310141928044.pdf</a>

Design in Down Ampney, Cotswold District Council, 1995

Building for Life 12 (Third Edition), Design Council (CABE), 2015

Green Infrastructure Guidance, Natural England

Demystifying Green Infrastructure, UK Green Building Council, February 2015

#### **MAPPING**

Magic Maps

Parish Online

Page 2 Regulation 14 Issue



## **Down Ampney Reg 14 draft CDC Comments**

#### February 2022

Please find below comments from **Cotswold District Council** (CDC) on the Down Ampney Neighbourhood Plan (NDP).

CDC acknowledges the work that has been put in by the authors of this NDP and commends them for their efforts.

The Council hopes that the following comments, observations and suggested amendments will assist with the progress on the plan through to examination. In general these have been written to try to identify either points which in officers' opinion may not meet the Basic Conditions against which the NDP will be assessed, or where the wording used may be open to interpretation during the development management process.

We'd like to advise that Cotswold District Council is committed to a review of its Local Plan, with an aim to adopt an updated Local Plan in 2023. This review is at a very early stage, and we wouldn't wish to pre-empt evidence or the options which will need to be consulted upon in due course, but our expectation is that the overarching strategy of directing development to our principal settlements will continue – further growth will need to be accommodated, and housing affordability and climate change considerations are likely to drive some other policy changes.

**Front Cover** It is a requirement that Neighbourhood Plans are explicit about the period they cover, and a common modification requested by independent examiners - we'd strongly recommend that the period the plan will cover is added to the front page

**Section 1.2, paragraph one.** While we certainly don't underestimate the challenge of trying to make the planning process accessible, the introduction here rather risks underplaying the power of the neighbourhood plan. It is true that the NDP sits alongside the Local Plan as part of the statutory development framework, and thus its policies can be considered to have equal weight, but perhaps it would be useful to be clear that on non-strategic matters, where the policies are not in agreement, the NDP take precedence over the Local Plan- please see National Planning Policy Framework (NPPF) para 30.

It may have been useful to include a brief explanation of the reg 14 stage at the end of the section - we'd recommend this for the Regulation 16 draft.

#### Chapters 3-7

The Plan structure serves to introduce the different topic areas well, and provides useful evidence. It does vary slightly from a more conventional Planning Policy document structure in that the justification for policies is presented collectively in each chapter, rather than as a reasoned justification for each policy individually. While this may make it more accessible to the casual reader, it probably makes it harder to read an individual policy, and to understand the rationale, the application and intention of the policy, so could be to the detriment of ease of use by development management officers once made.

#### **Chapter 3 Landscape**

- **3.1** Reference is made to the national character area but if the NDP wanted a more fine-grained landscape analysis reference could be made to the Cotswold Water Park Landscape character assessment <a href="https://www.cotswold.gov.uk/planning-and-building/landscape/landscape-character/">https://www.cotswold.gov.uk/planning-and-building/landscape/landscape-character/</a>
- **3.1.1**. The word 'while' appears superfluous in the opening sentence.
- **3.3.4** This states that the airfield war memorial is a non-designated heritage asset (NDHA), which seems appropriate; however it is really important that we have a map to show the exact location and extent of the NDHA so that it can be entered on our mapping systems. As discussed previously, the NDP could have included an NDHA policy, to explicitly identify these assets, but the Council is working hard to improve identification and recognition of such assets (see comment at 7.5 below)

A number of sites are proposed as Local Green Space (LGS) but the analysis to support that identification is quite brief. There does not seem to be any use of the CDC toolkit - which isn't required, but we feel would provide some structure to your analysis. This is often an area probed at examination - examiners are always at pains to ensure land wonders have been notified, and that there is sufficient evidence to justify inclusion as LGS.

The Examiner will likely familiarise themselves with the weight of evidence and justification used to support other LGS in the district. The Council believes that further justification is required to bring the weight of evidence to a standard that will maximise success at examination.

**LGS1** This site is subject of a current planning application. While we do not believe this disqualifies its inclusion at this stage, should it be granted permission, in our opinion it would not qualify as an LGS.

Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.

page 16. Notable vistas in Down Ampney. The Council also notes another potentially important view across the green looking southwest from the north-east corner. Views extend beyond the immediate built environment (and houses in the mid-ground at Dukes Field) into the countryside beyond. This view provides a glimpse into the countryside directly from the heart of the village; a key aspect of the NDP's vision which states, "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." (bold is added emphasis).

The Plan does not explain in detail how these vistas have been alighted on.

**Policy LP1** Local and indeed national policy convention is to frame planning policies positively. For example the policy could be rewritten as follows:

Development proposals should take account of the identified key vistas (Figure 3.6) and be designed and located to safeguard their integrity. Proposals that retain, safeguard and enhance identified key vistas will be supported.

It is not clear whether the vistas illustrated in figure 3 denote the full extent of the vista and therefore anything outside of the vista arc is not subject to policy LP1, or are indicative of an important view. Figure 3 appears to be indicative and illustrative of an important view. The Council welcomes clarity on this point to aid the Development Management (planning application) process.

**Policy LP2.** There is no direct supporting text to justify the policy and support the application of the policy through the Development Management (planning application) process (often referred to as 'Reasoned Justification'). For example the supporting text to policies LP1 and LP2 could explain how these policies help to deliver objectives LO1 to LO3. We recommend placing the 'NB' sentence outside of the policy box and into supporting text. Other relevant policies will always be applied and therefore it is not necessary to state this in policy, although it would be useful to include the note in the supporting text to aid the application of the policy and further explain why other policies should be noted.

#### **Chapter 4 Infrastructure Roads, Transport and Drainage**

Please include a note at figures 4.1, 4.2 and 4.3 showing the source of the information and the version of the Environment Agency map being used.

The Council notes that specific mention is made in section 4.3 to NPPF paragraph 160.

"Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards." NPPF 160

Given that the NDP is not able to prepare a 'strategic policy' it is not clear why specific reference is being made to this aspect of the NPPF. The Council is currently updating its strategic flood risk assessment and we welcome the parish council to review this when it becomes available. As a point of order, when quoting directly from national policy you should either quote the paragraph in full or make clear that aspects of the paragraph have not been quoted.

**Policy IP1**: Will this be effective – or can developers simply point to Thames Water's responsibilities and SUDs compliance? Given the right to connect, the onus in law is on Thames Water, not the developer - local planning policy cannot reframe this legal position.

**Policy IP2**: The policy conditions a specific solution to unknown development proposals, using infrastructure outside the NDP area. We think this is too specific, and risks the examiner striking it out for its effect outside the neighbourhood area. Instead we'd suggest the policy should highlight the issue and your expectation on the developer in general terms, and the specifics about the capacity of the current site sit in the supporting text.

Occupancy seems to be subject to a demonstration by a statutory undertaker. How will such a demonstration be made - could it be argued that if a development has been allowed to connect, the statutory undertaker is claiming adequate capacity - thus capacity is demonstrated.

**Policy IP3** This policy area is adequately covered by the Local Plan, and in more detail. Local Plan para 10.14.18 explains that SUDs may not always be appropriate.

#### **Chapter 5 Infrastructure: Community and Leisure**

**Community facilities** – You could look to help preserve their use through policy – there are a few examples, such as Somerford Keynes, Kemble and Ewen and the emerging South Cerney Plan. Protection that can be provided may be limited – but underlines the value local people put on the premises

p.32 5.4.1. Are there any sustrans routes or quiet lanes through the parish?

#### **Chapter 6 Economy and Employment, and Tourism**

No comment

#### **Chapter 7 Housing and Design p39**

The title implies that it is only housing design, so, while recognising that most buildings in the village itself are domestic, what about other buildings and structures?

7.1 refers to previous version of the NPPF

To be more meaningful, we suggest the population graph should be based against the UK context. For example in 1911 the UK pop was 38.2M and at 2021 it was estimated to be 63.2M. Growth at Down Ampney is broadly consistent with UK growth; although the growth has been sharper in the last 20 years.

- **p.44, 7.5** You mention listed buildings as noted in previous comments, we would have liked to see a review of Non-Designated Heritage Assets. Neighbourhood Plans are a great place to try to catalogue such to try to afford them a bit more recognition through the planning system. That said, we are actively working on a Local Heritage List project, which will identify such assets outside of a neighbourhood plan, so there remains an opportunity to ensure such assets are identified in advance of development proposals.
- **7.6.1** states that, "it is considered that Down Ampney has completely fulfilled its planning obligations to 2031 in accordance with the CDCLP". Be that as it may, the Council is updating its local plan to accommodate more housing as a result of a high national housing need target; which is increasing need from 420p.a. to 490p.a. across the district.
- **7.6.2** states, "it would be expected that no more than 6 dwellings per year would be allocated to Down Ampney." The planning system is more complex than a simple calculation that ascribes a proportion per each settlement. The figure quoted is not a recognised figure. It is important to recognise that housing is not directed solely according to need, but according to opportunity/constraints, in the most sustainable locations, as determined by national criteria. It is not clear what the specific justification is for the requirement that no more than 15 homes be built per year. This requirement is contrary to the strategic policies of the adopted local plan and the general thrust of the government's National Planning Policy Framework.

**7.7 .1** "Suggestions for areas that would be suitable for incorporation of green infrastructure into possible future development are shown on Figure 7.9 overleaf."

We think the wording here could be clearer, not least because there is far more green infrastructure (GI) around the village than that shown on the map. It might be better to say. "Suggestions for areas that could be suitable for enhancement of GI as part of future development or other initiatives are shown on ..." We'd suggest amending the wording on the figure as well. There is also the challenge of how this could be delivered as part of "possible future development" - for example, is it the same ownership?

We think that there are other areas of GI that could be enhanced - elsewhere the plan covers footpaths and drainage, for example, which could be referenced here.

We suggest the flooding commentary is superfluous – point already addressed and not furthered in this section.

- **7.7.2** Please reference the date of the Housing Needs Survey (HNS) as a piece of evidence an HNS has a shelf life.
- **7.7.3** There are a couple of suggested infill sites but these already have permission.

There is no commentary on how the NDP has arrived at the possible Green Infrastructure sites.

**7.8** Answers noted but it is unclear how the questionnaire responses have influenced the policy.

**HP1:** We cannot see how the evidence directs such a specific policy. Inevitably, developers will seek to meet this through the affordable dwellings. It risks underserving evidenced local need - as it increases the risk that development doesn't provide family sized affordable dwellings.

HP1 must accord with the recently published HNA. What is the justification for 10% of dwellings to be bungalows? There was virtually no mention of this in the introductory text to housing chapter. Type of housing chart indicated that over 60% did not support bungalows therefore not clear why policy is being pursued. The NDP must accord with Local Plan policy H1.

Bungalows - as a type of development, they do have a greater land take, and thus can be expensive. However, we understand the attraction, particularly as lifetime homes. Done well, they can respect the Cotswold vernacular - a terrace of almshouse style dwellings, for example.

**HP4:** Affordable housing and key worker housing are two distinct and separate tenures – although plenty of key workers will qualify for various affordable tenures. Policy okay but can not prevent non-local connection if criteria has been met.

**HP4.** We understand the aspiration to retain affordable housing as such in perpetuity, but we don't believe this can be achieved through an NDP policy alone. While the purchase discount on affordable homes to buy may be protected through future disposals, the NDP is not legally capable of suspending the right to acquire that is enjoyed by a tenant of social housing. We note that this right can be restricted through Community Right to Build Orders, so if the parish is so minded, they could partner with a developer in the future to more specifically frame how development might come forward.

**HP5:** We see the attraction of this policy, but we don't think this can be done - there's no planning power to prevent further applications being submitted. That said, there is a para in the NPPF about not weakening design quality (and that includes green infrastructure) so this nuance could be picked up explicitly. Furthermore, we find the wording awkward - 'development management stage' is not clear - given that 'development management is a process from pre-application, through application, review, decision.

#### **Chapter 8 Summary**

No comment

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#### **Design Guide**

As an overall point - the guide serves extremely well as a description of Down Ampney. We'd welcome a bit more detail on the natural environment - perhaps working with the Cotswolds Lakes Trust and other environmental partners. We think it would be useful to expand on the direction the guide provides - recognising that in order to achieve net zero, there may be some fundamental changes - but certain design cues could be retained.

Beyond the description of the locality, the guide is very general and not that easy to use in a planning context. We suggest that the general description and aspirations could be summarised into key bullet points of things that are particularly important. See for example Northleach's Neighbourhood Plan (NE3) or South Cerney (SC1) - <a href="https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-plans/">https://www.cotswold.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/made-neighbourhood-plans/</a> - both examples where the evidence has been summarised into key headings specified in policy.

Without such specific guidelines, it can be very difficult to use a design document in helping to assess and determine a planning application or alternatively as a way to help local residents alter their properties.

**p.2** It's good to see reference to both buildings and landscape as part of design. - crucial to get the design of any GI right as mentioned in the NDP itself. We would welcome a reference to 'Building with Nature' and a suggestion that all developments should meet those standards.

section 3 - Architectural style. There is a lot of emphasis on the Down Ampney existing architecture and it is good to see a local design guide picking up on local design features - and providing some detail on this very local style. While you are understandably keen that these are repeated in new housing, it would also be helpful to consider how this could be done in the context of zero or lower carbon housing, e.g. show stone front porches with steep pitched roofs - what would be the interpretation on a modern zero carbon house? Is the continued use of cotswold recon stone appropriate - concrete uses lots of carbon. Do we really want to build chimneys when wood burners are a cause of particulates; windows can act to achieve solar gain if appropriately scaled and located etc etc. This design guide feels like it is a bit out of date given the climate emergency even though they acknowledge the climate emergency.

**List of tree species**. Some of these are non-native and would not provide ecological benefits. Local importance of native barberry and black poplar (refer to CWP nature recovery plan).

Overall we found the sustainable design section a bit muddled and not easy to implement. The SUDS section includes biodiversity but does not mention GI, of which it is a key component.

**Section 6** includes a description of the landscape around the settlement but does not really give guidance on local GI etc. See amendments suggested in the main NDP on GI enhancements. What habitats are characteristic of Down Ampney - what habitats would you like to see more of included in new development GI (again could refer to the nature recovery plan - which the PC were consulted on). How do you want to see biodiversity net gain delivered on site? The suggestions on where GI could be enhanced elsewhere in the village are useful but some idea on what enhancements would help would be beneficial.

We note that these issues have really come to the fore, in recent years, and acknowledge that there is less detail within the Local Plan and its supporting documents then we would wish. There will be a lot more detail, and direction and support for developers as a consequence of the Local Plan update that is now underway - we appreciate you cannot easily reference as yet to be published policy and guidance, but we would like to offer an assurance that thorough detail will be available shortly, to ensure high quality sustainable development in a Cotswold context.

**p.2** "The village buildings may be considered in three groups." It would be useful to have a map to show the 3 areas clearly outlined - this will be particularly advantageous to the independent examiner, who will not be familiar with the parish.

#### 2.3. Housing Density

Echoing comment on the NDP itself - Density can be as much about the size of units (and relevant parking provision) as anything else.

#### 4.5 Boundary Treatments.

We are not convinced that all front boundaries should be dwarf stone walls. We often find there can be issues around householders retaining hedgerows if planted within their garden boundaries so walls can be better on the outside of a development or design the development so that the outer boundaries are not garden boundaries.

A list of trees already present in the parish is presented. It is not clear what purpose the list serves - it is juxtaposed with a paragraph encouraging native species - yet is not a list of such. It may be better if you came up with a list of species you want to be planted in the parish - anything like local apple varieties, black poplar (a CWP speciality); species that support biodiversity etc.

#### 5.2 Water Features and SUDS.

Reference to GI would be appropriate. Multifunctional benefits of open space which is well designed. What do they mean by "green back lanes"?

#### 5.4 Climate Change.

There is some consideration indesign guide and in the NDP on solar gain, which can be a factor in reduced energy consumption, but there is a great deal more to consider than that not least excessive solar gain in hot weather now being a real risk.

#### 7.2 Parking.

We understand the concern that recent development cannot accommodate the typical current pattern of car ownership. However, three off road spaces per dwelling is a very significant land take, and introduces large areas of hard surfacing. Realistically, on road parking has more flexibility to provide visitor parking or additional occupier parking for those with more vehicles. The expectation appears to be that garages are large enough to accommodate a car and storage and bicycles - such a space can hardly be considered a single garage, and again, has a significant land take, and impact on property pricing.

You might want to consider how your ideas fit in with GCC's street design guidance and its Local Transport Plan.

#### 7.3 Lighting.

You could also consider lighting impacts on biodiversity.

The guide gives a really helpful description of the typical features of a Down Ampney house. I wonder if it would be better to separate that out - this is what makes a house typical of Down Ampney. Then go on to say how those design features might be incorporated into new designs. But this may be challenging as we move to net zero - different building techniques, materials etc. The challenge is to build a contemporary house that is net zero but that captures the character of Down Ampney, not easy to achieve. But it will be easier given that the design code describes what is particular about Down Ampney. I think that a greater emphasis on what makes Down Ampney special - with more drawings and photos would really add value to the design code. With an associated policy that says something along the lines of "new development should respect the existing character of the village as set out in the Down Ampney design code and its over design should be inspired by that character"

Please note that the extract from the NPPF in the design guide is from the NPPF 2019 - it is important to use the most up to date version. There is no reference in the design guide to the National Design Guide or Code work - please see links below

https://www.gov.uk/government/publications/national-design-guide

https://www.gov.uk/government/publications/national-model-design-code

#### APPENDIX 2 – LISTED BUILDINGS IN THE PARISH OF DOWN AMPNEY

A caveat should be added that there may be amendments to the statutory list with a web reference to the definitive information - https://historicengland.org.uk/listing/the-list/

#### APPENDIX 3 - FOOTPATH AND CYCLE WAY SUGGESTIONS

It would be helpful to acknowledge that footpaths and cycleways are a core part of GI and that when enhancing these rights of way or creating new ones there is also an opportunity to create wildlife corridors, additional water courses etc. The more attractive that these routes are the more likely they are to be used.

Please contact:

Joseph Walker Tel: 01285 623000

Community Partnerships Officer email: neighbourhood.planning@cotswold.gov.uk

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**Trinity Road** 

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