

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN 2022 to 2031



June 2023
Regulation 16 Submission Plan

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

THE VISION

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

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1 Introduction

1.1 Localism Act 2011

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

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

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

1.2 Purpose of the Neighbourhood Plan

Once approved, Neighbourhood Plans become part of the statutory planning system. This means that when decisions are made on planning applications in respect of the Down Ampney Neighbourhood Area, the policies in the Neighbourhood Plan must be taken into account by the local planning authority, Cotswold District Council, alongside other parts of its development plan.

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

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non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

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

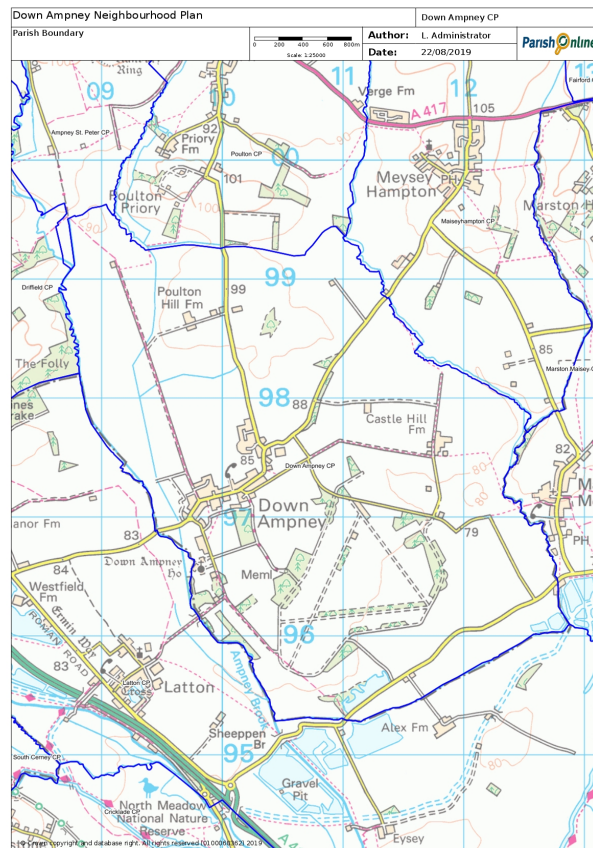


Figure 1.1 Boundaries of Down Ampney Parish

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

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

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

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

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

This is the Regulation 16 consultation version of the Plan.

1.3 Relationship with local and national planning policies

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

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

1.4 How the Neighbourhood Plan was produced

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

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

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

A 'launch' meeting explaining the concept of the Neighbourhood Plan and inviting volunteers to take part was held in December 2018. A range of methods to inform people

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

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

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

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was used, including publishing the 'launch' announcement in the *Down Ampney News*, which is delivered to every household. Following a meeting of volunteers in January 2019, the SG was formally convened.

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

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

- identifying the issues through a 'drop-in' event in August 2019;
- a parish questionnaire conducted in October/November 2019 with 29 main questions and many sub-questions making a total of 222, which was completed by 201 respondents from 174 households (a 69% response rate of households);
- COVID19 lockdown measures hampered consultations but the results of the questionnaire were given to villagers in a drop-in presentation in September 2020;
- a meeting was held to present the first Regulation 14 submission 11 December 2021;
- the Neighbourhood Plan has been informed by extensive enquiries to identify the economic, social and environmental context. Regard has also been had to relevant National and District plans, policies, strategies and reports. The main sources are listed in Appendix 3.
- a second Regulation 14 submission was prepared and publicised to ensure that the new Design Guidance and Codes document prepared by AECOM was fully consulted upon.
- This issue is the Regulation 16 submission.

1.5 Structure of the Document

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

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

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

Each theme contains sub-sections providing background on information on the theme, including data from the village questionnaire, the objectives arising from the data, followed by the policies set to achieve the objectives. In addition, recommendations have been included on Parish Council Supporting Actions. These are items that are not covered directly by planning policy and legislation (they lie within other remits, e.g. highways or utilities providers) but if implemented would enhance the parish. This makes the Down

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Ampney Neighbourhood Plan something of a hybrid document - one that contains planning policies and supporting Parish Council Actions that would more normally be found in a Parish Plan or similar non-planning document. Some of the community infrastructure levy (CIL) money payable by developers could be expended upon the identified Supporting Actions.

Objectives are in a green box.

Policies are in a yellow box.

Recommendations for Parish Council Supporting Actions are in a blue box.

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

There are a number of Appendices and Annexes providing more detail of some sections of the Plan.

2 Vision and Objectives

THE VISION

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

2.1 The Objectives

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

2.1.1 Landscape

Objective LO1.	<i>To protect the rural aspects of the village and surrounding countryside.</i>
Objective LO2.	<i>To preserve, protect and enhance the green spaces and open aspects of areas within the village and to ensure green space around and within any development maintains the rural and village aspect of the parish.</i>
Objective LO3.	<i>To promote access to the countryside throughout the parish boundaries.</i>

2.1.2 Infrastructure – Roads, Transport, and Drainage

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

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

2.1.3 Infrastructure – Community and Leisure

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

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

2.1.4 Economy and Employment, and Tourism

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

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

2.1.5 Residential Housing and Non-Residential Building Design

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

Objective HO2: *To ensure that any new development is designed in such a way that it reflects and is in-keeping with the character, rural setting, historical context, and vernacular of Down Ampney.*

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

3 A Brief History of Down Ampney

3.1 Reference Document

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

3.2 Chronology

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

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

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3.3 A Brief History

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

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

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

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

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

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



Photo 3.1 All Saints' Church & Down Ampney House

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



Photo 3.2 The Tudor Gatehouse

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

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

The “first” vicarage was demolished around 1860, a “new” vicarage having been built in 1857 in the centre of the Village (now called “The Old Vicarage”). This is where Ralph Vaughan Williams, the composer of the hymn tune named after the Village, was born in 1872 and lived until he was three years old. His father is buried in the churchyard and there is a window to his memory. To commemorate the 150th anniversary of the composer’s birth a new stained-glass window was commissioned and installed in 2022. The vicarage is now privately owned – the present incumbent resides in Ampney Crucis.



Photo 3. 3 The “New” Vicarage, now known as The Old Vicarage

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

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

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

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

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

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

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

4 Landscape

4.1 The Landscape

4.1.1 General

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

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

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

The Parish is essentially flat with the land sloping from north to south. The highest point is Poulton Hill, 99 metres above Ordnance Datum (aOD) some 15 metres higher than the village. The lowest point is to the south-east is about 78 metres aOD. The total area of the Parish is 11.23 km². It borders six other parishes in Gloucestershire and Wiltshire, and it has a perimeter of just over 16 km.

4.1.2 Soils and Geology

The surface soil types are shown on Figure 4.1.

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

The underlying geology of the area is a few metres of river terrace gravels on Oxford Clay layers (Middle Oxford and Lower Oxford); below these layers are the Kellaway Beds (sands and clays) on a layer of Cornbrash; below this is Forest Marble on Oolite.^{3 4}

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

4.1.3 North of the Village

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

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

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

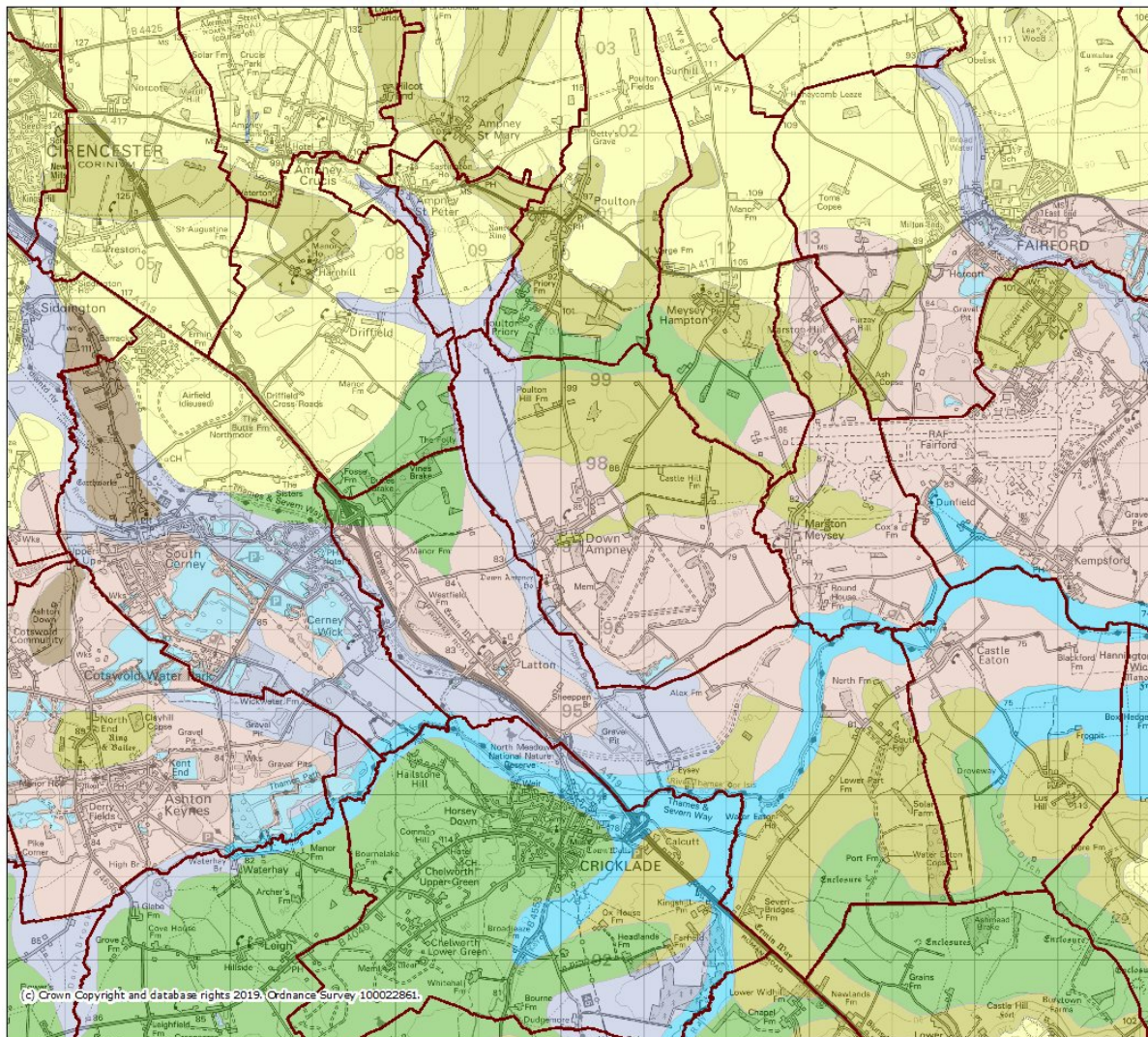
³ The sand and gravel resources of the Thames Valley, the country around Cricklade, Wiltshire. PA Robson, HMSO 1975

⁴ Geological sequence at the Down Ampney fault research site, Gloucestershire, England. A Horton, K Ambrose, B Cox. Commission of the European Communities, Nuclear science and technology (report EUR 12703 EN), 1990

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MAGiC

Soilscape



Legend

Parishes (GB)

Soilscape (England)

1 - Saltmarsh soils

2 - Shallow very acid peaty soils over rock

3 - Shallow lime-rich soils over chalk or limestone

4 - Sand dune soils

5 - Freely draining lime-rich loamy soils

6 - Freely draining slightly acid loamy soils

7 - Freely draining slightly acid but base-rich soils

8 - Slightly acid loamy and clayey soils with impeded drainage

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

10 - Freely draining slightly acid sandy soils

11 - Freely draining sandy breckland soils

12 - Freely draining floodplain soils

13 - Freely draining acid loamy soils over rock

14 - Freely draining very acid sandy and loamy soils

15 - Naturally wet very acid sandy and loamy soils

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

17 - Slowly permeable seasonally wet acid loamy and clayey soils

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

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

20 - Loamy and clayey floodplain soils with naturally high groundwater

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

22 - Loamy soils with naturally high groundwater

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

24 - Restored soils mostly from quarry and opencast spoil

25 - Blanket bog peat soils

26 - Raised bog peat soils

27 - Fen peat soils

28 - Sea

30 - UC

31 - Water

Projection = OSGB36

xmin = 400000

ymin = 191700

xmax = 420500

ymax = 202800

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Figure 4.1 Surface Soils

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

4.1.4 South of the Village

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

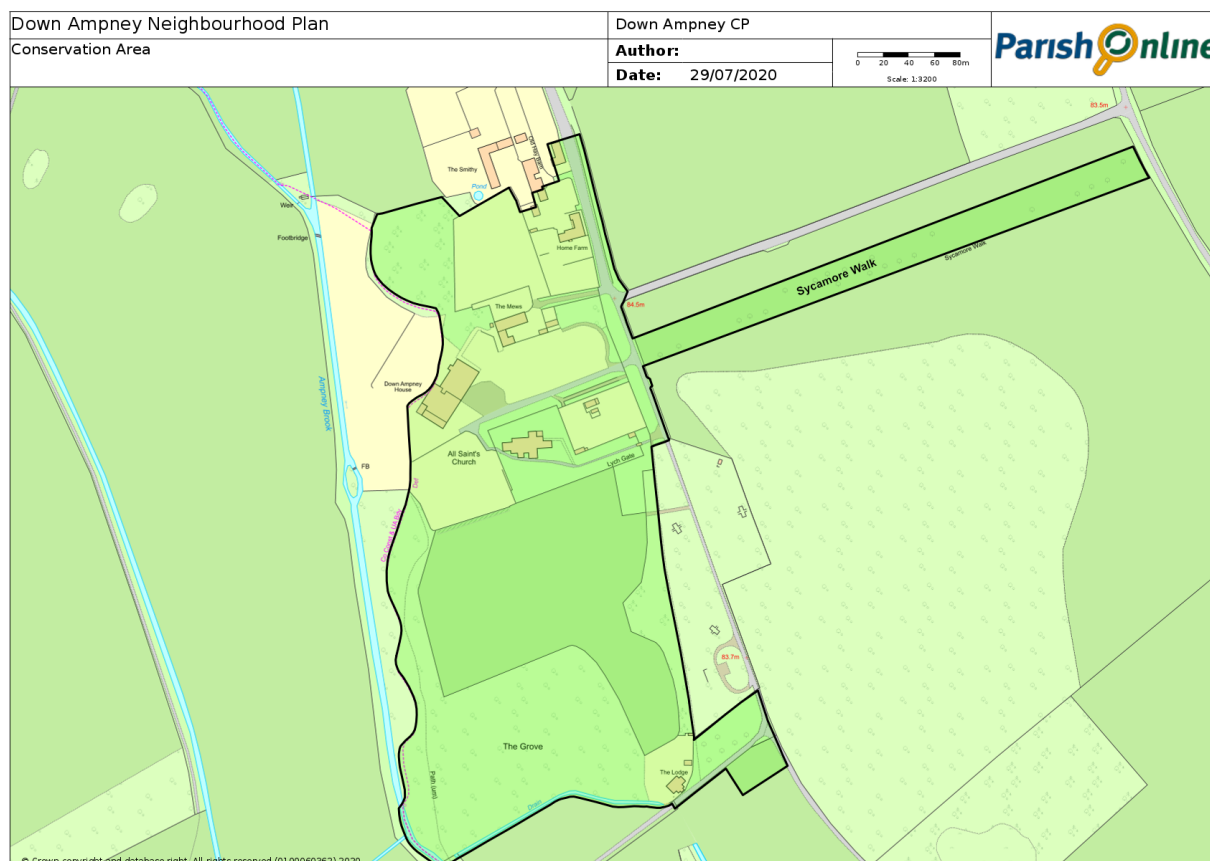


Figure 4.2 Conservation Area

Down Ampney House this has a parkland feel. There is a conservation area encompassing Down Ampney House, the Mews House, Home Farm, and an avenue of trees called Sycamore Walk. See Figure 4.2.

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

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

4.2 Agricultural Land

The classification of agricultural land shows that most of the parish is classified as Grade 3a or 3b, although there is some Grade 2 land. See Figure 4.3.

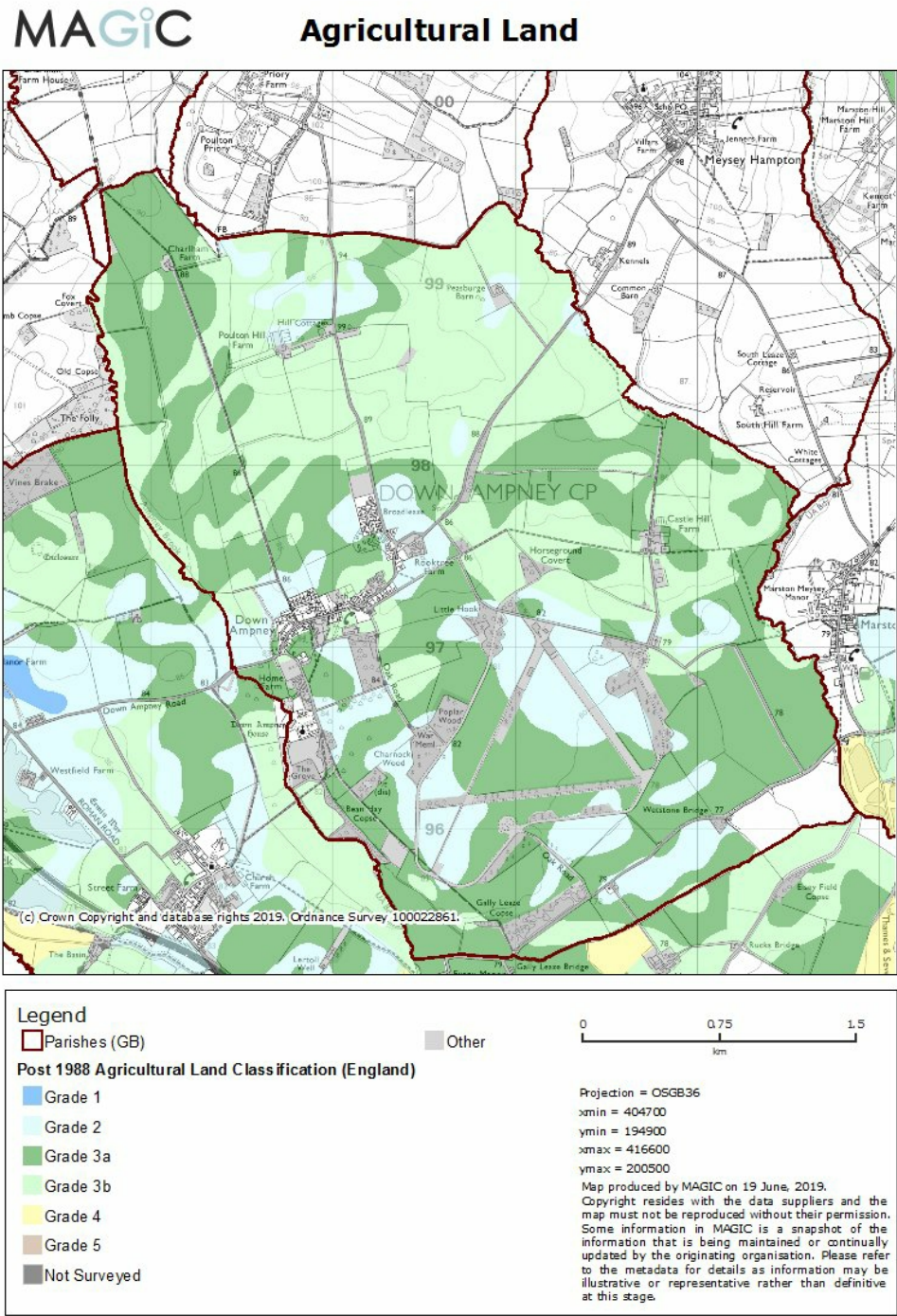


Figure 4.3 Agricultural Land Classification

4.3 Statutory and Non-Statutory Designations

4.3.1 Nature Conservation

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

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

recreational pressure is now having on the North Meadow part of the SAC and its features of interest. In part, this is seen as a consequence of the cumulative increase in housing in the local area. There is one locally designated site, Local Site (Nature Conservation) at Ampney Pits to the south of the parish. The pits are the remains of gravel workings used to construct the old airfield in 1943.

4.3.2 Landscape Conservation

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

4.3.3 Scheduled Monuments

There are two Scheduled Monuments designated by Historic England within the Parish: the preaching cross on the green at the western end of the village (List Entry Number: 1015133)⁶ and the Settlement at Bean Hay Copse (List Entry Number: 1003446)⁷ to the north-west of the old airfield. Bean Hay Copse is discussed in the next section. The locations are shown on Figure 4.5 overleaf.

4.3.4 Other Historic Sites

In addition to Bean Hay Copse there are three other noted historic sites in the parish mentioned in *Ancient and Historical Monuments in the County of Gloucester Iron Age and Romano-British Monuments in the Gloucestershire Cotswolds*, HMSO 1976⁸. More detail is given in Annexe A, but a location map is given in Figure 4.4.

In April 2022 a request was made to the Gloucestershire County Council Heritage Team⁹ to search for historic information for the parish of Down Ampney. Much information was received and full details are given in the Historic Environment Report 2022¹⁰.

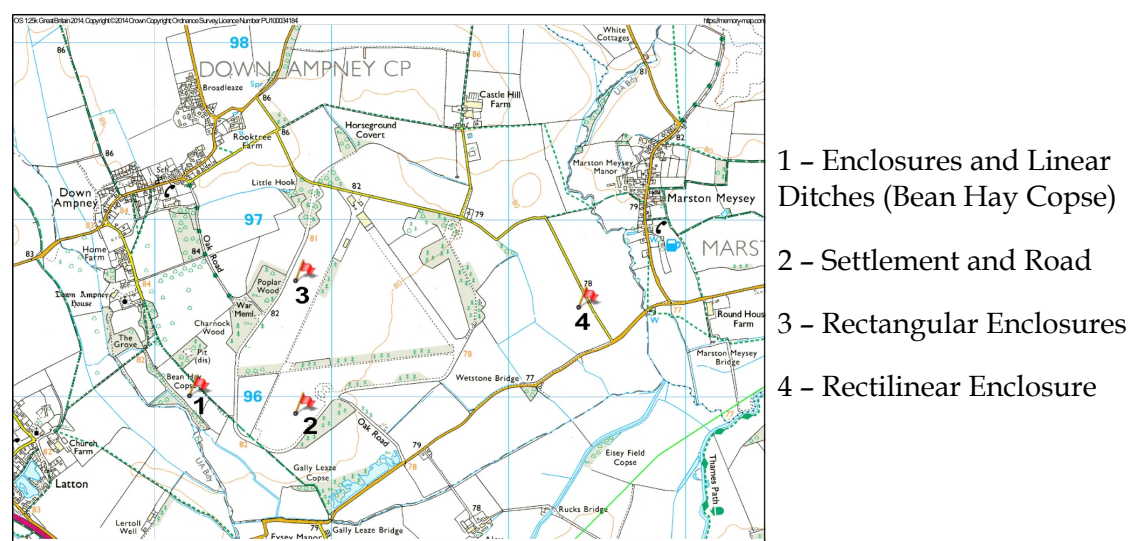


Figure 4.4 Location of Historic Sites

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

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

⁸ 'Down Ampney', in *Ancient and Historical Monuments in the County of Gloucester Iron Age and Romano-British Monuments in the Gloucestershire Cotswolds* (London, 1976), pp. 44-45. British History Online <http://www.british-history.ac.uk/rchme/ancient-glos/pp44-45> [accessed 23 July 2020]

⁹ Gloucestershire County Council Heritage Team Shire Hall, Westgate Street, Gloucester. GL1 2TH Web - www.gloucestershire.gov.uk/archaeology HER Enquiries. www.gloucestershire.gov.uk/her

¹⁰ <https://www.downampneyvillage.co.uk/the-second-plan.html>

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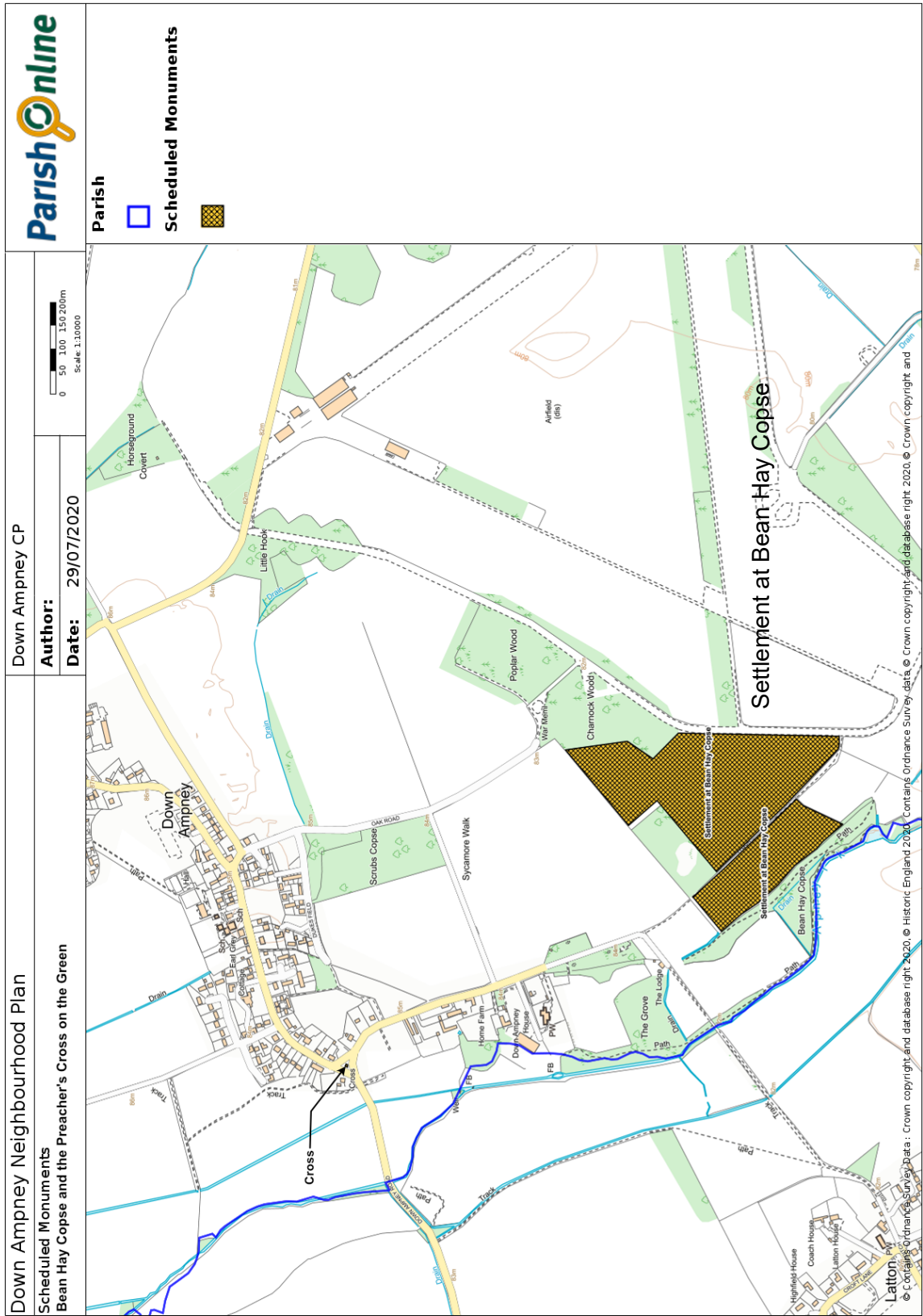


Figure 4.5 Cross and Bean Hay Copse Scheduled Monuments

4.3.5 Non-Designated Heritage Assets

A register of non-designated heritage assets is being produced and will form Annexe D when it is completed and approved.

The candidate areas already identified for this register are concerned with the old airfield built in WWII for airborne operations on D-Day, at Arnhem (Operation Market Garden), and the crossing of the Rhine. Many aircraft and gliders took off from the airfield and casualties brought back to be treated in the hospital built in the village. In the age of air warfare, the airfield could be considered in the same light as a medieval battlefield. Therefore, the airfield itself can be considered as a non-designated heritage asset in its entirety. The extent is shown on Figure 4.8.

Other airfield-related candidate non-designated heritage assets are:

- the airfield memorial to those who served at Down Ampney during WWII situated at the end of Oak Road (see Figure 4.6); it is visited by many people with a connection to Down Ampney Airfield (for its location see Figure 4.8).
- another not very glamorous, candidate is the “bollards” around the green containing the preaching cross scheduled monument (see Figure 4.7). Although rather unprepossessing they are the weights used on the old airfield to hold down the gliders in high winds. The location of the cross is shown on Figure 4.5.



Figure 4.7 The “Bollards”



Figure 4.6 The Airfield Memorial

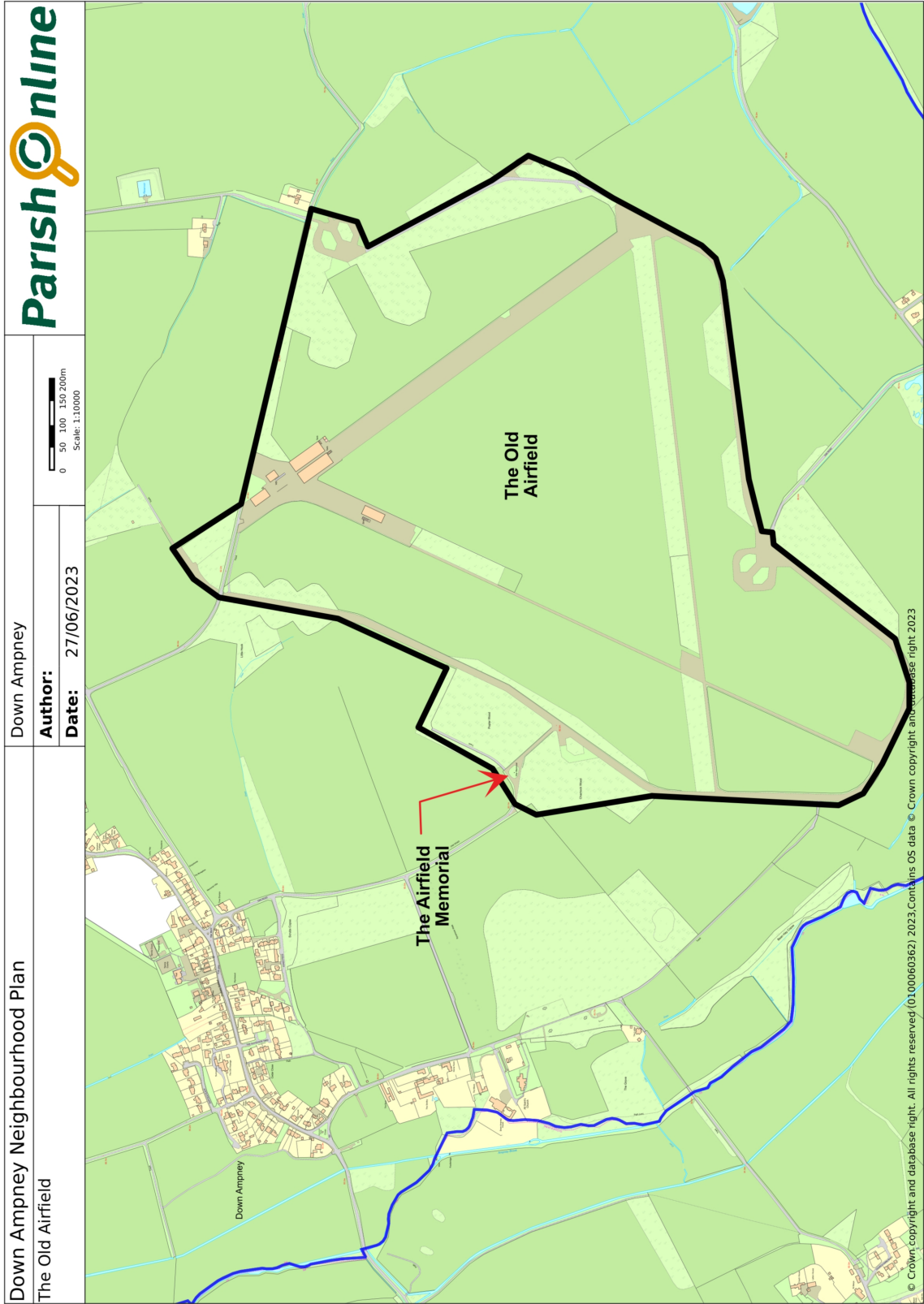


Figure 4.8 The Old Airfield

4.3.6 Objectives to be Satisfied

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

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

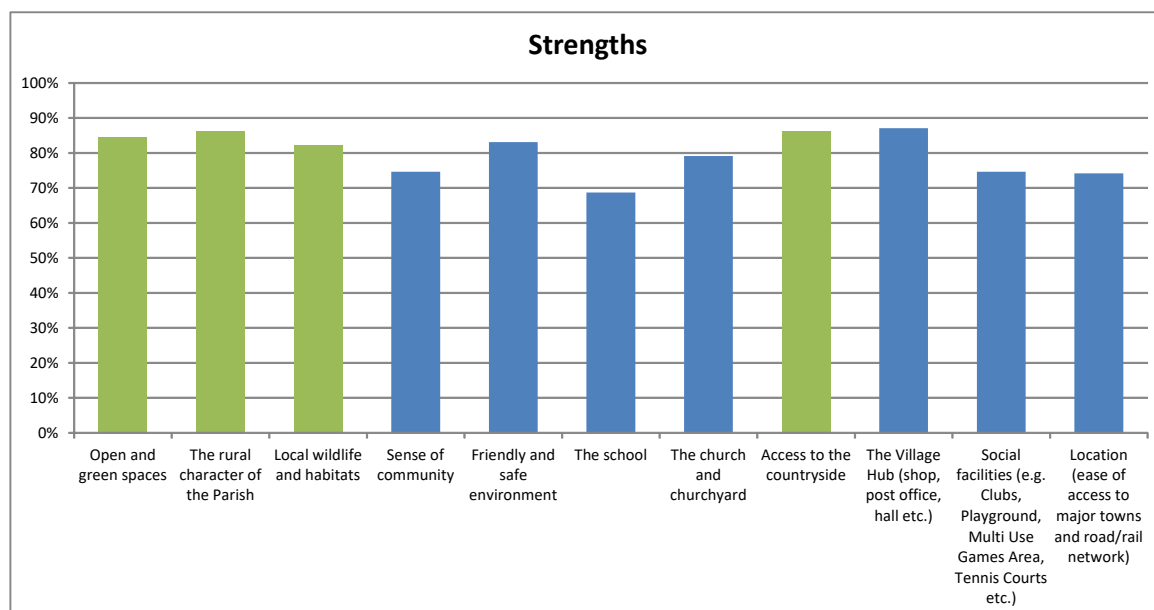
Objective LO2: *To preserve, protect and enhance the green spaces and open aspects of areas within the village and to ensure green space around and within any development maintains the rural and village aspect of the parish.*

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

4.4 Villagers' Views (The Questionnaire)

4.4.1 Question 2 - Strengths

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



4.4.2 Vistas

Visual quality of the landscape and historic landscape character that defines local distinctiveness is protected by Cotswold District Council’s (CDC)’s Local Plan 2011-2031 Policy EN4 clause 2. One of the defining characteristics of Down Ampney is of a traditional Cotswold settlement located in open countryside, with the majority of households enjoying views across fields and all households having easy access to footpaths. Residents were asked as a special exercise¹¹ to submit their opinions and photographs of views that they considered were of particular significance in Down Ampney. The results of this exercise are shown on Figure 4.9 on page 20 and the photographs on page 21 all of which can be

¹¹ Down Ampney News May 2022

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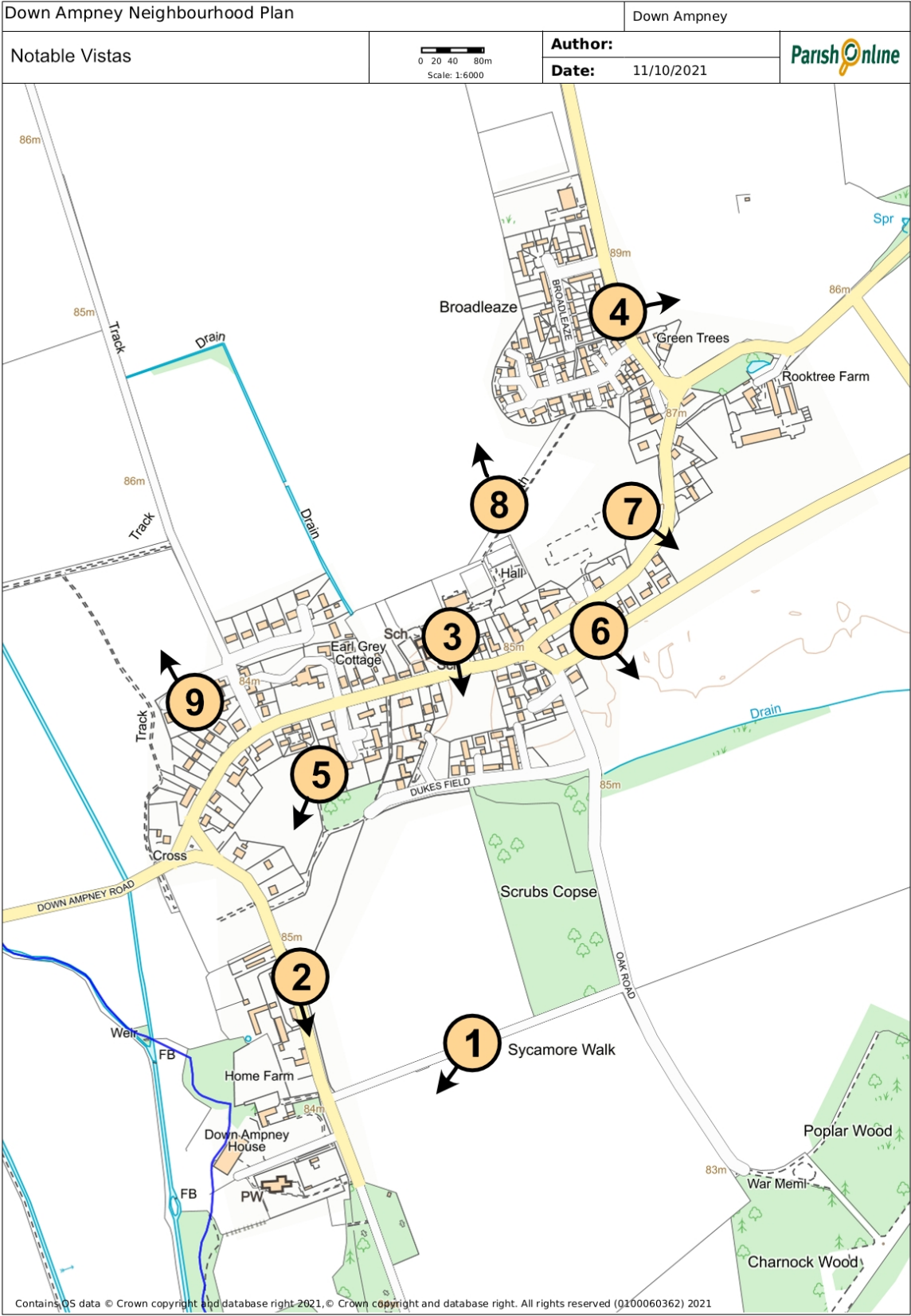


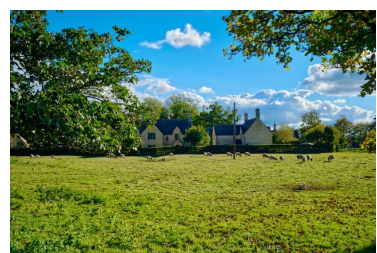
Figure 4.9 Notable Vistas

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viewed from publicly accessible locations . To maintain the close connection between village and countryside, any new development must seek to ensure that not only do the new houses benefit from views across fields but all existing houses close connection with the countryside is not affected or compromised.

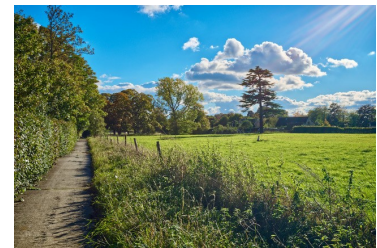


1). All Saints' Church



2). Church Lane

3). The Field opposite the Village School



4). Poulton Rd to East

5). The Cedar Tree and Field



6). Back Lane to SE

7). Stoney Stile

8). Looking North to Poulton Hill Vineyard



9). Looking North from Chestnut Close and Suffolk Place

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Policy LP1: Notable Vistas

The notable vistas (identified on Figure 4.9) should be protected.

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

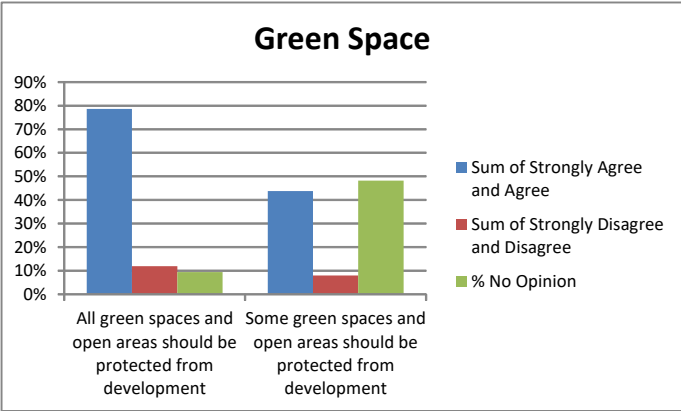
Where such an impact is identified, applicants may have to demonstrate, through a Landscape Visual Impact Assessment, how these impacts have been identified, the degree of impact and how negative impacts can be avoided or mitigated.

4.4.3 Question 5 – Local Green Space

In question 5 nearly 90% were satisfied with the current “green spaces” within the village. It must be stated that “green spaces” in this context is not Local Green Space as defined by the National Planning Policy Framework (NPPF)¹², but general open areas within the village such as the field between the main street and Duke’s Field opposite the village school. However, the overwhelming majority thought that these “green spaces” should be protected against development.

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

The neighbourhood plan seeks to designate the field opposite the school in front of the Duke’s Field development as a Local Green Space. It is suggested that the field is called Duke’s Meadow to differentiate it from the development called Duke’s Field. The boundary of this area is mapped on Figure 4.10 overleaf.



Policy LP2: Local Green Space

The area (area 1) shown on Figure 4.10 is designated as Local Green Space.

In accordance with policy EN3 in Cotswold District Local Plan 2011-2031, development will only be permitted within a Local Green Space where there are very special circumstances, which outweigh the harm to the Local Green Space. Particular attention will be paid to the evidence presented by the local community when assessing development proposals that are likely to affect a designated Local Green Space.

¹² National Planning Policy Framework 2021, Ministry of Housing, Communities and Local Government

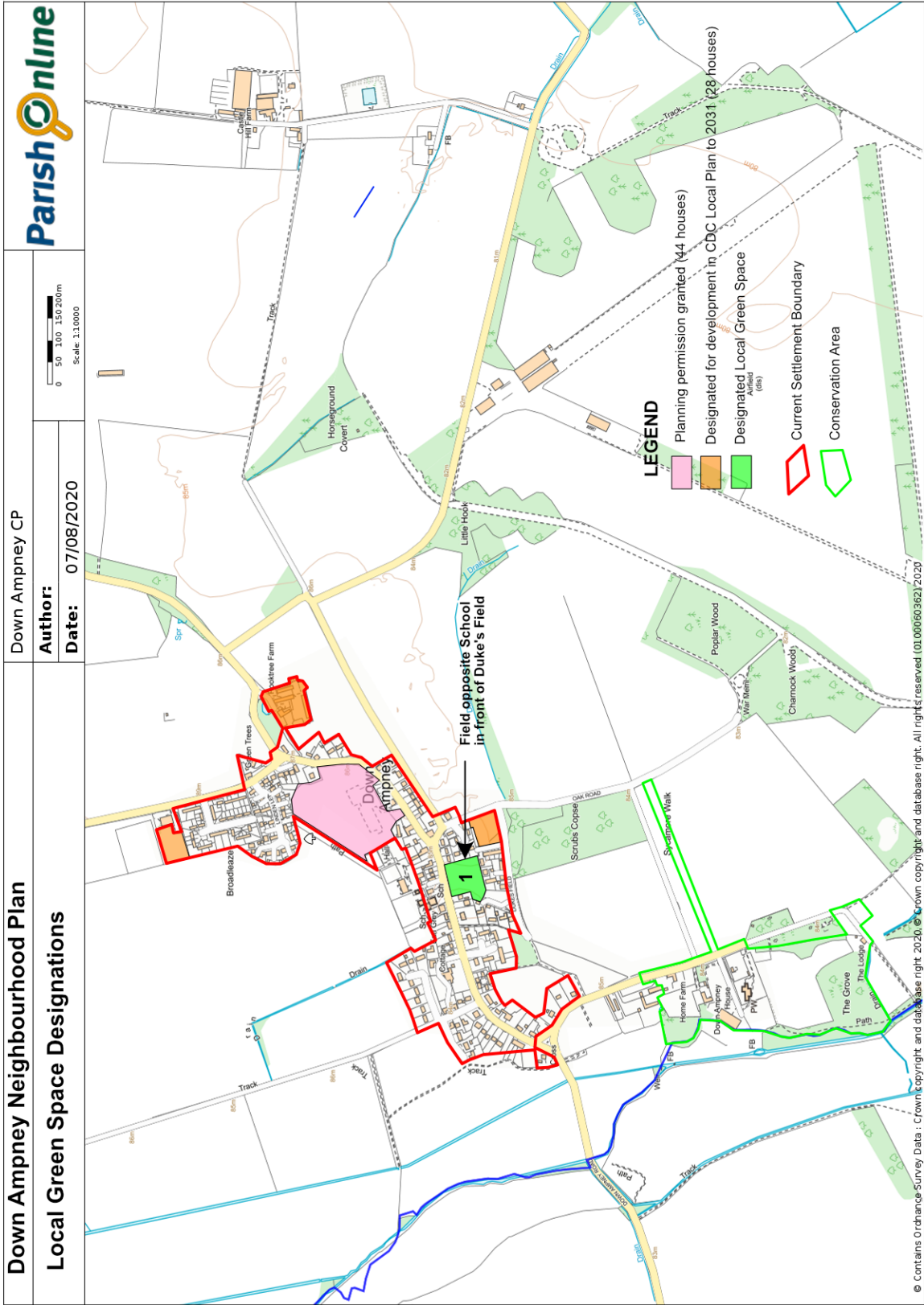


Figure 4.10 Local Green Space

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

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

The area shown on Figure 4.10 has been assessed as to how it meets the national planning policy criteria. In summary it meets the criteria as follows:

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

Demonstrably special to a local community and holds a particular local significance: The Field is the last remaining green space in the village. In 2003 CG Property (part of the Co-operative Group) produced a pamphlet entitled "A Future for Down Ampney"¹³ to encourage comment and discussion. In this document The Field was described as "Potential New Village Green" and one of the issues was "Village Green". Much else described in the pamphlet has occurred or is in progress, for example The Old Estate Yard, "Broadway Farm", the extension to Duke's Field, and Rooktree Farm development.

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

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

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

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

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

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

¹³ Reproduced in Appendix 4

5 Infrastructure – Roads, Transport, and Drainage

5.1 Roads

5.1.1 Description

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

5.1.2 Traffic Flows

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

The survey conclusions reveal that the majority of vehicle movements in Down Ampney arise from through traffic; nearly 2300 vehicles per day for weekdays and 1400 vehicles per day at weekends. Vehicle movements originating in Down Ampney account for just over 300 vehicles per day for weekdays (13% of movements) and fewer than 275 vehicles per day for weekends (19.6% of movements).

5.2 Public Transport

The CDC report “Role and Function of Settlements Study” 2012 graded Down Ampney as “reasonable” for transport links (page 93 and section 7.14)¹. This conclusion was based on criteria which is now not valid as it is impossible to travel to and from Cirencester for work purposes by public transport, nor is it possible to travel by public transport to Fairford and Lechlade for leisure purposes and travel back on the same day.

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

5.2.1 Travel to work

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

QS703EW - Method of Travel to Work (2001 specification)	
ONS Crown Copyright Reserved [from Nomis on 20 April 2019]	
population	All usual residents aged 16 to 74
units	Persons
area type	parishes 2011
area name	E04004221 : Down Ampney
Method of Travel to Work	
	2011
All categories: Method of travel to work	466
Work mainly at or from home	44
Underground, metro, light rail, tram	1
Train	8
Bus, minibus or coach	2
Taxi	0
Motorcycle, scooter or moped	4
Driving a car or van	219
Passenger in a car or van	13
Bicycle	1
On foot	7
Other method of travel to work	0
Not in employment	167
In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies.	

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

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5.3 Surface Water Drainage

5.3.1 Flood Risk

The Environment Agency Flood Risk Maps indicate that there is a high risk from flooding along Ampney Brook and Poulton Brook in the west and along the southern boundary near the eastern spine road between Kempford and the A419. The village itself is not at risk from fluvial flooding. However, as in all areas, if the drainage pipes and ditches are not maintained the village would be susceptible to flooding from heavy rainfall. This was evident in the storm of July 2007. Figure 5.1 shows the flood risk map for the parish. It is notable that the Environment Agency also publish a surface water flood risk map. Figure 5.2 shows the River Flood Risk² and Figure 5.3 shows the Surface Water Flood Risk³ for the village.

It is interesting to note that Canadian airman in the wet winter of 1945/46 christened Down Ampney “Damp Agony” because of the flooding affecting some of the accommodation sites.⁴

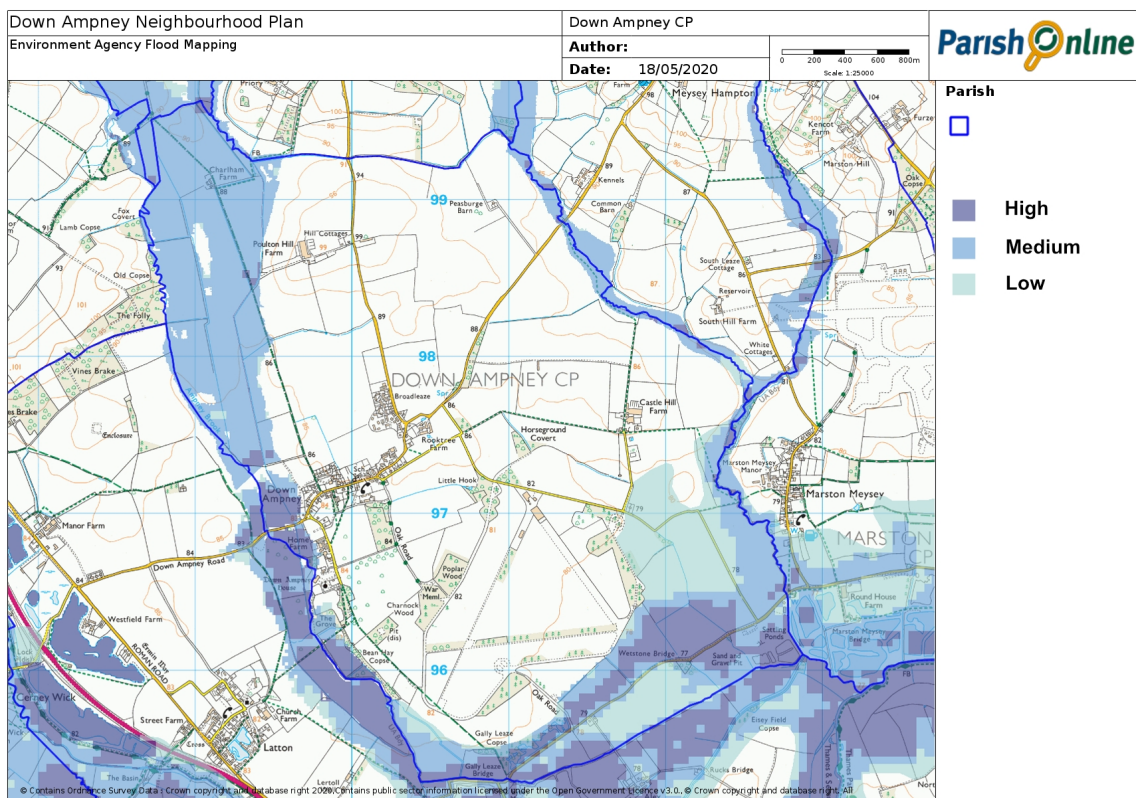


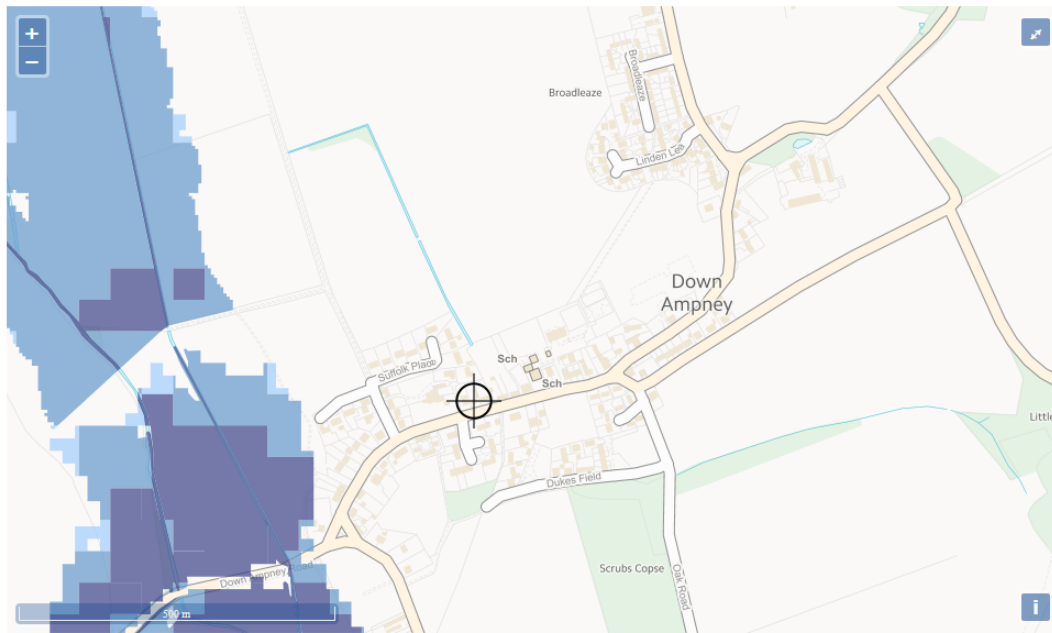
Figure 5.1 Environment Agency Flood Map

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

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

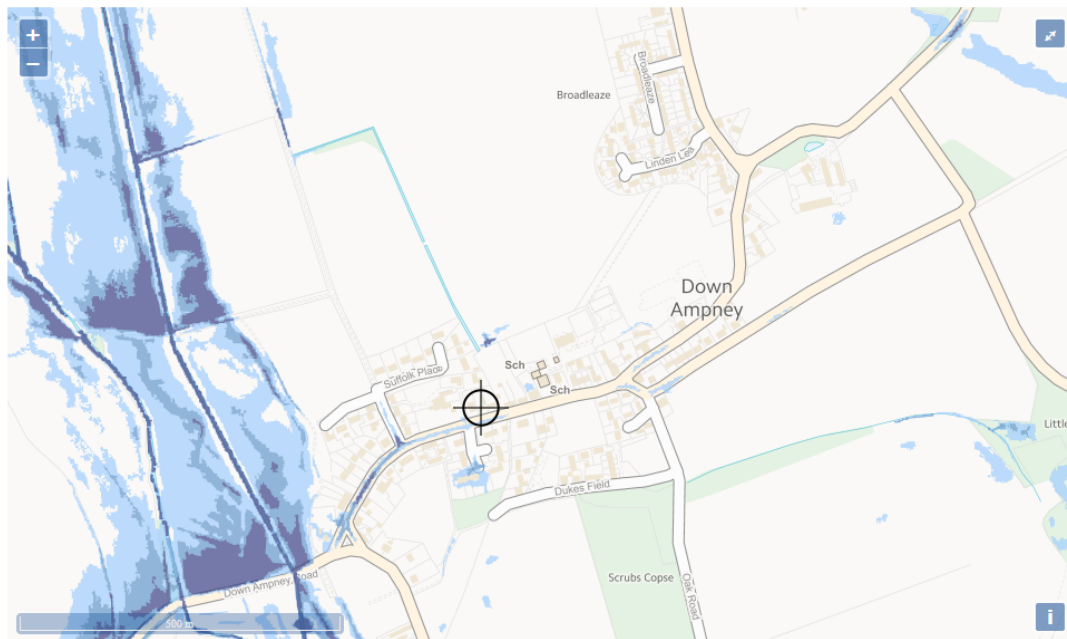
⁴ Page 135 Down Ampney 1930 - 1975, A Personal View, Leslie Tucker, 1994

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Extent of flooding from rivers or the sea

Figure 5.2 River Flood Risk



Extent of flooding from surface water

Figure 5.3 Surface Water Flood Risk

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5.3.2 Description of Drainage in the Village

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

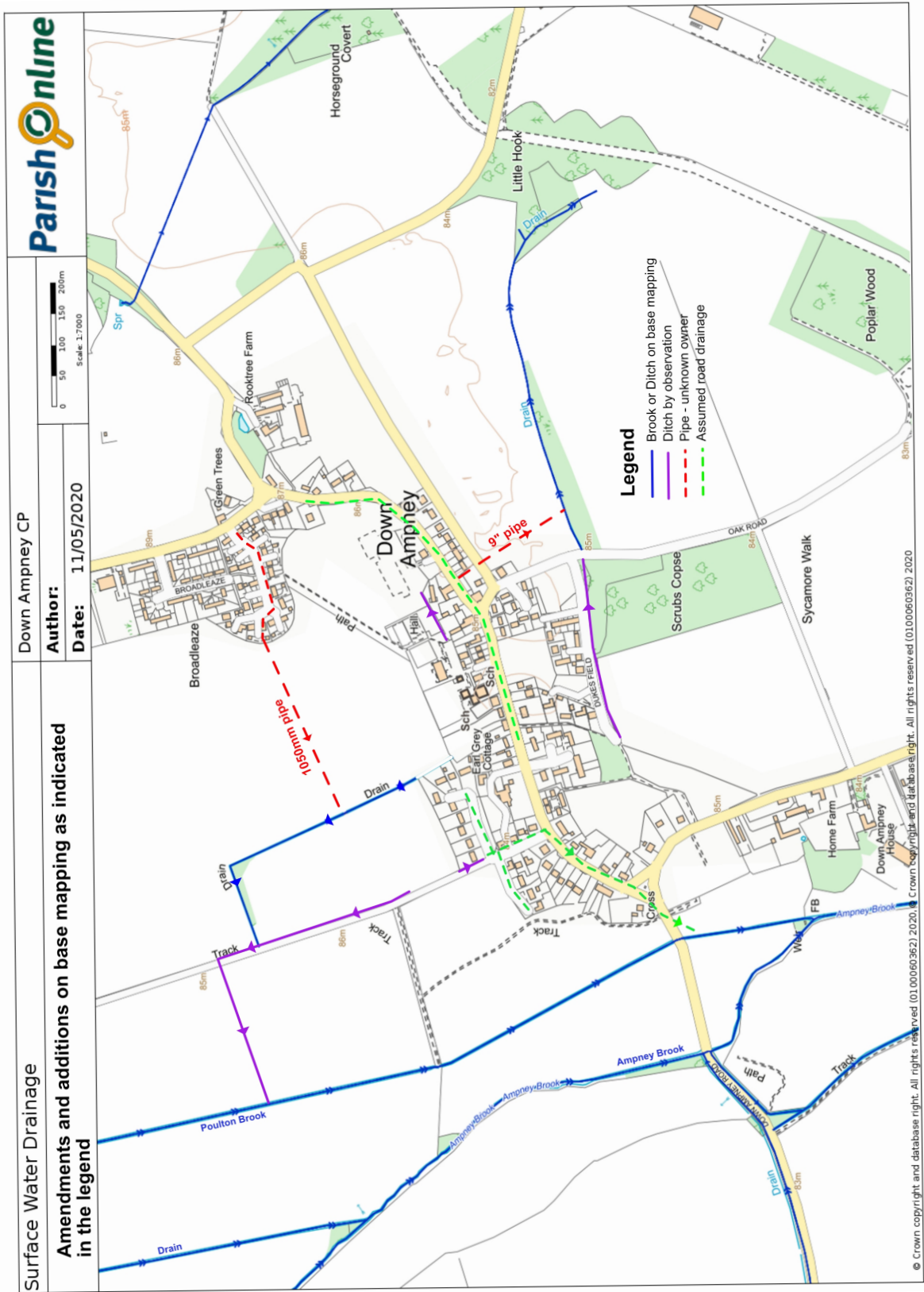
Annexe C gives results of a walk-over survey of the drains carried out in April and May 2020. A summary of the regime is given below.

The residential areas of Suffolk Place and Chestnut Close drain towards Charlham Lane where it is joined by a pipe from the ditch which runs alongside the track from the north. This meets the main road drainage system at the junction with the main road. From there water flows westward to discharge into Poulton Brook just downstream of the first bridge out of the village. The surface water drainage from Linden Lea drains westward through a 1050 mm diameter pipe that joins the ditch behind Suffolk Place. From there ditches convey the water to Poulton Brook. At the east end, from around number 15 Down Ampney, all surface water including that from the proposed Broadway Farm estate, enters road drains that discharge southwards to a pipe across the fields to a ditch running west to east that terminates in a marshy area to the north-west of the old airfield called Little Hook in an area of Groundwater Source Protection Zone 1. Duke's Field water enters a ditch to the south that connects to the ditch that drains to Little Hook mentioned above. Figure 5.4 indicates the discharge routes.

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

The outlet into Poulton Brook at the west is via a 12-inch diameter pipe. In times of heavy rainfall, Poulton Brook runs bank full. However, the slope is still likely to be 1 in 600 leading to a flow rate of between 30 and 40 litres/sec⁵. Poulton Brook collects water from the whole catchment to the north and north-east. Development in these areas could increase the flows in the brook leading to problems at the west end of the village.

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



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5.4 Foul Drainage

5.4.1 Obligations of Sewerage Undertakers

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

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

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

5.4.2 Current Situation

Thames Water in its 2019 document "Ampney St Peter Drainage Strategy"⁸ details measures that it proposes to take to improve the foul drainage leading to the Ampney St Peter sewage treatment works (SWT). This document does not mention improvements for Down Ampney, nor the treatment works itself.

The CDC Local Plan 2011-2031 notes in paragraph 11.8.8 that Ampney St Peter wastewater treatment plant has capacity to accommodate the proposed growth that will connect to these facilities. However, more up-to-date information would suggest otherwise. In written evidence to the parliamentary Environmental Audit Committee's (EAC) inquiry into water quality in rivers the following evidence has been given:

WQR 0019: Richard Knowles, of the Upper Thames Fisheries Consultative committee (UTFC)⁹ stated:

"Until a couple of years ago the Ampney Brook displayed the characteristics of a pristine trout stream. It ran crystal clear and had good wild trout populations with some coarse fish. Since then deterioration has been rapid and marked with turbidity worsening and fish stocks declining. Ampney St Peter sewage treatment works has repeatedly spilled undiluted sewage.[Ampney St Peter spilled 90 times in 2019: 1853 hours recorded]".

WQR0020: Mark Purvis wrote a *Comparison of actual capacity vs EA advised capacity for Upper Thames tributary Sewage Treatment Works*¹⁰. The evidence indicates that Ampney St Peter Sewage Treatment Works is grossly undersized for the actual population that it serves.

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

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

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

⁸ Ampney St Peter Drainage Strategy, Thames Water, 2019

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

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

5.5 Objectives to be Satisfied

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

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

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

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

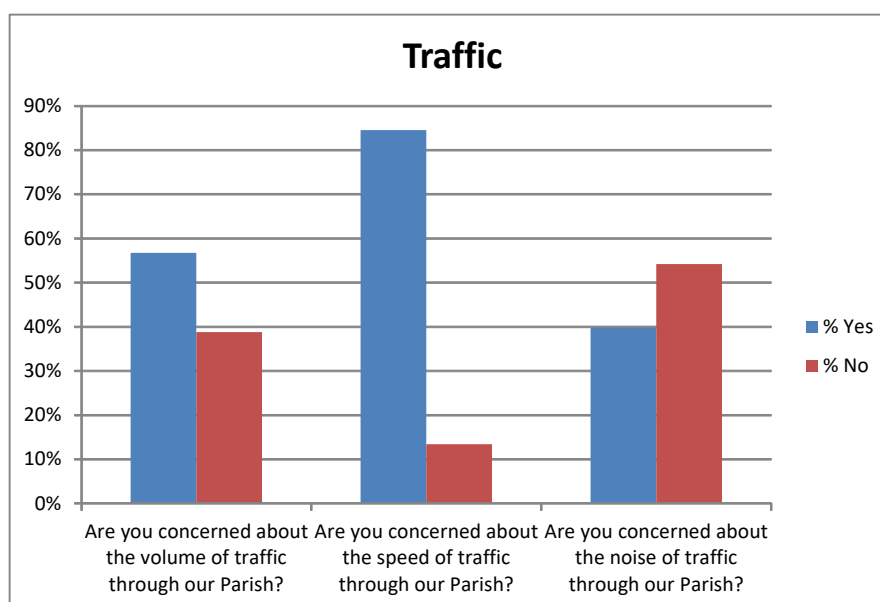
c: Surface Water Drainage – *To ensure the surface water drainage within the parish is improved to support sustainable growth.*

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

5.6 Villagers' Views (The Questionnaire)

5.6.1 Traffic

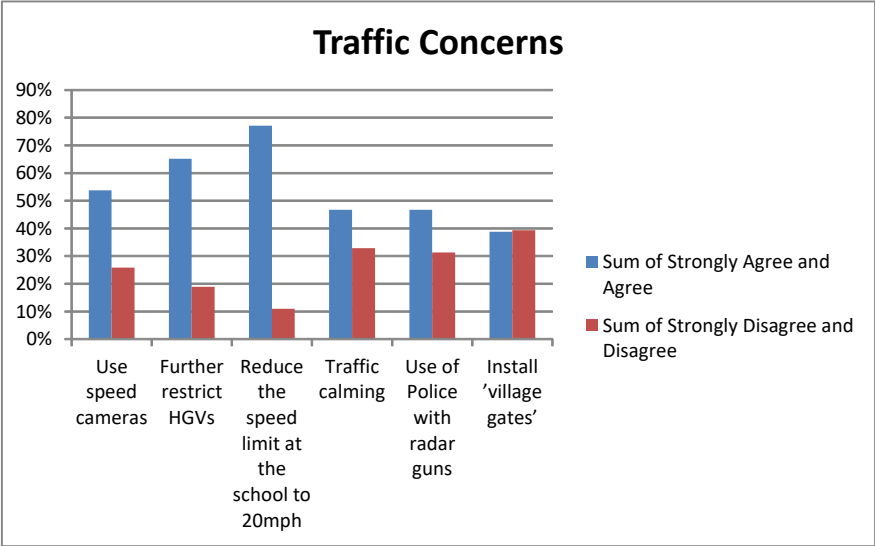
There is considerable concern about the quantity and, in particular, the speed of traffic through the village (question 22b, c, and d).



Various traffic surveys carried out in the past indicate that the median speed in the main street is around 30 mph (Gloucestershire County Council Speed Survey - April 2013). There are, however, 15% of vehicles travelling in excess of 35 mph. This may not seem to be excessive, but in the centre of a village close to the primary school and with many driveways along the street, some on bends giving poor visibility, it is clearly considered by residents (over 80% from the questionnaire) as too fast.

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

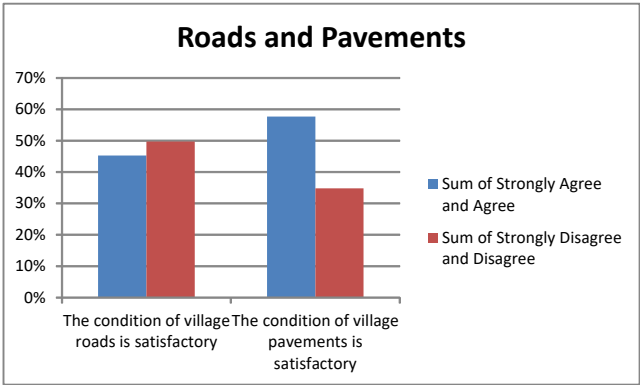


Fifty-nine percent of respondents were concerned about pedestrian safety. Of those the overwhelming majority (86%) favoured a pedestrian crossing near the school (Question 23aA). Other measures such as installing other crossings or widening the pavements did not find favour (4 and 37% respectively).

The Parliamentary Select Committee on Transport, Local Government and the Regions consider that all areas close to schools should have a 20-mph speed limit¹¹. The village is linear and to encourage pupils to walk and cycle to school without fear this 20-mph limit should extend over the whole length of the current 30-mph limit. If the 30-mph limit remains, the Committee stated that traffic calming will often be necessary to enforce the limit, particularly on the approaches to small towns and villages. In addition, the Committee considered that all rural 'C' roads should have a 40-mph speed. Implementing this would assist in reducing traffic speeds throughout the parish.

5.6.2 State of the Roads and Pavements

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



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

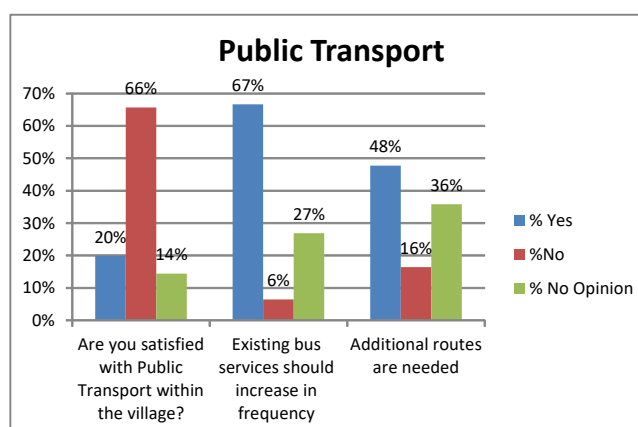
Recommendation IR1: *The Parish Council should work with the County Council to implement road safety improvements in order that all highway users (pedestrians, cyclists, and drivers) feel safe and potential for accidents is reduced.*

These could include: traffic and speed controls such as a 20-mph speed limit, a weight limit reduction to 7.5 tonnes similar to all minor roads nearby (but see below), and the introduction of speed cameras or other traffic calming methods.

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

5.6.3 Public Transport

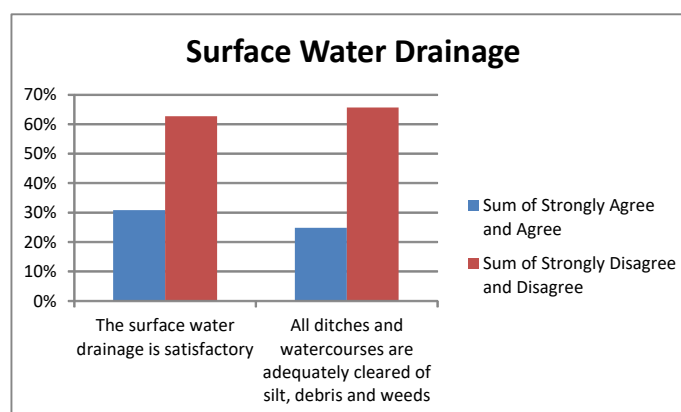
Although everyone who travels to work stated that they went by car (question 16b), 68% disliked the lack of public transport in the village, 67% thought that there should be increased frequency of service, and 48% thought that new routes should be introduced (question 24).



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

5.6.4 Surface Water Drainage - Questions 12B & 12C

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



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

Down Ampney Neighbourhood Plan

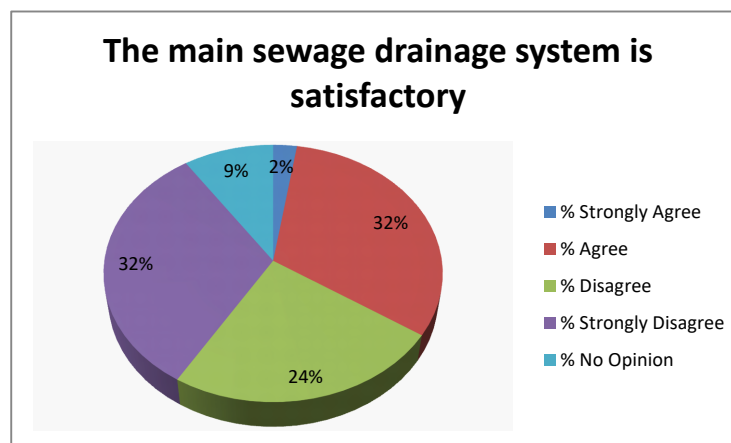
CDC Policy INF8 and paragraph 11.8.9 require developers to consider both on-site and off-site capacity. Policy IP1 of the neighbourhood plan seeks to avoid future problems following heavy rainfall.

Policy IP1 Drainage

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

5.6.5 Foul Drainage – Question 12

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



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

1. Proposals will be permitted that:

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

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

Policy IP2 Waste Water

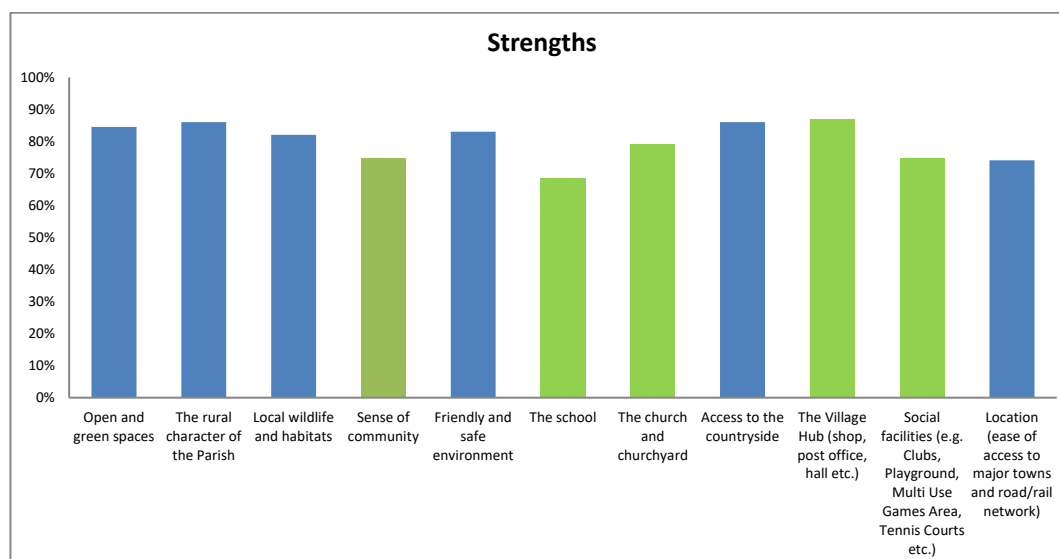
Development that may result in the capacity of the public sewerage network and/or the Ampney St Peter wastewater treatment works becoming overloaded will not be supported. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through regulatory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

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

6 Infrastructure – Community and Leisure

6.1 Background

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



6.2 Current Facilities

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

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

6.4 Objectives to be Satisfied

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

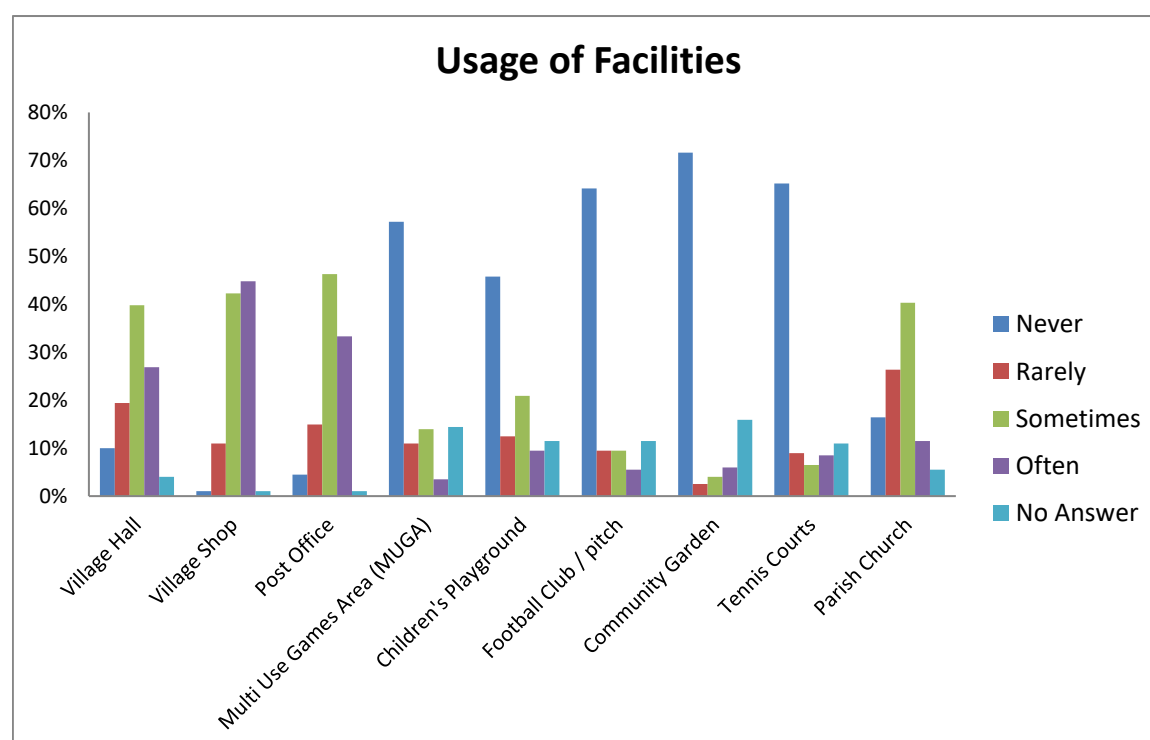
Objective CO1. To maintain current Community and Leisure facilities.

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

6.5 Villagers' Views (The Questionnaire)

6.5.1 Use of Facilities

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



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

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6.5.2 Other Facilities

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

Policy CP1 Protection of Existing Community Facilities.

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

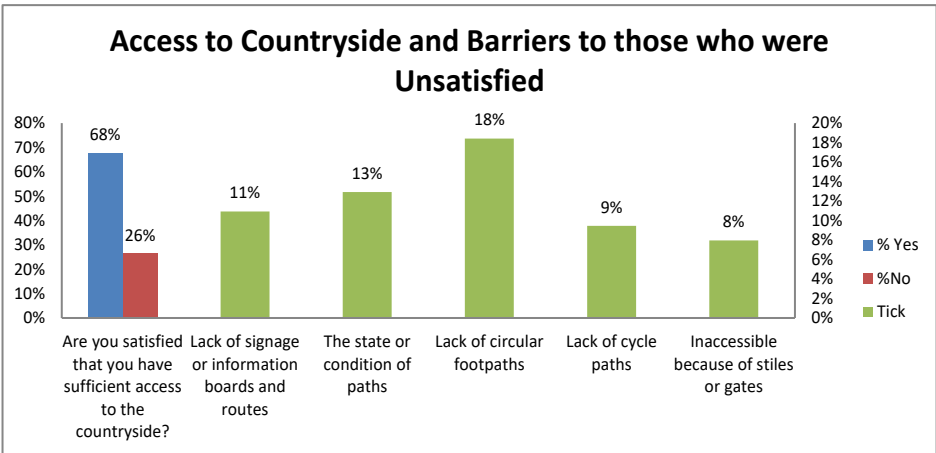
Village Hall
Village Shop
Post Office
Village School
All Saints' Church
Multi-use Games Area
Children's playground
Football Club and pitch
Community garden
Tennis courts

Any development proposals affecting these facilities will be handled in accordance with Policy INF2 of Cotswold District Local Plan 2011-2031.

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

6.5.3 Footpaths and Cycle Routes

Access to the village’s surrounding countryside is largely felt not to be a problem with 68% of respondents satisfied with such links. Those that were not as satisfied with such links, cited lack of circular paths and the state of the paths as the largest barrier to access.



Dissatisfaction centres on the condition of footpaths (13% of respondents) and lack of circular paths (18%). The lack of cycle paths around the parish is noted by a few respondents (9%).

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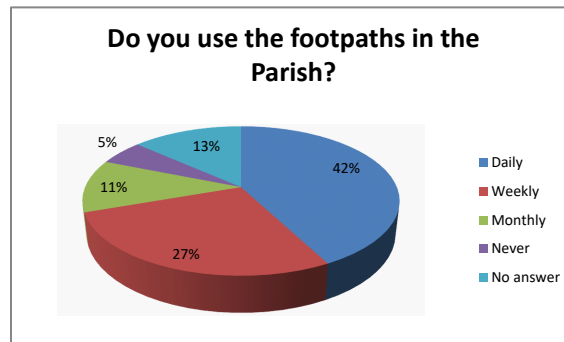


Figure 6.1 Policies Map – Existing Facilities

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6.5.4 Use of footpaths – Question 6

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



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

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

7 Economy and Employment, and Tourism

7.1 Economy and Employment

7.1.1 Background

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

7.1.2 Present Day

In 2011 there were only 3 residents employed by the local agricultural businesses, Farmcare, Poulton Hill Vineyard, or Kempsford Farms. Most employed people work outside the village. There are a few self-employed residents such as builders, plumbers, or beauticians servicing the local area. There is no light industry or small office facility within the Parish. Down Ampney today is very much a commuter village where to go to work means driving, there being no public transport available that allows one to go and return to work for normal working hours. A few self-employed work from home.

7.2 Tourism

Down Ampney Parish is within the Cotswold Water Park, the lakes of which have recently been designated as SSSIs². There are, however, no lakes within the Parish that have this designation. The Water Park covers an area of over 40 square miles and comprises 180 lakes, the Park has many different leisure providers, and a variety of places to stay. This Park's wetlands landscape also hosts tens of thousands of breeding and watering birds and is an ideal destination for watching wildlife all year round.

Other tourism is small-scale and based on three main factors: the parish church is a grade I Templar church built by Nicolas De Valers; The Old Vicarage in the centre of the village was the birthplace of Ralph Vaughan Williams whose father was vicar of Down Ampney; and the old airfield, mentioned in Section 3, from where paratroopers and gliders took off for, in particular, Operation Overlord (D-Day) and Operation Market Garden (battle for Arnhem). There is a stained glass window in All Saints’ Church in memoriam of those who took part in these significant events of World War II.

7.3 Objectives

7.3.1 Economy and Employment

Because no new business employing people is likely without premises to house it, the objective must be to encourage the building of light business units (an example can be seen at Poulton Priory Business Park).

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

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

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

Down Ampney Neighbourhood Plan

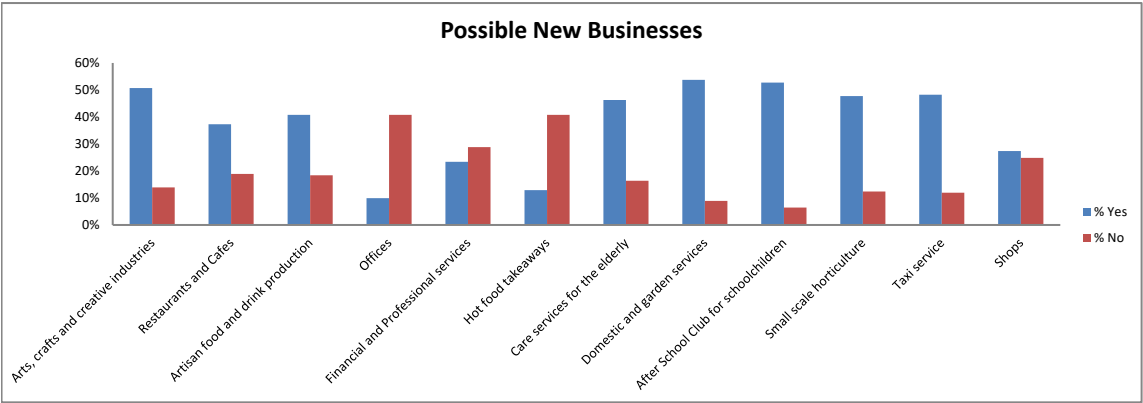
7.3.2 Tourism

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

7.4 Villagers’ Views (The Questionnaire)

7.4.1 Economy and Employment

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



7.4.2 Local Employment Opportunities in the Future

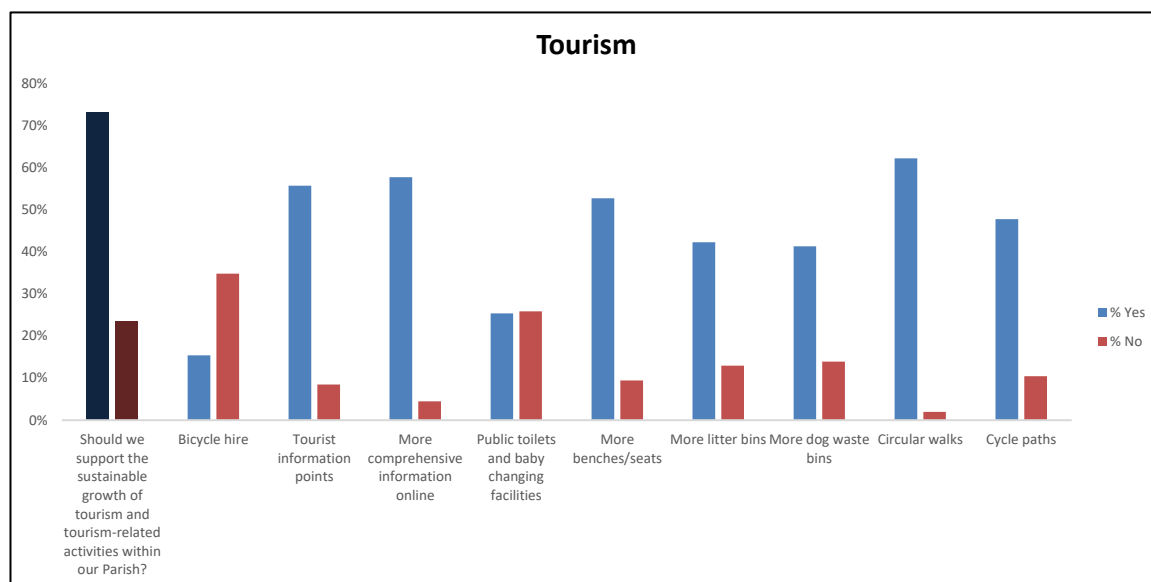
Opportunities for local employment can only come from having business units or offices available in the Parish.

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

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

7.4.3 Tourism

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



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

8 Residential Housing and Non-Residential Building Design

8.1 Introduction

This section of the plan sets out how the number of dwellings allocated to Down Ampney through the local plan process has been accommodated. In doing this account has been taken of the Cotswold District Local Plan 2011 - 2031¹ (CDC Local Plan 2011-2031), and the National Planning Policy Framework (NPPF)² produced in July 2021. In addition Cotswold District Council (CDC) have declared a "Climate Emergency"³ in July 2019 and an "Ecological Emergency"⁴ in July 2020 which will have an impact on development layout, and dwelling design. Feedback from the village via questionnaires, and village hall presentations have also been taken into account. The following sections state how the housing objectives are arrived at and how those will be achieved through neighbourhood plan and Local Plan policies.

8.2 Cotswold District Local Plan 2011 - 2031

Policy DS1 of the CDC Local Plan 2011 - 2031 identified Down Ampney as one of 17 Principal Settlements in the district. Down Ampney has the smallest population of all the Principal Settlements. Paragraph 6.1.9 of the Local Plan highlights that:

"These settlements were selected on the basis of their social and economic sustainability, including accessibility to services and facilities. The availability of suitable land capable of delivering sustainable development during the Plan period also helped determine which settlements to include in the Development Strategy."

More detail can be found in Topic Paper 1: Development Strategy⁵. The Local Plan's Development Strategy (Policy DS1) identifies that at least 8,400 dwellings will be developed over the plan period 2011 - 2031. This development will be located in the Principal Settlements, including Down Ampney

The CDC Local Plan 2011 - 2031 identified three sites in Down Ampney for possible development where planning permission could be granted for 28 new homes to be built within the current Local Plan period to 31st March 2031 (see Inset 3 of the Local Plan and Figure 8.8 of this document). This is in addition to the 44 houses already approved for Broadway Farm. These sites are allocated in Local Plan Policy S4.

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

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

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

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

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

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The following sites are allocated in Local Plan Policy S4:

Policy S4

DOWN AMPNEY

Allocated housing development sites:

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

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

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

8.3 Housing Development and Population Growth

8.3.1 Development

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

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

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

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

⁶ Local Insight profile for 'Down Ampney CP' area.

https://www.gloucestershire.gov.uk/media/2096697/localinsight-down-ampney-cp-li_glou_e04004221-20200310141928044.pdf

Down Ampney Neighbourhood Plan



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

The CWS farmed the land under its wholly owned subsidiary Farmcare Ltd until it sold Farmcare to the Wellcome Trust in 2014. The CWS has retained ownership of some of the land immediately bordering the village (Figure 8.2). Recently it has stated that it is planning to divest itself of all its village holdings by the end of 2024.



Figure 8.2 Land retained by CWS (2020)

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8.3.2 Population growth

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

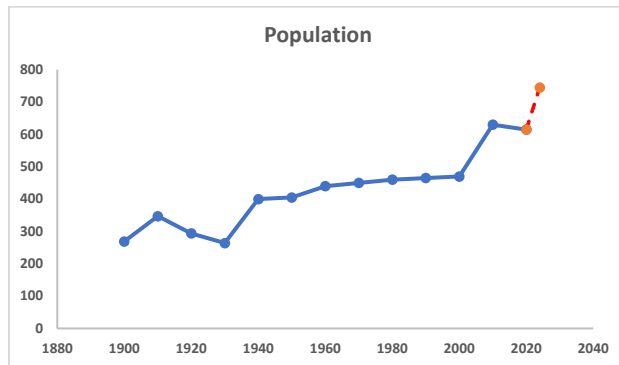


Figure 8.3 Population growth

8.4 Housing Density

Down Ampney is a rural village and the residents want it to remain as such. Housing density is relatively low. The current average density in the settlement area is about 12.5 dwellings per hectare (calculated as the current number of houses plus the 44 houses planned for at Broadway Farm divided by the Local Plan defined settlement area). To retain this character over-intensive housing development should be avoided and plot size should reflect the prevailing context of homes with plentiful surrounding private space. Densities in Down Ampney should remain considerably lower than in town or urban settings. Higher densities will degrade the very attributes of openness and space that the village has. The *"desirability of maintaining an area's prevailing character"* is highlighted in NPPF paragraph 124d. If more houses are required for the village, these inevitably will be outside the Local Plan defined settlement boundary. New development should, therefore, keep the housing density to no more than the current average level of 12.5 dwellings per hectare. This is not to disallow a few small developments of terraced houses of the type shown in Figure 8.4. Visual gaps that reflect the general character of the immediate area should also be retained between buildings.



Figure 8.4 Existing row of terraced houses

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Figure 8.5 The village in 1997 viewed from the east



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



Figure 8.7 The village in 2021 viewed from north of east (Linden Lea has been built since 1997 and Broadway Farm with planning permission for 44 houses is shown outlined in red)

Down Ampney Neighbourhood Plan

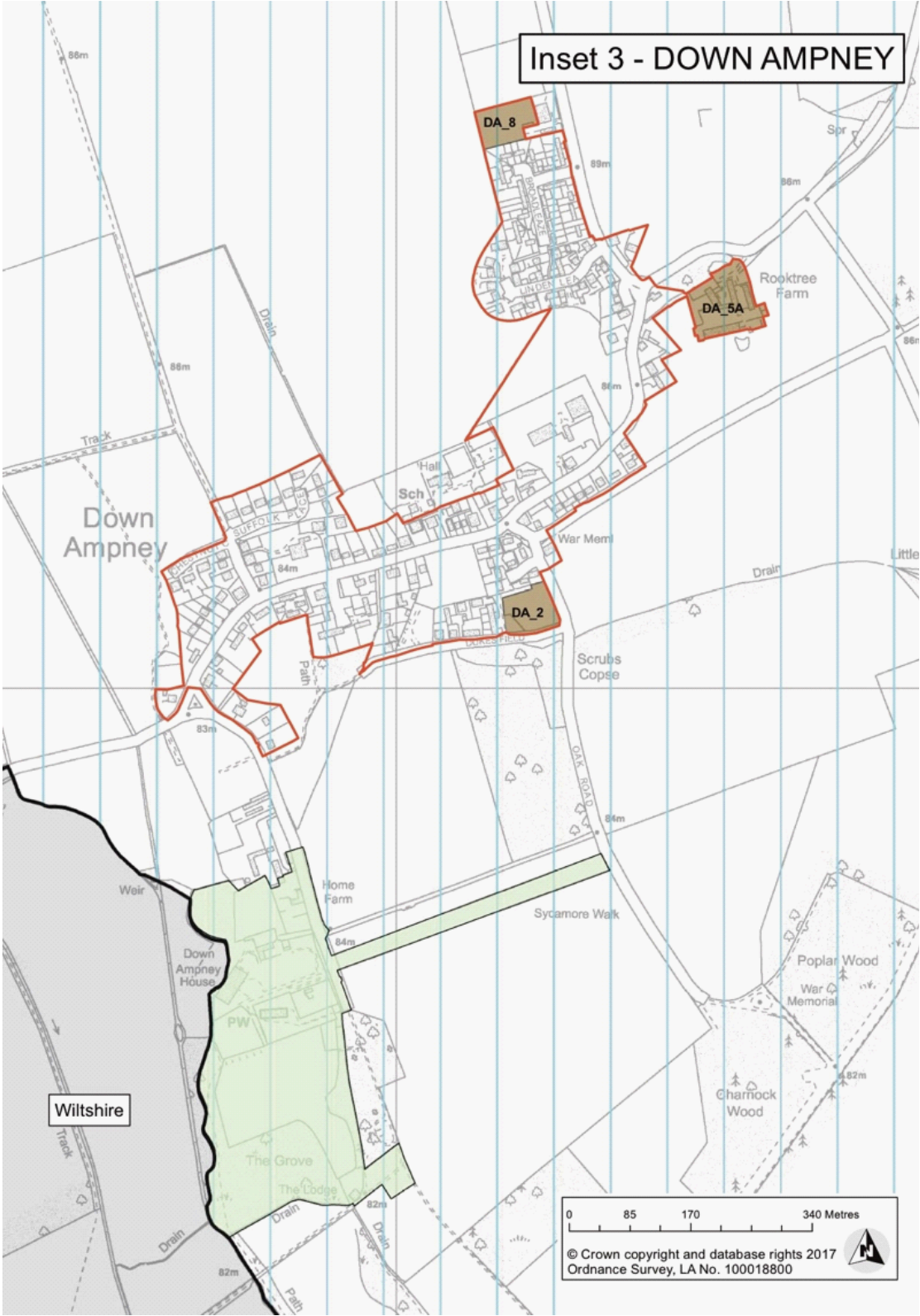


Figure 8.8 CDC identified development sites and settlement boundary

8.5 Listed Buildings

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

8.6 Objectives to be Satisfied

Following the questionnaire⁷ results and the village meeting held on 5th September 2020 the Housing and Design Objectives have been set:

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

Objective HO2: *To ensure that any new development is designed in such a way that it reflects and is in-keeping with the character, rural setting, historical context, and vernacular of Down Ampney.*

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

8.7 Housing Needs in the Plan Period and Impact on Village

8.7.1 Housing identified in CDC Local Plan 2011 - 2031

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

8.7.2 Impact on the Village

After 2031 taking into account that Down Ampney has only 1.4% of the population of all the Principal Settlements and that 487 dwellings per year are planned for the whole of Cotswold District, it would be expected that no more than 60 dwellings over a ten-year period would be allocated to Down Ampney. There is a limit to the new housing that a rural village can absorb. The impact on the village of extensive development has had and will have a significant negative impact on rural roads, noise levels, air pollution, habitats, car parking and infrastructure

⁷ Village Questionnaire held between October and December 2019

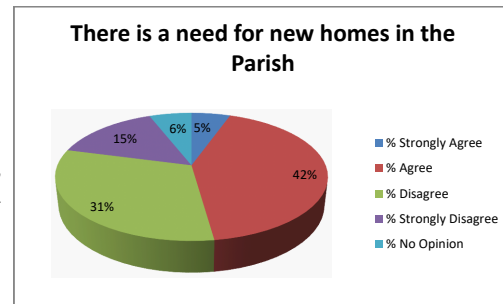
Down Ampney Neighbourhood Plan

8.8 Villagers' Views (The Questionnaire)

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

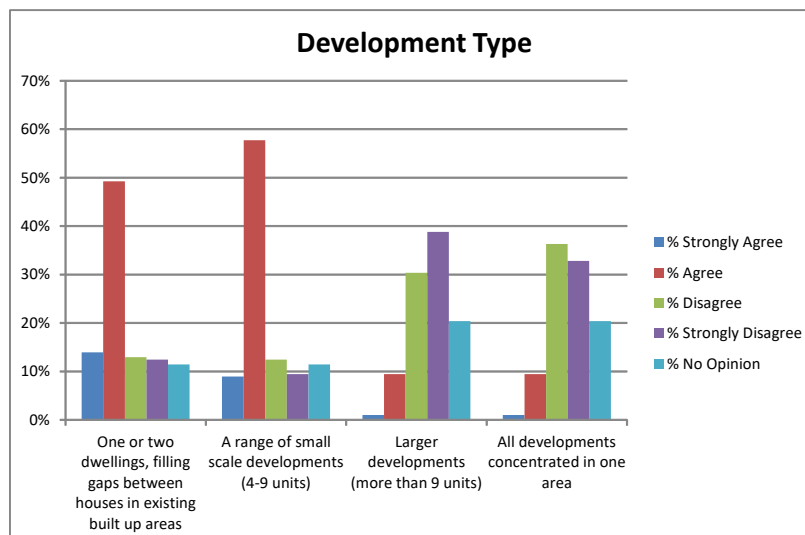
8.8.1 New Homes (Question 8b)

Asked "is there a need for new homes in the parish?" 47% replied strongly agree or agree as against 46% disagree and strongly disagree. No opinion was 7%. Opinion is therefore split on whether new homes are needed in the village.



8.8.2 Development Type (Question 10)

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



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

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

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

therefore be designed to include areas of private gardens, public open space and landscaping and green infrastructure.

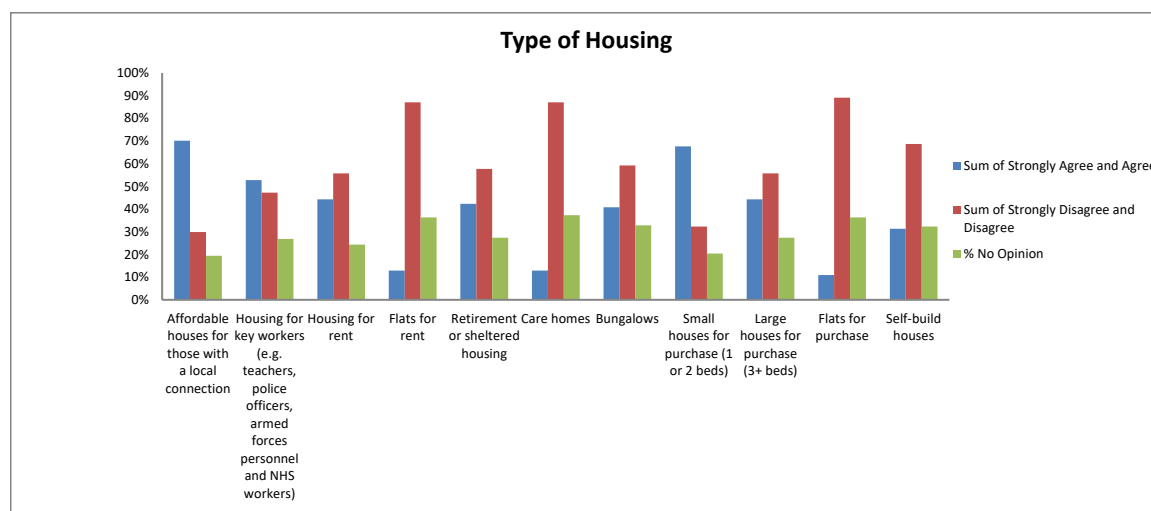
Policy HP1: Village Character and Housing Density

To maintain the village's prevailing character and setting new developments should achieve an overall density of not more than 12.5 dwellings per hectare. Exceptions to this will only be supported on small infill sites within the village development boundary; and on other sites where the applicant can demonstrate a clear need for higher densities when house type, housing need, site constraints and available infrastructure and services indicate such densities can be accommodated without significantly having a detrimental impact on village character.

8.8.3 Type of New Homes (Question 9)

Asked "if new homes were to be provided, which type of dwellings are needed?" The key areas supported were for "Affordable houses for those with a local connection" at 70%; "small houses for purchase (1 to 2 bedroom)" at 65%; bungalows at 36%; and "housing for key workers (e.g., teachers, police, armed forces and NHS" at 62%.

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



Policy HP2: House Types

New developments shall have types of dwellings that follow the general trend of support. That is more affordable houses for those with a local connection and smaller market houses (some 60% in total) and larger houses and bungalows for most of the remainder.

The numbers in this policy broadly reflect the proportion of residents favouring the particular type of dwelling; 60% for the smaller together with the affordable dwellings and the remaining 40% for the larger houses and bungalows.

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8.8.4 Infill Sites

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

8.8.5 Affordable Housing

Affordable housing is defined by the Government as housing provided for rent or purchase on a subsidised basis to eligible households which cannot meet their needs on the open market. There are several types of affordable housing tenures: affordable housing for rent; starter homes; discounted market sales housing; and other routes to affordable home ownership. Feedback from CDC and the Housing Needs Survey indicated that there is a demand for affordable housing, and this is the basis of Policies H1 and H2 of the CDC Local Plan 2011 - 2031.

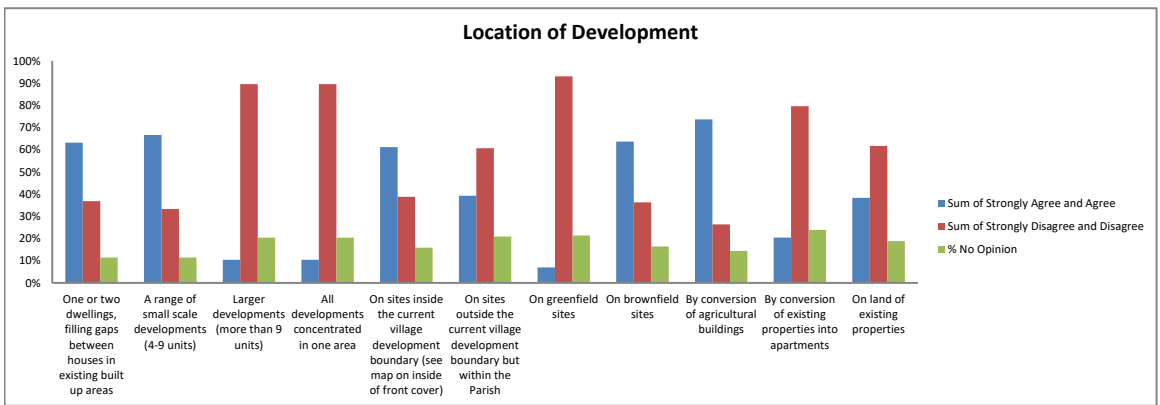
There are 51 affordable homes in Down Ampney provided by housing associations. People seeking a home in Down Ampney at present (data from Gloucestershire Homeseeker and CDC Strategic Housing)⁸ with a connection to Down Ampney is 13. As Down Ampney is a Principal Settlement not only is it required to take people requiring affordable housing from or linked to the village but also from within the CDC area (Local Plan Policy H2). The Broadway Farm development has approval to provide 22 affordable homes.

Affordable housing must be distributed around the site and be indistinguishable from market housing. Affordable housing shall be for those with a village connection or for key workers, e.g., teachers, police, armed forces or NHS workers who currently live in Cotswold District in accordance with CDC Policy H2.

In the past Section 106 agreements have been made with developers which define precisely what comprises a “local connection” for affordable housing. Discussion between CDC and Down Ampney Parish Council on such agreements in the future would allay concerns that these agreements were not always being adhered to.

8.8.6 Location of New Homes (Question 11)

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



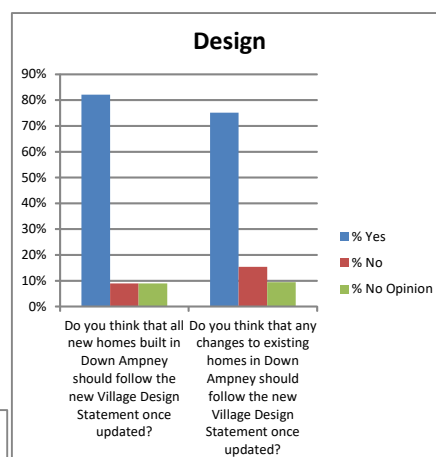
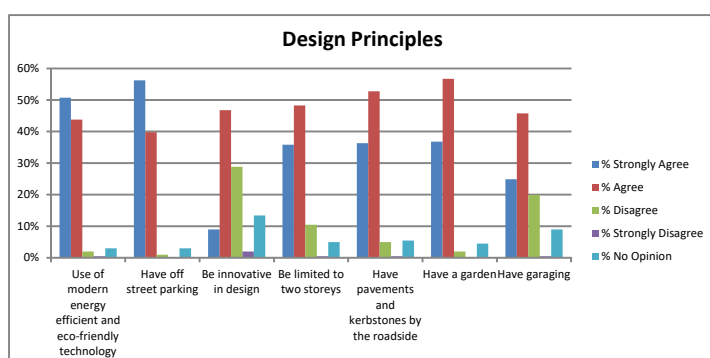
There is only one brownfield area in the village for conversion of agricultural buildings which is Rooktree Farm, and this is already identified for development in the CDC Local

⁸ Email received from CDC dated 06/05/2015

Plan 2011 - 2031 under site reference DA5A. The site is now subject to an outline planning application for nine residential dwellings. There is a brownfield site at Broadleaze under site reference DA8. One site inside the development boundary has been identified which is the Duke's Field extension site reference DA2.

8.8.7 Design (Question 13)

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



Policy HP3: Design of New Development in Down Ampney

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

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

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

⁹ Down Ampney – Design guidance and codes, AECOM, July 2023

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

¹¹ Down Ampney – Design guidance and codes, AECOM, July 2023

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8.9 Constraints on Sustainable Growth

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

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

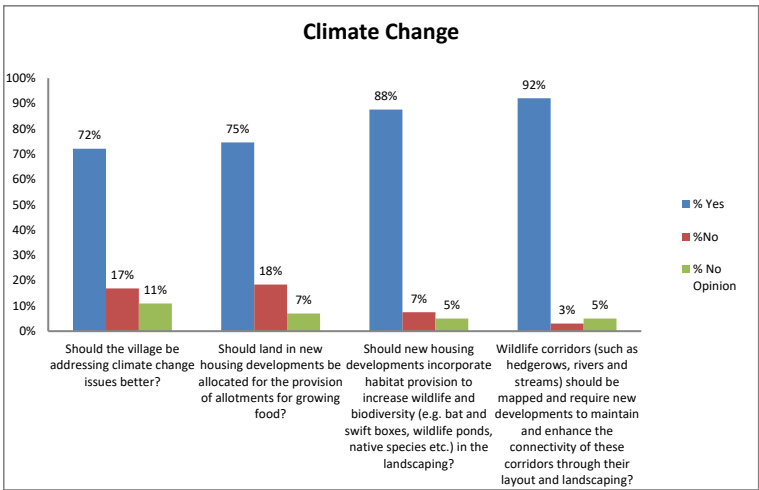
8.9.1 Climate Emergency Impact on Planning and Development

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

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

8.9.2 Climate Change (Question 26)

Question 26 asked villagers for opinions on climate change issues. There was very good support for the village addressing climate change at 72%; should land be allocated for allotments at 75%; should new developments incorporate habitat provision for wildlife and biodiversity at 88%, should there be wild life corridors in new developments at 92% (Note Section 8.9.1).



8.9.3 Green Infrastructure

National planning policy defines Green Infrastructure as "a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for

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

nature, climate, local and wider communities and prosperity." Much of Down Ampney's countryside, including water features, fulfils such functions.

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

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

Policy HP4: Green Infrastructure

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

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

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

8.10 Working Together

The following recommendation is not specifically a planning matter but is an item that should be followed to enable the Objectives to be met. In paragraph 126 of the NPPF it states that good design is achieved by, among other things, "... effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

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

¹³ Consultation Statement – Regulation 14 Consultation

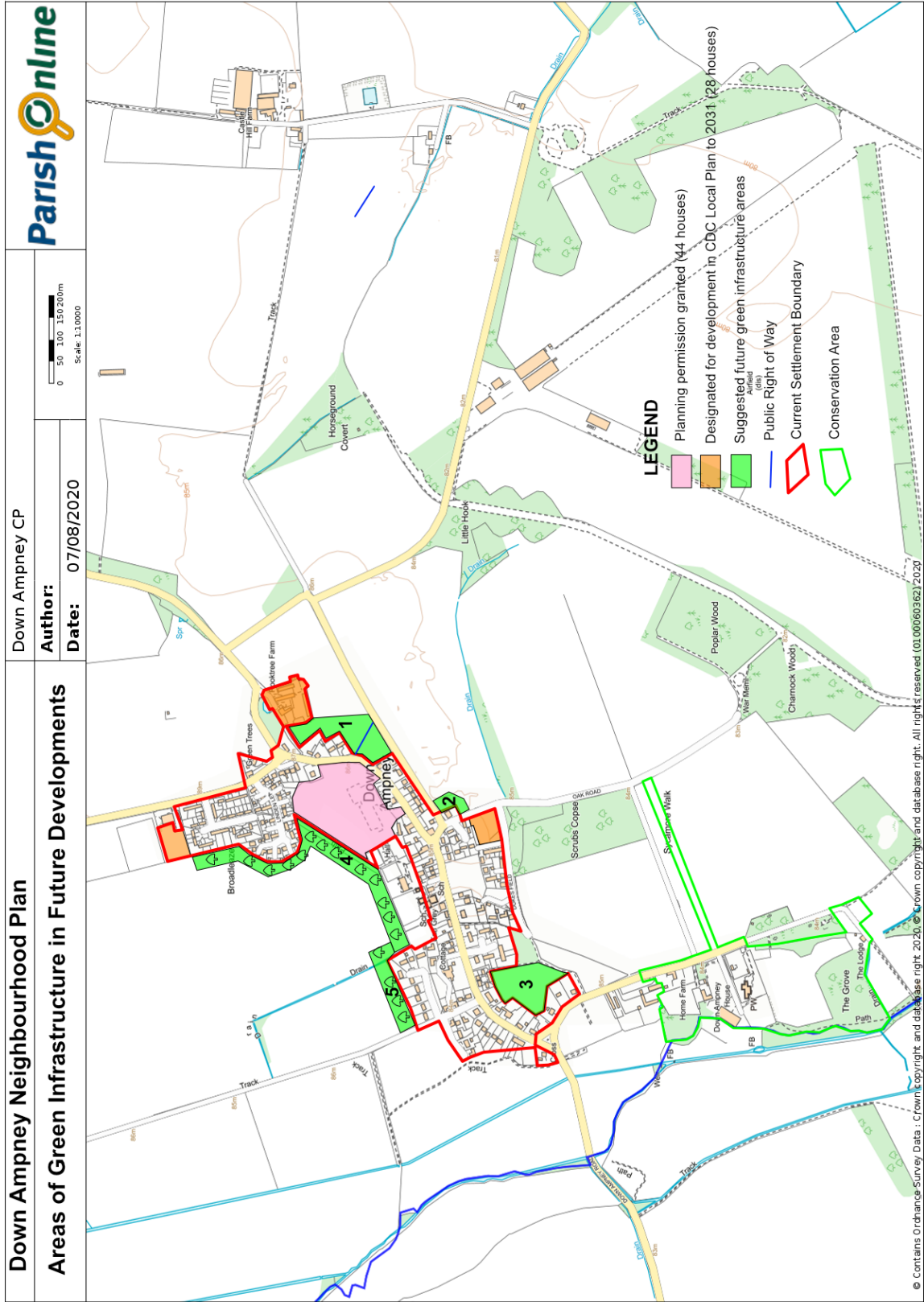


Figure 8.9 Possible green infrastructure in future developments

9 Summary of Objectives, Policies, and Recommendations

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

9.1 Objectives

9.1.1 Landscape

Objective LO1.	<i>To protect the rural aspects of the village and surrounding countryside.</i>
Objective LO2.	<i>To preserve, protect and enhance the green spaces and open aspects of areas within the village and to ensure green space around and within any development maintains the rural and village aspect of the parish.</i>
Objective LO3.	<i>To promote access to the countryside throughout the parish boundaries.</i>

9.1.2 Infrastructure – Roads, Transport, and Drainage

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

9.1.3 Infrastructure – Community and Leisure

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

Down Ampney Neighbourhood Plan

9.1.4 Economy and Employment, and Tourism

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

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

9.1.5 Residential Housing and Non-Residential Building Design

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

Objective HO2: *To ensure that any new development is designed in such a way that it reflects and is in-keeping with the character, rural setting, historical context, and vernacular of Down Ampney.*

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

9.2 Policies

9.2.1 Landscape

Policy LP1 *Notable Vistas*

The notable vistas (identified on Figure 4.9) should be protected.

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

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

Policy LP2: *Local Green Space*

The area (area 1) shown on Figure 4.10 is designated as Local Green Space.

In accordance with policy EN3 in Cotswold District Local Plan 2011-2031, development will only be permitted within a Local Green Space where there are very special circumstances, which outweigh the harm to the Local Green Space. Particular attention will be paid to the evidence presented by the local community when assessing development proposals that are likely to affect a designated Local Green Space.

9.2.2 Infrastructure – Roads, Transport, and Drainage

Policy IP1	Drainage <i>For developments of more than 5 dwellings, developers shall demonstrate that the existing drainage serving the site is sufficient to take additional site run-off or, if this cannot be demonstrated, the proposal shall include drainage measures to deal with the identified site run-off. In showing that existing and future site run-off can be adequately dealt with applicants will be expected to demonstrate that extreme events related to climate change have been taken into account.</i>
Policy IP2	Waste Water <i>Development that may result in the capacity of the public sewerage network and/or the Ampney St Peter wastewater treatment works becoming overloaded will not be supported. In either of these instances, development will need to be phased or delayed until capacity becomes available, either through regulatory investment or, in advance of this, through the developer funding the improvements themselves via the provisions of the Water Industry Act (1991) and/or section 106 of the Town and Country Planning Act (1990).</i>

9.2.3 Infrastructure – Community and Leisure

Policy CP1	Protection of Existing Community Facilities. <i>The facilities listed below and shown on the Policies Map (see Figure 6.1) shall be protected for community and recreational use.</i> <i>Village Hall</i> <i>Village Shop</i> <i>Post Office</i> <i>Village School</i> <i>All Saints' Church</i> <i>Multi-use Games Area</i> <i>Children's playground</i> <i>Football Club and pitch</i> <i>Community garden</i> <i>Tennis courts</i>
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Down Ampney Neighbourhood Plan

9.2.4 Residential Housing and Non-Residential Building Design

Policy HP1: Village Character and Housing Density

To maintain the village's prevailing character and setting new developments should achieve an overall density of not more than 12.5 dwellings per hectare. Exceptions to this will only be supported on small infill sites within the village development boundary; and on other sites where the applicant can demonstrate a clear need for higher densities when house type, housing need, site constraints and available infrastructure and services indicate such densities can be accommodated without significantly having a detrimental impact on village character.

Policy HP2: House Types

New developments shall have types of dwellings that follow the general trend of support. That is more affordable houses for those with a local connection and smaller market houses (some 60% in total) and larger houses and bungalows for most of the remainder.

Policy HP3: Design of New Development in Down Ampney

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

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

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

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

² Down Ampney – Design guidance and codes, AECOM, July 2023

Policy HP4: Green Infrastructure

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

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

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

9.3 Recommendations

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

9.3.1 Infrastructure – Roads, Transport, and Drainage

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

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

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

9.3.2 Infrastructure – Community and Leisure

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

Down Ampney Neighbourhood Plan

9.3.3 Economy and Employment, and Tourism

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

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

9.3.4 Residential Housing and Non-Residential Building Design

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

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN APPENDICES



June 2023
Regulation 16 Submission Plan

DOWN AMPNEY NEIGHBOURHOOD PLAN

APPENDIX 1 – LISTED BUILDINGS IN THE PARISH OF DOWN AMPNEY



Down Ampney Neighbourhood Plan – Appendix 1

Listed Buildings in Down Ampney

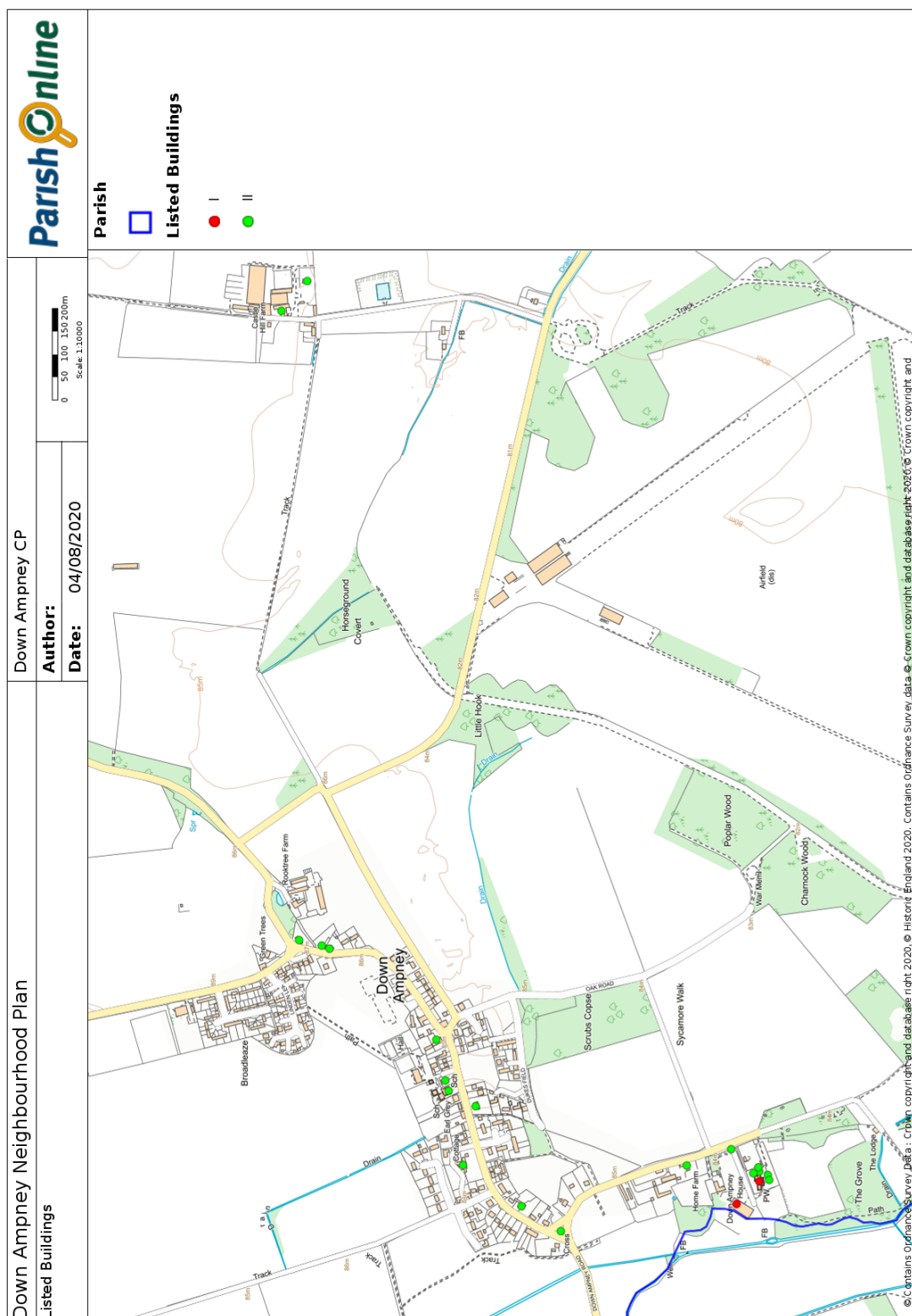
Grade I Listed

1. Down Ampney House
<https://historicengland.org.uk/listing/the-list/list-entry/1341033>
2. All Saints' Church
<https://historicengland.org.uk/listing/the-list/list-entry/1089941>

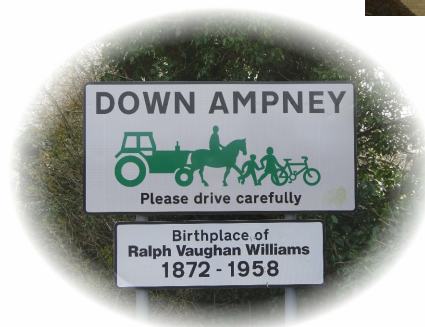
Grade II Listed

3. Various gravestones in All Saints' Churchyard
4. Gatepiers at Down Ampney House
<https://historicengland.org.uk/listing/the-list/list-entry/1089940>
5. Home Farm
<https://historicengland.org.uk/listing/the-list/list-entry/1304888>
6. 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
<https://historicengland.org.uk/listing/the-list/list-entry/1089935>
11. 16 & 17 Down Ampney
<https://historicengland.org.uk/listing/the-list/list-entry/1152159>
12. Laines Farmhouse
<https://historicengland.org.uk/listing/the-list/list-entry/1089936>
13. Hampton Cottage
<https://historicengland.org.uk/listing/the-list/list-entry/1304885>
14. 33 Down Ampney
<https://historicengland.org.uk/listing/the-list/list-entry/1089937>
15. Pear Tree Cottage
<https://historicengland.org.uk/listing/the-list/list-entry/1152162>
16. Castle Hill Farm
<https://historicengland.org.uk/listing/the-list/list-entry/1341032>
17. Former Horse Engine House and Adjoining Stable at Castle Hill Farm
<https://historicengland.org.uk/listing/the-list/list-entry/1304915>

A map showing the locations is shown overleaf.



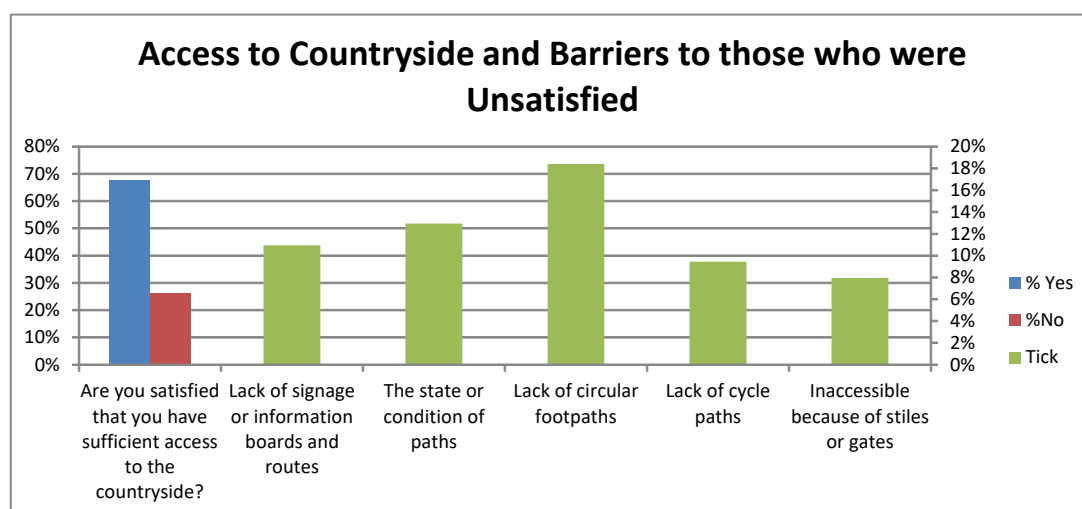
APPENDIX 2 – FOOTPATH AND CYCLE WAY SUGGESTIONS



Down Ampney Neighbourhood Plan – Appendix 2

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

All 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 Path

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 The Old Airfield

Hills Group has made proposals for gravel extraction on the Old Airfield. Part of the submission includes restoration proposals which highlight the provision of permissive footpaths.¹ Whilst this is in the relatively far future, the Neighbourhood Plan would strongly support these proposals if the extraction and restoration takes place.

5 An Example of a Cycle Way

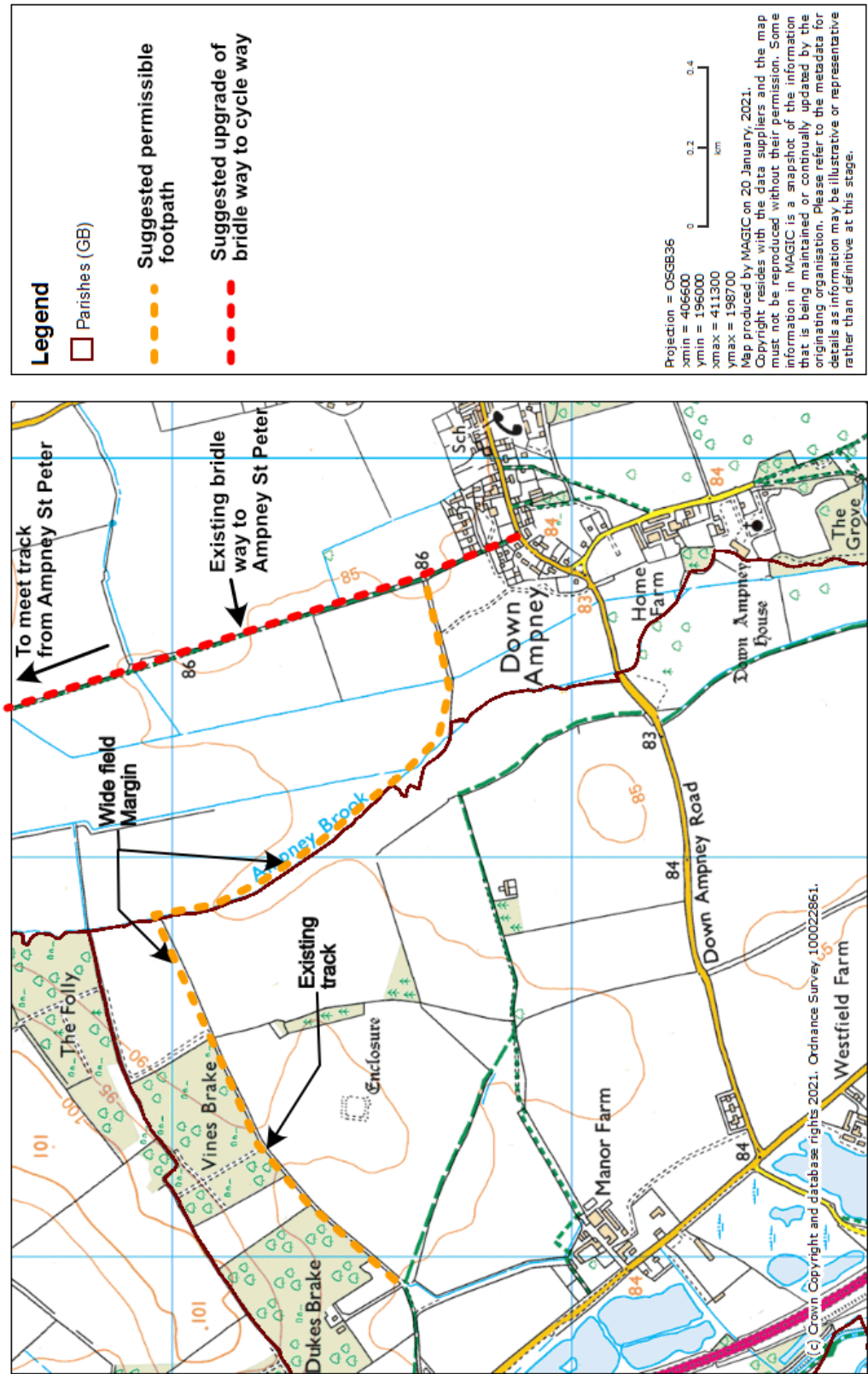
The map also indicates the upgrading of an existing bridle way to a cycle way. The route runs from the paved part of Charlham Lane northwards until it meets the road from Ampney St Peter. It would form a good link between Down Ampney village and the other Ampneys to the north.

¹ https://www.airfieldquarry.co.uk/wp-content/uploads/2020/09/D10_LAN_215_Restoration-Proposals-08-09-2020.pdf

Down Ampney Neighbourhood Plan - Appendix 2

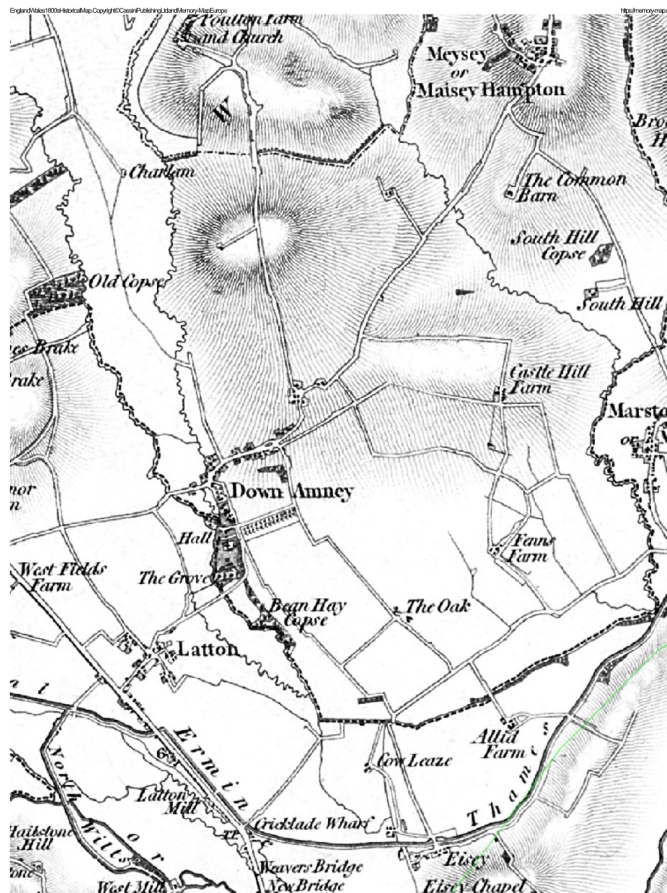
A more problematic upgrading would be to the bridle way running southwards past All Saints' Church to meet the Kempsford road at Eysey. However, it would also make a welcome link avoiding the busy A419. Possibly it could be achieved during the possible restoration works after gravel extraction in the area.

MAGiC Suggested additional permissive footpath and cycle way



DOWN AMPNEY NEIGHBOURHOOD PLAN

APPENDIX 3 – REFERENCES



Down Ampney Neighbourhood Plan – Appendix 3

REFERENCES CONSULTED

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

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Down Ampney Neighbourhood Plan – Appendix 3

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

Natural England Cotswold Water Park SSSI

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

Local Insight profile for 'Down Ampney CP' area

https://www.gloucestershire.gov.uk/media/2096697/localinsightdown-ampney-cp-li_glou_e04004221-20200310141928044.pdf

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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

DOWN AMPNEY NEIGHBOURHOOD PLAN

APPENDIX 4 – LOCAL GREEN SPACE



Down Ampney Neighbourhood Plan – Appendix 4

1 Introduction

The National Planning Policy Framework (NPPF)¹ provides the following information on Local Green Space designations:

101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. 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.

102. The Local Green Space designation should only be used where the green space is:

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

103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.

This Appendix sets out in detail the reasons and justifications for including the area noted in the main document section 3.6.1.

Extensive use has been made of the Cotswold District Council Toolkit².

2 Proposed Area

The area proposed as Local Green Space is a field in the centre of the Village bordering the main road opposite the Village School ("The Field") which to differentiate it from Duke's Field, the houses, is now called Duke's Meadow. A map of the area is given on the following page.

The proposed area is evaluated against the three criteria given in the NPPF. The detailed checklist is included at the end.

3 Criteria

3.1 Reasonably Close to the Community

The Field is in the centre of the village, opposite the Village School and entrance to the "hub" – the Village Hall, the Village Shop, the Tennis Courts, the Multi Use Games Area, and the Community Gardens.

3.2 Demonstrably Special to a Local Community

As far back as 1995 in the document "Design in Down Ampney" houses were mooted to be in part of the field that had the old egg-packing station and CWS workshops. In the

¹ National Planning Policy Framework, July 2021, Ministry of Housing, Communities and Local Government

² Local Green Space Designation,, A Toolkit for Communities in Cotswold District

Down Ampney Neighbourhood Plan - Appendix 4

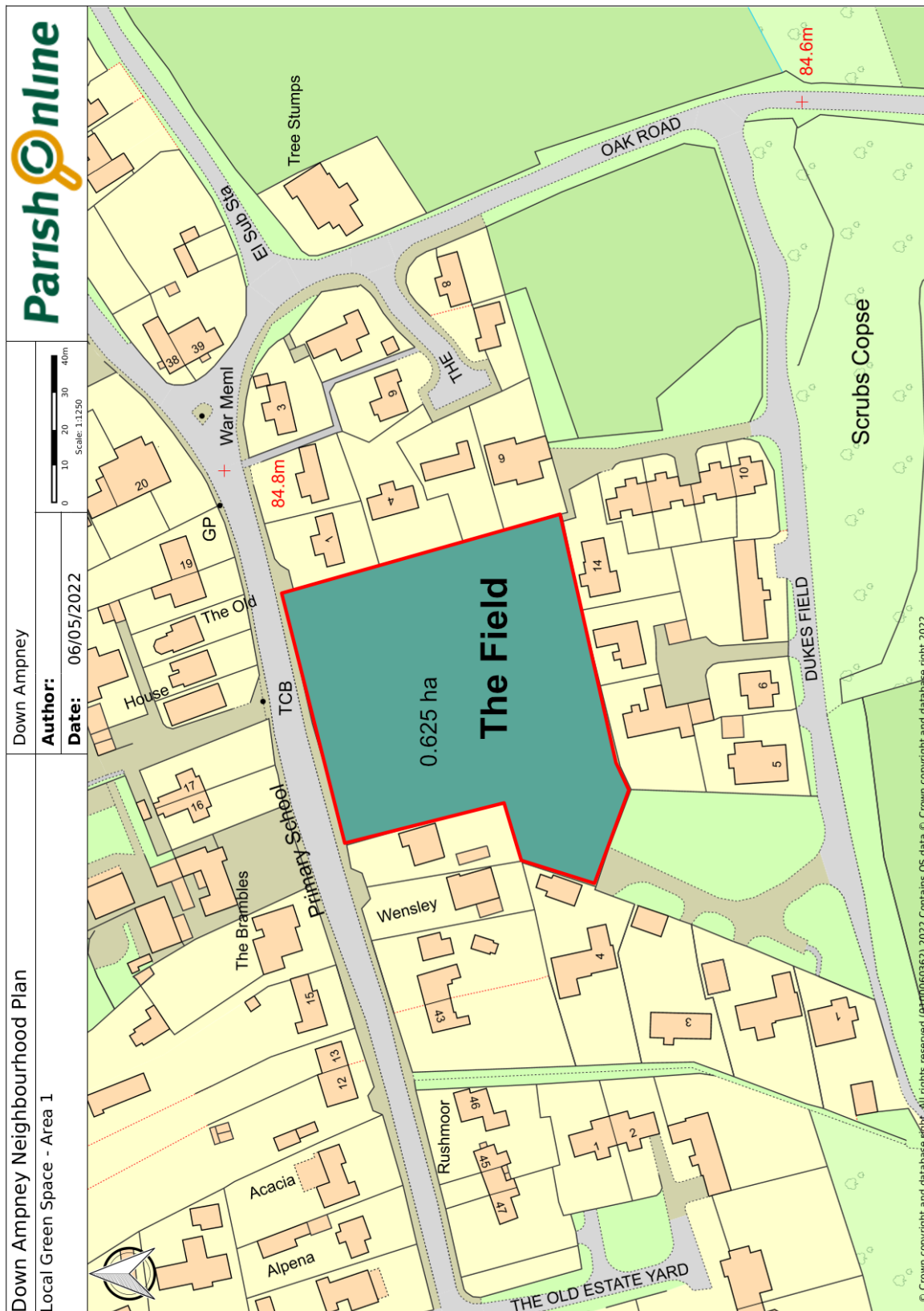


Figure 1 – Location of The Field

Down Ampney Neighbourhood Plan – Appendix 4

document seven houses were suggested with the remainder of the field described as “meadow”. In fact 14 houses were built, but the part of the field fronting the main road was always shown as a field (now called Duke’s Meadow). The name of the estate was set as Duke’s Field after the horse that used to graze in the field.



Figure 2 – Duke in The Field

Down Ampney Neighbourhood Plan - Appendix 4

In 2003 CG Property (part of the Co-operative Group) produced a pamphlet entitled "A Future for Down Ampney" to encourage comment and discussion.

In this document The Field was described as "Potential New Village Green" and one of the issues was "Village Green". Much else described in the pamphlet has occurred or is in progress, for example The Old Estate Yard, "Broadway Farm", the extension to Duke's Field, and Rooktree Farm development.

The perception of residents has therefore been that The Field was to remain as green space. This was reinforced by a note from the Case Officer of CDC for the development of Duke's Field in about 2000 (See figure 2).

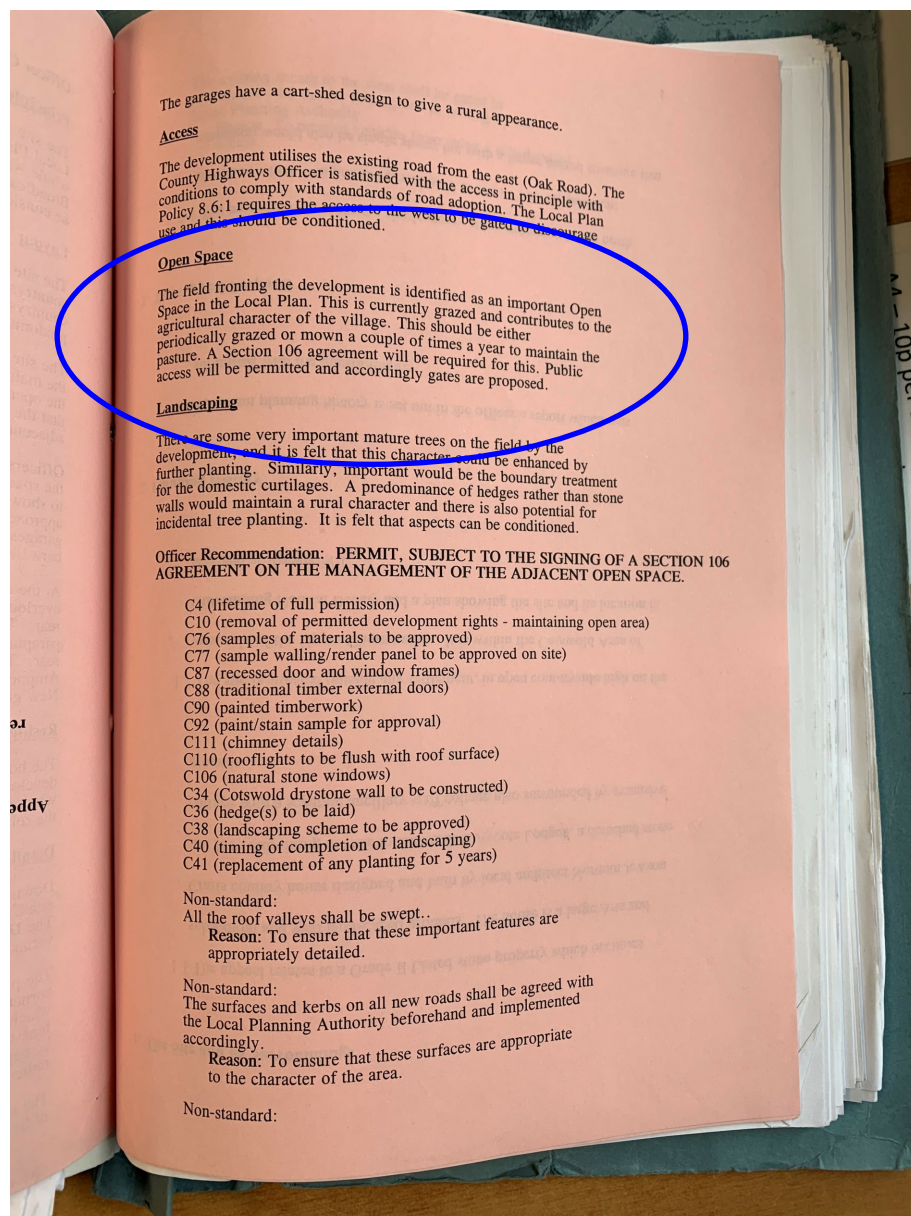


Figure 3 – Case Officer Notes on the Development of Duke's Field

Down Ampney Neighbourhood Plan – Appendix 4

Although there is no physical access to The Field, despite what was implied during the planning application for the original Duke's Field development, recreation does not stop at physical access: there is recreational benefit in seeing a field and livestock in the centre of the village. This is particularly true for the pupils in the Village School who overlook The Field from their playground.

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

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

In November 2021 the Co-operative Group (CWS) submitted a planning application for The Field. This caused outrage in the village as can be noted from the number of objections, the coverage in the local press, and the photograph below.



Figure 4 – Village Protest against Development in The Field

The application was turned down by CDC, appealed by CWS, but dismissed by the Inspector appointed by the Secretary of State on 3rd October 2022 (APP/F1610/W/22/3292635).

In reaching her decision the Inspector set out that:

"4. The appeal site is an area of undeveloped land located in the centre of Down Ampney, during my site visit it was being used for the keeping of sheep. The area is predominantly residential characterised by detached and semi-detached dwellings set back from the road behind low stone walls. This set back combined with green landscaping and scattered open spaces gives the area a spacious and verdant feel. The open spaces provide a relief from built development and contribute positively

Down Ampney Neighbourhood Plan – Appendix 4

to the rural character of the village. The appeal site adjoins an area of open land at Duke's Field which affords views into the open countryside from within Down Ampney. The undeveloped land and views into the countryside contributes positively to the rural character and setting of Down Ampney.

5. The proposed development would result in the loss of the undeveloped and open character of the site, which contributes positively to the rural character of Down Ampney. The introduction of housing within the appeal site would reduce and partially enclose the glimpsed views of the landscape beyond which is currently possible across the site and through the access to dwellings at Duke's Field when walking and driving along Charlham Way. This would diminish and erode the function that the site performs as a gap between existing built development and the visual and spatial connection with the landscape beyond.

6. Whilst I accept that the development of the site could still enable a gap to be maintained, I consider that the development would erode the importance of this undeveloped land which contributes positively to the open nature and rural character of the area. This would lead to a built form and suburbanisation that would be at odds with the open quality of the area.

7. The introduction of development in this location would result in harm to the character and appearance of the area. This is a matter to which I attach significant weight.

8. I have had regard to the appellants comments that the land is private, and they do not consider that it an important space. However, I have found that the appeal site contributes positively to the character and appearance of the area and its loss would be harmful."

A full copy of the decision is included in the Appendix 4 supporting documentation.

Messages of support for designating The Field as Local Green Space has come from The Chairman of Governors of the Village School, the District Councillor for the local ward, and the Chairman of the Parish Council. Their letters are reproduced on the following pages.

3.3 Local in Character and is not an Extensive Tract

Down Ampney is a rural village surrounded by farmland. The one area within the village which reflects the roots of the village is The Field and it is remarkable in that it is the only green space left within the village and is situated in the very centre of the village.

The Field is about 0.625 hectares in area and is thus not extensive. It is a small area vital to the local character.

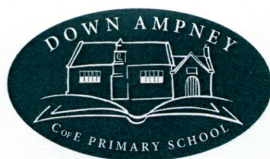
4 Conclusion

The designation of The Field as Local Green Space meets the criteria of the NPPF and has universal support from residents of Down Ampney.

Down Ampney Neighbourhood Plan – Appendix 4

SUPPORTING DOCUMENTATION

Down Ampney Neighbourhood Plan - Appendix 4



Chairman Steering Group

Down Ampney Neighbourhood Development Plan

Dear Chairman,

Local Green Space

The field in the centre of the village opposite the Village School is an important reminder to pupils of the origins of Down Ampney as a rural village depending upon agricultural for its existence. The sight of sheep grazing in the field visible from the school gates and playground is important to the well-being of the children of the village.

The strong sentiment of parents and pupils alike is that the field should remain as a field.

As Chair of the School Governors, I and my fellow governors, staff, and pupils, totally support the wishes of residents of Down Ampney to have this field designated as Local Green Space.

Penny Morse
Chair of Governors
Down Ampney CoE Primary School

Penny Morse

Down Ampney C of E Primary School
Down Ampney, Cirencester, Gloucestershire, GL7 5QR
Telephone: 01793 750294



Down Ampney Neighbourhood Plan – Appendix 4



COTSWOLD
DISTRICT COUNCIL

Chairman
Steering Group
Down Ampney Neighbourhood Development Plan

18th May 2022

Dear Mr Scarth,

Local Green Space

As the District Councillor for the Ampneys and Hampton ward, which includes Down Ampney, I am very aware of the strength of feeling within the village of the importance of the field in the centre of the village opposite the Village School.

Although there is no physical access to the field, it has served as a visual Village Green for many years. Because the roots of the village are rural, residents particularly like to see animals grazing at its centre. Any material change to or development of this small field would completely alter the character of the centre of the village, and by default, the entire village. Loss of this important break in the linear development through the village would result in the loss of a defining characteristic of this rural village with its strong agricultural history and render it analogous to a suburban settlement.

I fully support the aspirations of residents of Down Ampney in designating this field as Local Green Space.

Cllr Lisa Spivey

Member for The Ampneys and Hampton Ward
Cotswold District Council

Trinity Road, Cirencester, Gloucestershire, GL7 1PX Tel: 01285 623000 Fax: 01285 623900 www.cotswold.gov.uk

Down Ampney Neighbourhood Plan – Appendix 4

From Down Ampney Parish Council

To the Chairman
Steering Group
Down Ampney Neighbourhood Development Plan

1 June 2022

Dear Chairman,

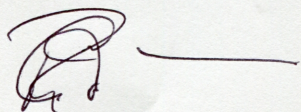
Local Green Space

There is an enormously strong feeling in Down Ampney that the field in the centre of the village, opposite the Village School, should remain as a field. It has been a focal point that reinforces the agricultural roots with animals grazing in it. Not only this, but it creates a break in the linear makeup of the village so identifying it as a rural village and not just a conglomeration of houses.

It is looked upon as a virtual village green by all. Indeed, the landowner in a past pamphlet on the development of the village noted it as such.

The strength of feeling can be gauged by the various consultations during the emerging neighbourhood plan and, in particular, the outrage caused when the landowner applied for planning permission to build on it.

As Chairman of the Parish Councillor, I fully support the desire of residents of Down Ampney to have this field designated as Local Green Space.




Cllr Ray Jenkins
Chairman, Down Ampney Parish Council

Down Ampney Neighbourhood Plan – Appendix 4

Village Issues

- Vacant housing/gardens etc.
- Village play area extension
- Village Green
- Circular walks/footpaths
- Permanent site/building for the village shop
- Heavy vehicles in the village
- Traffic calming
- Loss of livestock in paddocks surrounding the village
- Starter homes/down sizing for the elderly
- Local employment
- Broadway Farm (Redundant Farm Buildings)
- Rooktree Farm (Redundant Farm Buildings)
- Old Estate Yard (Redundant Farm Buildings)
- Mineral extraction




Have Your Say

A comprehensive package of interlinked proposals would enhance the level of services and facilities in Down Ampney. The viability of the village as a place to live and work could also be improved through the provision of some workspace alongside new homes to meet local needs.

CG wishes to continue to define its proposals for Down Ampney in consultation with village residents. We would therefore welcome your comments on the proposals set out in this consultation document.

To comment please return the comments form to:






Debbie Chesworth-Fowles
Clerk to Down Ampney Parish Council
Westhouse
Laines Farm
Down Ampney
GL7 5QR




www.downampneyvillagehall.co.uk

CG PROPERTY
part of the Co-operative Group

A Future for Down Ampney




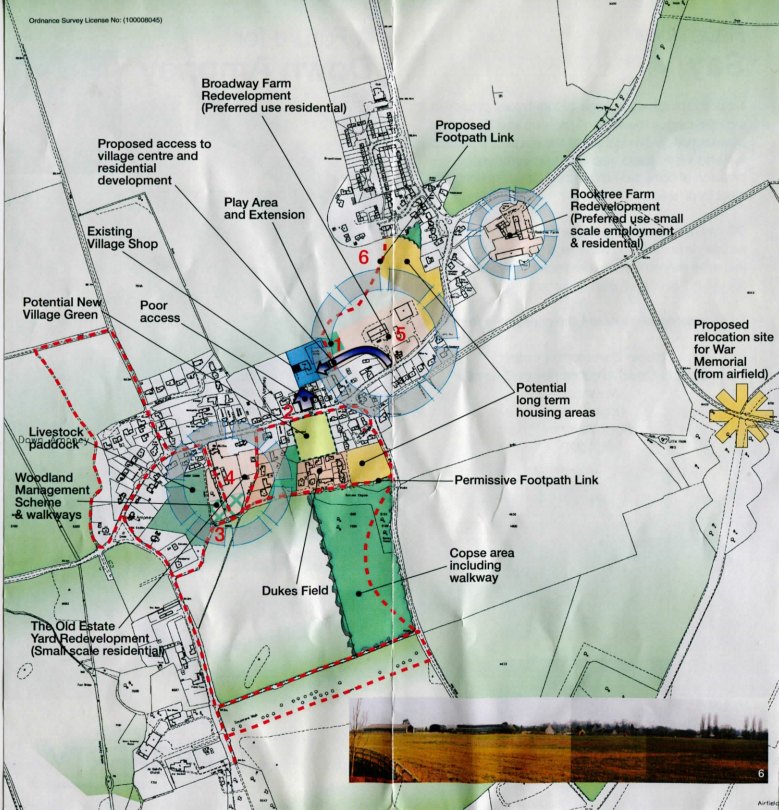
Village Plan

April 2003

CG PROPERTY
part of the Co-operative Group

Our proposal is to produce a comprehensive village plan to allow CG and the village to prepare for change with local involvement. We aim to reach an agreed way forward on problem sites and issues within the village in a manner which meets both the village and CG's aspirations.











Down Ampney Village Plan

In 1991 a Village Appraisal was undertaken by Down Ampney Parish Council in consultation with its residents. At the time, the Village Appraisal was among the first to be produced in the country.

The 1991 Village Appraisal and subsequent Village Design Statement has been influential in determining where development should take place in Down Ampney. Cotswold District Council is now in the process of reviewing the District Local Plan. It is therefore an appropriate time for the residents of Down Ampney to consider again how the village might evolve over the next 5, 10 or even 20 years.

In 2002 CG commissioned consultants to undertake discussions with the Parish Council and residents to identify the key issues to be addressed in a new Village Plan. At a public meeting in November 2002 there was unanimous support for the principle of producing a new Village Plan. This plan is the first step towards reaching an agreed Village Plan and delivering new facilities through community supported development.

Down Ampney Neighbourhood Plan – Appendix 4

CHECKLIST AND CRITERIA FOR LOCAL GREEN SPACE DESIGNATION

1	General Information	Tick if relevant information
1.1	Name and address of site	
	<i>Field on Down Ampney Main Road opposite the School. Sometimes known as Duke's Field or Millennium Field but now designated Duke's Meadow)</i>	✓
1.2	Site Location Plan	
	<i>See Figure 1</i>	✓
1.3	Organisation proposing site for designation	
	<i>Down Ampney Parish Council in emerging Neighbourhood Development Plan</i>	✓
1.4	Ownership of site	
	<i>The Co-operative Wholesale Society</i>	✓
1.5	Is the owner of the site aware of the potential designation? Do they support the designation? (Sites may be designated as Local Green Spaces, even if there are objections from the site owners)	
	<i>The owner is aware of the potential designation and is opposed to it.</i>	✓
1.6	Photographs of site	
	<i>See Figures 5 and 6</i>	✓
1.7	Community served by the potential Local Green Space	
	<i>Residents of the Parish of Down Ampney</i>	✓
2	Planning History	
2.1	Is there currently a planning application for this site?	
	<i>APP/F1610/W/22/3292635 dismissed on appeal.</i>	✓
2.2	Is the site allocated for development in the Local or Neighbourhood Plan?	
	<i>No</i>	

Down Ampney Neighbourhood Plan – Appendix 4

3	Size, scale and “local nature” of proposed Local Green Space	
3.1	Area of proposed site	
	<i>0.625 hectares</i>	✓
3.2	Is the site an “extensive tract of land”?	
	<i>No</i>	✓
3.3	Is the proposed site “local in character”?	
	<p><i>Down Ampney is rural village with its roots in farming and agriculture. For many years the field in the centre of the village has been valued by residents as a connection to those roots. Seeing grazing animals in the heart of the village has been enjoyed by young and old alike. It is adjacent to the school and can be easily seen by children in the playground.</i></p> <p><i>In 2003 the Co-op noted the field as a “Potential Village Green”. Residents have considered it as such.</i></p>	✓
4	Need for Local Green Space	
4.1	Is there a need for local green space in this location?	
	<p><i>Yes. As is noted above. The field is the last remaining green space in the village and any development on it would dramatically change the nature of the centre of the village.</i></p> <p><i>As part of the consultation for the Neighbourhood Plan a questionnaire was produced in 2019. Several of the questions dealt with green areas. The results showed that this field was highly valued.</i></p> <p><i>The regulation 14 consultation reinforced this view of this field. More information and the analysis of the consultations are given later in section 3.2..</i></p>	✓
5	Evidence to show that “the green space is in reasonably close proximity to the community it serves”	
5.1	How far is the site from the community it serves?	
	<i>The site is in the middle of the village.</i>	✓
5.2	Are there any barriers to the local community accessing the site from their homes?	
	<i>Possible gated access. At present physical access by the public is not permitted. The visual amenity of the site is enjoyed by all. The field is rented by a nearby resident and sheep are regularly grazing in the field.</i>	✓

Down Ampney Neighbourhood Plan – Appendix 4

6	Evidence to show that the green area is “demonstrably special to a local community	
6.1	Evidence of support from Parish or Town Council	
	<i>See letter from the Chairman of the Parish Council in the Evidence section.</i>	✓
6.2	Evidence of support from other local community groups or individuals	
	<i>See the analysis of the village questionnaire and regulation 14 consultation (Evidence section). See also the objections to the planning application for the field on the CDC website. Note figure 2.</i>	✓
6.3	Evidence of support from community leaders	
	<i>See letter from the Ward Councillor in the Evidence section.</i>	✓
6.4	Evidence of support from other groups	
	<i>See letter from the chairman of governors of Down Ampney Village School in the Evidence section.</i>	✓
7	Evidence to show that the green area “holds a particular local significance”	
7.1	Is this criteria relevant to this site?	
	<i>Partly</i>	✓
7.2	Describe why the community feels that the site has a particular local significance.	
	<i>It is the ONLY green space left in centre of the village. A horse named "Duke" used to graze in the field. It is considered to embody the very nature of the village and is very popular with school children from school opposite site.</i>	✓
7.3	Site visibility <i>e.g. is it easy to see the site from a public place? Are there long-distance views of the site? Are there views of the site from any key locations?</i>	
	<i>The site is in the centre of the village visible from the main road.</i>	✓
7.4	Is the site covered by any landscape or similar designations? <i>e.g. Area of Outstanding Natural Beauty; Conservation Area; Special Landscape Area Further information – Cotswold District Council; Natural England;</i>	
	<i>No</i>	

Down Ampney Neighbourhood Plan – Appendix 4

7.5	Is the site (or the type of site) specifically mentioned in any relevant landscape character assessments or similar documents?	
	<i>No</i>	
7.6	Does the site contribute to the setting of a historic building or other special feature?	
	<i>No</i>	
7.7	Is the site highlighted in literature or art?	
	<i>Yes - In "Down Ampney A Village Story" by Pamela Varey</i>	✓
8	Evidence to show that the green area "holds a particular local significance for example because of its historic significance" (if applicable)	
8.1	Is this criteria relevant to this site?	
	<i>Partly</i>	✓
8.2	Are there any historic buildings or remains on the site?	
	<i>No</i>	
8.3	Are there any important historic landscape features on the site?	
	<i>There are a number of trees with preservation orders within the site</i>	✓
8.4	Did the site play an important role in the historic development of the village or town?	
	<i>No except for the link to the horse named Duke. Hence field called Duke's Field.</i>	✓
8.5	Did any important historic events take place on the site?	
	<i>No</i>	
8.6	Do any historic rituals take place on the site?	
	<i>No</i>	

Down Ampney Neighbourhood Plan – Appendix 4

9	Evidence to show that the green area “holds a particular local significance, for example because of its recreational value (including as a playing field)”, (if applicable) Please indicate what evidence you have provided against each	
9.1	Is this criteria relevant to this site ?	
	<i>Partly</i>	✓
9.2	Is the site used for playing sport?	
	<i>No</i>	
9.3	Are the public able to physically access the site?	
	<i>In the application for the existing Duke's Field development the "Case Officer" stated, "The field fronting the development is identified as an important Open Space in the Local Plan. (It was in a CDC earlier version). This is currently grazed and contributes to the agricultural character of the village. This should be either periodically grazed or mown a couple of times a year to maintain pasture. A section 106 agreement will be required for this. Public access will be permitted and accordingly gates are proposed".</i> <i>Although the prospectus for the sale of houses in Duke's Field indicated this access, it was not implemented.</i>	✓
9.4	Is the site used by the local community for informal recreation? And since when?	
	<i>No</i>	
10	Evidence to show that the green area “holds a particular local significance, for example because of its tranquillity” (if applicable)	
10.1	Is this criteria relevant to this site?	
	<i>The site itself is tranquil</i>	✓
10.2	Do you consider the site to be tranquil?	
	<i>The site itself gives a tranquil environment. The road through the village passes on one side.</i>	
10.3	Is the site within a recognised tranquil area?	
	<i>Apart from traffic, yes.</i>	✓

Down Ampney Neighbourhood Plan – Appendix 4

11	Evidence to show that the green area “holds a particular local significance, for example because of the richness of its wildlife”; (if applicable) Please indicate what evidence you have provided against each point.	
11.1	Is this criteria relevant to this site?	
	<i>Generally sheep grazing in fields which gives a calming effect. Pheasants, rabbits, field mice, and deer in the field from time to time.</i>	✓
11.2	Is the site formally designated for its wildlife value?	
	<i>No</i>	
11.3	Are any important habitats or species found on the site?	
	<i>No</i>	
11.4	What other wildlife of interest has been found on the site?	
	<i>See 11.1</i>	
11.5	Is the site part of a long term study of wildlife by members of the local community?	
	<i>No</i>	
12	Evidence to show that the green area “holds a particular local significance, for any other reason”; (if applicable) Please indicate what evidence you have provided against each	
12.1	Is this criteria relevant to this site?	
	<i>See photo of residents against the "Millennium Field" planning application. The Co-op have renamed the field "Millennium Field".</i>	✓
12.2	Are there any other reasons why the site has a particular local significance for the local community?	
	<i>History and memories as stated in the various answers above.</i> <i>In Pam Varey's book on the history of the village she states:- "In the first year of the new millennium, work was commenced on the building of fourteen new houses on the site of the former egg packing station at the far side of the field opposite the school. At first the developers wanted to call the site 'The Oaks' until local resident Mrs Smart suggested 'Duke's Field'. This brought back memories for many people. Duke was the last working carthorse on the CWS estate and spent his retirement in that field. He was loved by all the children and would let them stroke him and ride on his back. At four o'clock each morning he would stamp his great hooves and wouldn't stop until someone came out of the bakery with some buns or similar treat. When they were enjoying afternoon tea at Broadway Farmhouse he would go over and lick the windows! He was a real character and enjoyed many years of well deserved retirement."</i>	✓



The Planning Inspectorate

Appeal Decision

Site visit made on 4 July 2022

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 October 2022

Appeal Ref: APP/F1610/W/22/3292635

Land South of Charlham Way, Down Ampney, GL7 5RB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for outline planning permission
- The appeal is made by The Co-operative Group against Cotswold District Council.
- The application Ref 21/04185/OUT, is dated 2 November 2021.
- The development proposed is described as “outline application for up to 8 no. dwellings including access and associated works with all other matters reserved”.

Decision

1. The appeal is dismissed and planning permissions for an outline application for up to 8 no. dwellings including access and associated works with all other matters reserved is refused.

Preliminary Matters

2. The appeal follows the Council’s failure to determine the application within the prescribed period. However, the Council has indicated in its grounds of appeal, that had it been in a position to determine the application, it would have refused planning permission.

Main Issues

3. I consider the main issues to be;
 - The effect of the proposed development on the character and appearance of the area; and
 - The effect of the proposed development on the North Meadow and Clattinger Farm Special Area of Conservation (SAC).

Reasons

Character and Appearance

4. The appeal site is an area of undeveloped land located in the centre of Down Ampney, during my site visit it was being used for the keeping of sheep. The area is predominantly residential characterised by detached and semi-detached dwellings set back from the road behind low stone walls. This set back combined with green landscaping and scattered open spaces gives the area a spacious and verdant feel. The open spaces provide a relief from built development and contribute positively to the rural character of the village. The appeal site adjoins an area of open land at Duke’s Field which affords views into the open countryside from within Down Ampney. The undeveloped land

<https://www.gov.uk/planning-inspectorate>

Appeal Decision APP/F1610/W/22/3292635

and views into the countryside contributes positively to the rural character and setting of Down Ampney.

5. The proposed development would result in the loss of the undeveloped and open character of the site, which contributes positively to the rural character of Down Ampney. The introduction of housing within the appeal site would reduce and partially enclose the glimpsed views of the landscape beyond which is currently possible across the site and through the access to dwellings at Duke's Field when walking and driving along Charlham Way. This would diminish and erode the function that the site performs as a gap between existing built development and the visual and spatial connection with the landscape beyond.
6. Whilst I accept that the development of the site could still enable a gap to be maintained, I consider that the development would erode the importance of this undeveloped land which contributes positively to the open nature and rural character of the area. This would lead to a built form and suburbanisation that would be at odds with the open quality of the area.
7. The introduction of development in this location would result in harm to the character and appearance of the area. This is a matter to which I attach significant weight.
8. I have had regard to the appellants comments that the land is private, and they do not consider that it an important space. However, I have found that the appeal site contributes positively to the character and appearance of the area and its loss would be harmful.
9. As such, the proposed development would conflict with Policies EN2 and INF7 of the Cotswold District Local Plan 2011-2031 (2018) (LP) which seek, amongst other things, to ensure that development respects the character and distinctive appearance of the locality and protects and enhances existing green infrastructure. The proposal also conflicts with paragraph 130 of the National Planning Policy Framework (the Framework) which seeks good design sympathetic to local character and development that responds positively to the surrounding context.

Effect on the SAC

10. The North meadow and Clattinger Farm SAC is a European Designated Site afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations). Whilst the appeal site is not within the SAC, it is located within its 8km Zone of Influence. Given its proximity both the Council and Natural England consider that the proposed development would be likely to have significant effects on the features of interest of the SAC, due to increased recreational use arising in combination with other development. Natural England provided a full response on the application and the Council have produced an Appropriate Assessment (AA).
11. The appellant does not agree that the proposed development would likely have significant effects on the SAC and have produced a shadow AA. The shadow AA concludes that due to the distance between the proposed development and the SAC, that future residents would be unlikely to travel there for recreational purposes. They also assert that the proposed development and its impact should be considered in isolation to other developments.

<https://www.gov.uk/planning-inspectorate>

2

Down Ampney Neighbourhood Plan – Appendix 4

Appeal Decision APP/F1610/W/22/3292635

12. It is noted that this SAC was designated due to its rich diversity of meadow plants, which includes 95% of the UK's surviving population of Snake's Head Fritillary. The evidence indicates that the primary causes of site degradation include walking, and in particular dog walking, with these uses causing the trampling of hay, high levels of dog excrement in the hay and dog toys damaging hay cutting machinery.
13. In this case, the proposed development is located within the 8km Zone of Influence of the SAC. Whilst there may be limited opportunity to park near to the SAC this would not in itself dissuade future residents from using the SAC site recreationally, thus increasing the numbers of visitors to the site. As such, I am satisfied that the proposed development would be likely to lead to recreational pressure on the SAC, and in particular the North Meadows section. I consider that the effects of the proposed development, in such that it is likely to have significant effects on the meadow, particularly from walking.
14. There is no current mitigation strategy for the SAC and whilst I am aware that the Council is in the process of developing such a strategy, this has not been completed. The evidence indicates that there is a likelihood of recreational disturbance to the SAC through additional activity associated with the proposed development, which has the potential to affect the integrity of the SAC. The Habitats Regulations require me to consider whether there are any alternative solutions. However, no mitigation has been put forward by the Council or the appellant. No other solutions have been put to me.
15. As such, in this case I cannot conclude that the proposal would not have an adverse effect on the integrity of the SAC as no appropriate mitigation has been proposed that would mitigate the impacts of increased recreational pressure.
16. Consequently, having regard to the Habitat Regulations, permission must not be granted. The proposed development, in isolation and in conjunction with other similar schemes, would result in harm to the integrity of the SAC, contrary to Policies EN1, EN8 and EN9 of the LP. The proposed development would also be contrary to paragraphs 174, 180, 181 and 182 of the Framework which together seek to ensure that development does not result in the loss or deterioration of irreplaceable habitats.

Conclusion

17. For the above reasons, there are no relevant material considerations, including the approach of the Framework, that would indicate a decision otherwise in accordance with the development plan. It is for this reason that the appeal should be dismissed.

Tamsin Law

INSPECTOR

<https://www.gov.uk/planning-inspectorate>

3

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN ANNEXES



June 2023
Regulation 16 Submission Plan

ANNEXE A – 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 AMPNEY¹

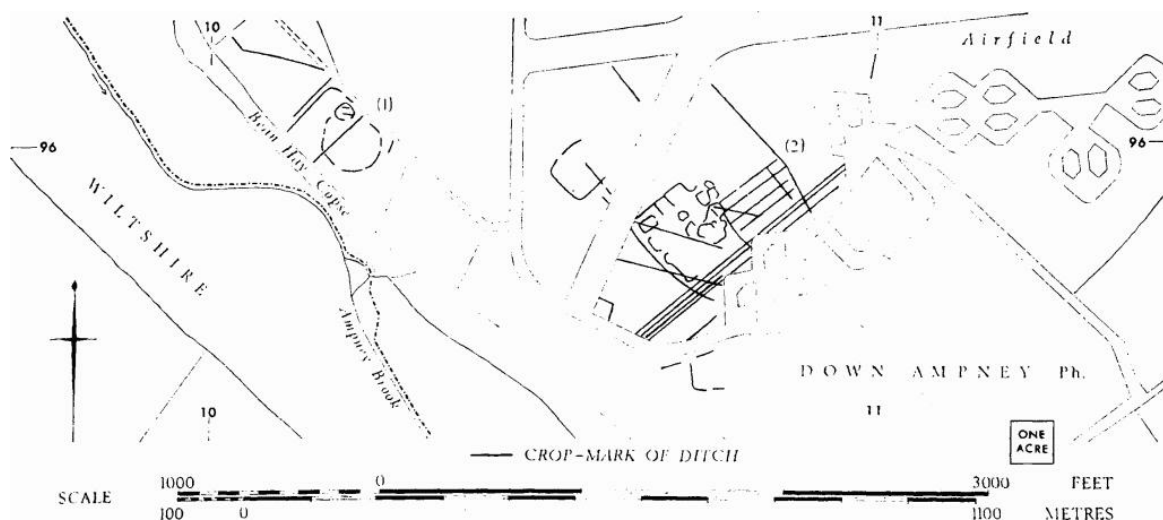
(5 miles S.E. of Cirencester)

(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.

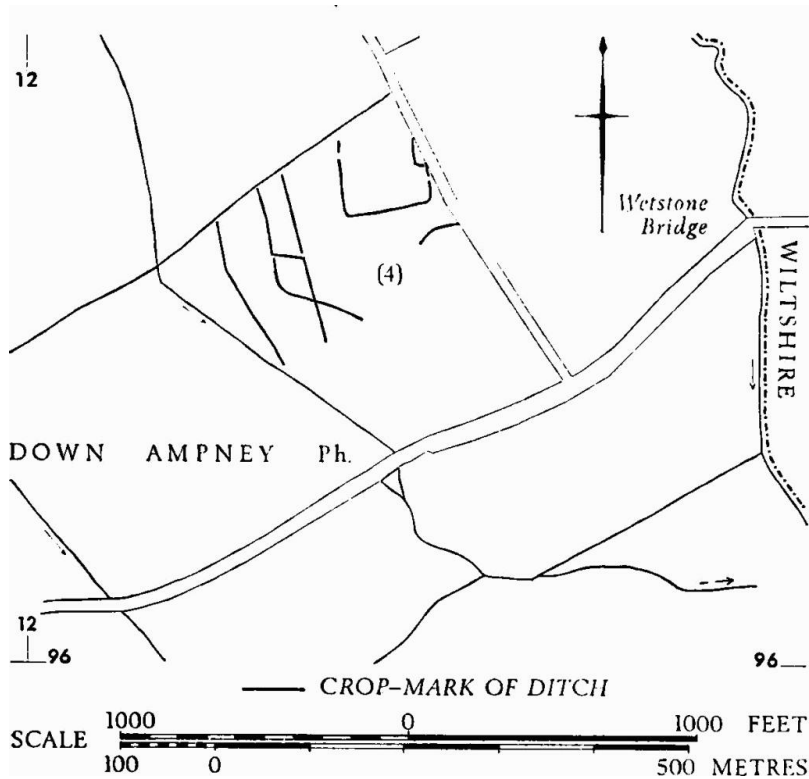
(4) Rectilinear Enclosure (SU 124965), undated, seen with other ditches as crop-marks, 400 yds. W. of Wetstone Bridge, lies on flat ground at about 250 ft. above O.D. The E. side lies

¹ '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.

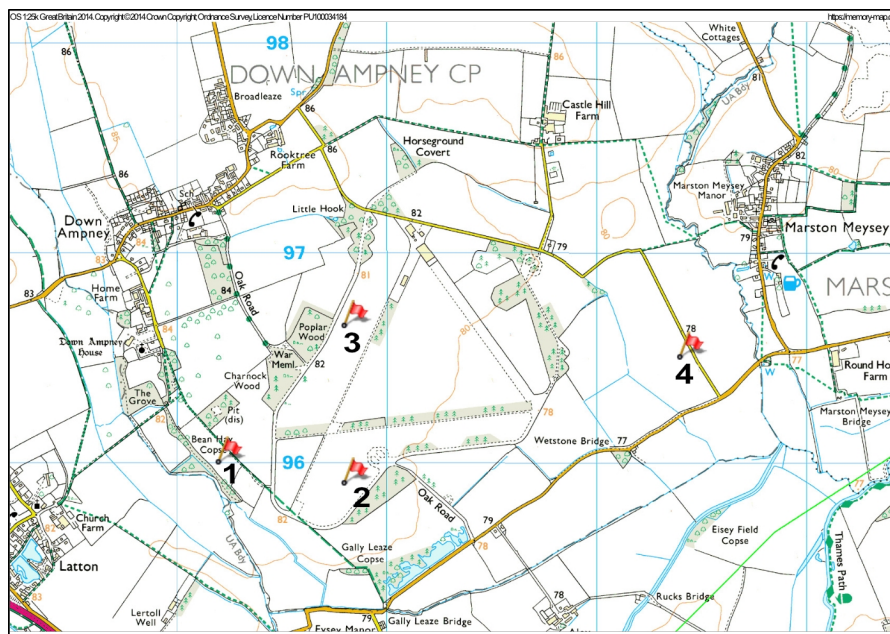
C.U.A.P., OAP BW 7.



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.

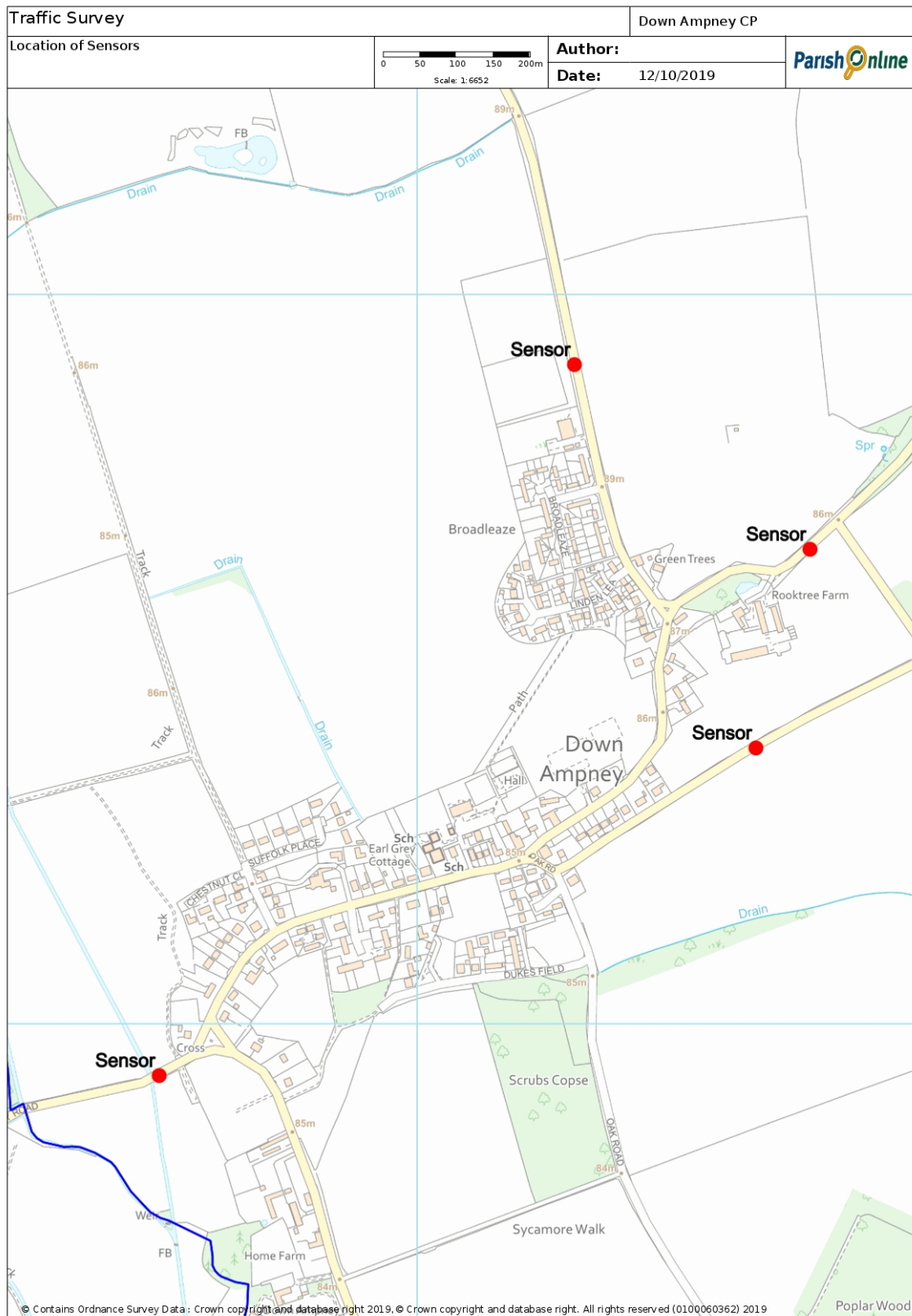


Figure 1 – Location of Traffic Sensors

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 Meysey	Entering from Meysey Hampton	Entering from Poulton	All entering village (E to W)
Row Labels					
00:00:00		0	5	1	6
01:00:00		0	2	0	2
02:00:00		0	2	0	2
03:00:00		0	0	0	0
04:00:00		0	0	0	0
05:00:00		1	3	0	4
06:00:00		1	6	4	11
07:00:00		3	13	3	19
08:00:00		3	30	10	43
09:00:00		3	36	14	53
10:00:00		6	44	9	59
11:00:00		5	42	15	62
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	9
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	Entering from A419 Meysey	Leaving towards Marston Meysey	Leaving towards Meysey Hampton	Leaving towards Poulton	All leaving village (W to E)
Row Labels						
00:00:00		3	0	-2	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
Grand Total		1399	-76	-829	-284	-1189

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	0	3	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	1	30	2	
22:00:00	17	1	19	1	
23:00:00	8	0	8	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 Weekday		Column Labels				
Row Labels	Trips westwards originating from DA	Trips eastwards originating from DA	Total trips originating from DA	Through traffic westwards	Through traffic eastwards	Total through traffic
00:00:00	0	0	0	-1	-2	-3
01:00:00	-1	0	-1	-1	-2	-3
02:00:00	0	0	0	-1	0	-1
03:00:00	0	0	0	0	-1	-1
04:00:00	-2	0	-2	-3	-1	-4
05:00:00	-8	0	-8	-9	-3	-12
06:00:00	-12	-5	-17	-35	-24	-59
07:00:00	-39	-15	-54	-91	-89	-180
08:00:00	-40	-19	-59	-120	-110	-230
09:00:00	-26	0	-26	-68	-70	-138
10:00:00	-16	0	-16	-64	-68	-132
11:00:00	-18	0	-18	-66	-77	-143
12:00:00	-15	0	-15	-67	-68	-135
13:00:00	-12	0	-12	-54	-67	-121
14:00:00	-7	0	-7	-74	-77	-151
15:00:00	-22	0	-22	-91	-87	-178
16:00:00	-16	0	-16	-128	-99	-227
17:00:00	-8	0	-8	-98	-108	-206
18:00:00	-4	0	-4	-58	-76	-134
19:00:00	-12	0	-12	-36	-51	-87
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

Sum of Average Weekend	Column Labels	Entering from Marston Meysey	Entering from Hampton	Entering from Poulton	All entering village (E to W)	Leaving towards A419
Row Labels	Labels	Labels	Labels	Labels	Labels	Labels
00:00:00		0	5	1	6	-5
01:00:00		0	2	0	2	-6
02:00:00		0	2	0	2	-4
03:00:00		0	0	0	0	0
04:00:00		0	0	0	0	-1
05:00:00		1	3	0	4	-4
06:00:00		1	6	4	11	-10
07:00:00		3	13	3	19	-31
08:00:00		3	30	10	43	-59
09:00:00		3	36	14	53	-82
10:00:00		6	44	9	59	-87
11:00:00		5	42	15	62	-71
12:00:00		5	45	14	64	-85
13:00:00		6	40	7	53	-67
14:00:00		4	50	11	65	-72
15:00:00		2	44	16	62	-70
16:00:00		2	35	20	57	-68
17:00:00		3	28	11	42	-49
18:00:00		2	24	7	33	-42
19:00:00		2	14	8	24	-30
20:00:00		0	15	6	21	-21
21:00:00		0	11	6	17	-18
22:00:00		0	9	5	14	-16
23:00:00		1	6	2	9	-11
Grand Total		49	504	169	722	-909

Table 5 Average Vehicle Numbers Westwards

All Traffic Movements from West to "East"

Sum of Average Weekend	Column Labels	Entering from A419	Leaving towards Marston Meysey	Leaving towards Hampton	Leaving towards Poulton	All leaving village (W to E)
Row Labels	Labels	Labels	Labels	Labels	Labels	Labels
00:00:00		8	0	-5	-2	-7
01:00:00		5	0	-3	-1	-4
02:00:00		5	0	-2	0	-2
03:00:00		1	0	-1	0	-1
04:00:00		1	0	-2	0	-2
05:00:00		3	0	-4	0	-4
06:00:00		6	0	-7	-1	-8
07:00:00		20	-2	-12	-7	-21
08:00:00		34	-4	-20	-12	-36
09:00:00		58	-3	-33	-15	-51
10:00:00		79	-5	-50	-13	-68
11:00:00		87	-6	-55	-15	-76
12:00:00		100	-7	-51	-17	-75
13:00:00		95	-5	-51	-13	-69
14:00:00		76	-7	-35	-22	-64
15:00:00		77	-2	-37	-13	-52
16:00:00		78	-2	-36	-14	-52
17:00:00		80	-2	-41	-11	-54
18:00:00		52	-3	-31	-9	-43
19:00:00		46	0	-25	-11	-36
20:00:00		22	0	-15	-9	-24
21:00:00		19	-2	-8	-3	-13
22:00:00		17	-1	-9	-3	-13
23:00:00		9	0	-3	-1	-4
Grand Total		978	-51	-536	-192	-779

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

Table 7 Trips from Outside assumed to end in Down Ampney

Analysis of Traffic Survey

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

Sum of Average Weekend	Column Labels						
Row Labels	Trips westwards originating from DA	Trips eastwards originating from DA	Total trips originating from DA	Through traffic westwards	Through traffic eastwards	Total through traffic	
00:00:00	0	0	0	-5	-7	-12	
01:00:00	-4	0	-4	-2	-4	-6	
02:00:00	-2	0	-2	-2	-2	-4	
03:00:00	0	0	0	0	-1	-1	
04:00:00	-1	-1	-2	0	-1	-1	
05:00:00	0	-1	-1	-4	-3	-7	
06:00:00	0	-3	-3	-10	-5	-15	
07:00:00	-14	-3	-17	-17	-18	-35	
08:00:00	-20	-5	-25	-39	-31	-70	
09:00:00	-34	0	-34	-48	-51	-99	
10:00:00	-34	0	-34	-53	-68	-121	
11:00:00	-15	0	-15	-56	-76	-132	
12:00:00	-27	0	-27	-58	-75	-133	
13:00:00	-19	0	-19	-48	-69	-117	
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	
Grand Total	-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

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.
7	November 2022	Regulation 16 Submission

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

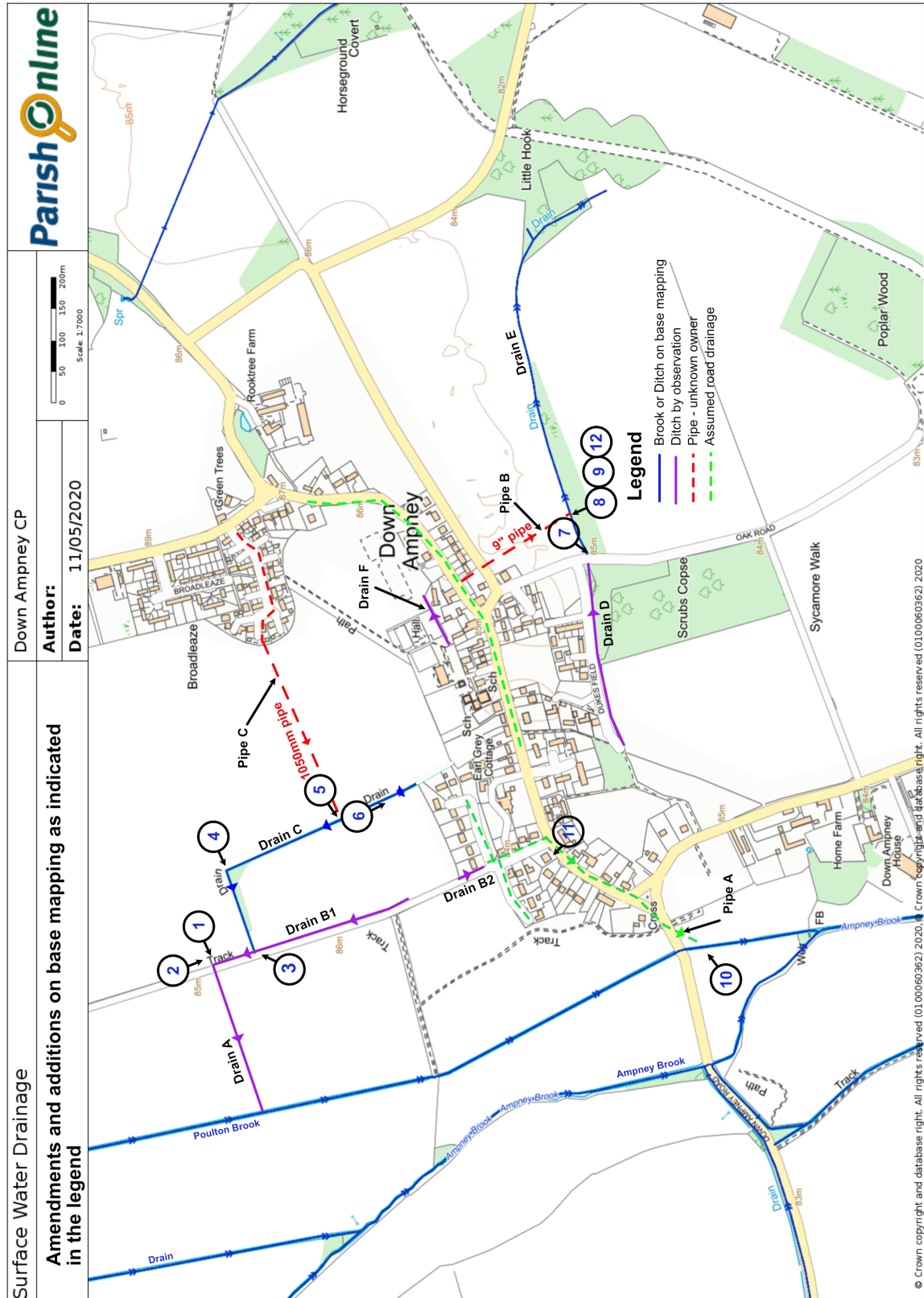
Drain A is the main outlet from the northern end of Drain B as well as the water from Linden Lea and, it is assumed, Broadleaze via the 1050 mm diameter pipe and Drain C. It should be noted that Drain C flows northwards and not southwards as shown on the base mapping.

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



Photograph 1 - Drain A

Surface Water Drainage Survey



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.

Surface Water Drainage Survey



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

Surface Water Drainage Survey



Photograph 5 - Manhole



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 be 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

Surface Water Drainage Survey

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 7 - Drain E Looking back to Oak Road



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

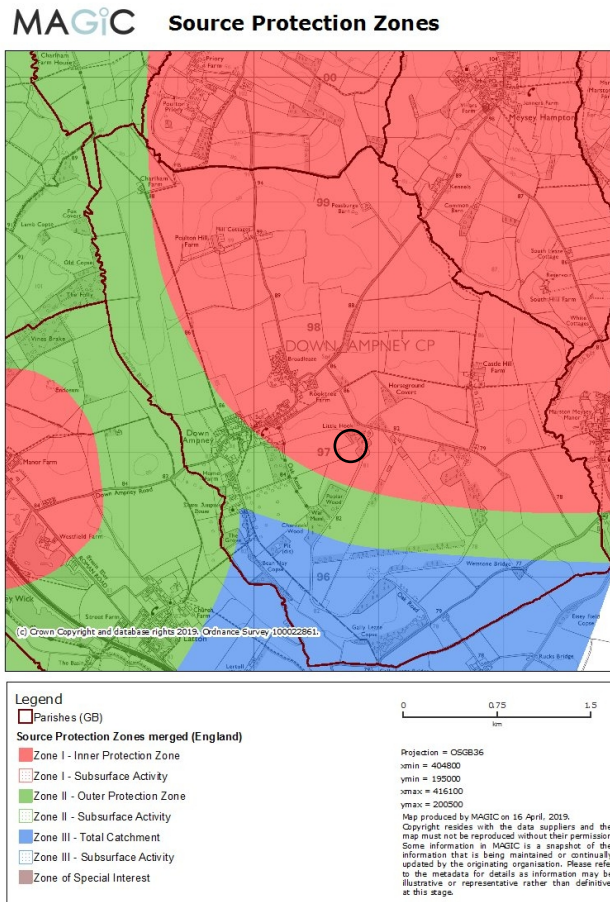
Photograph 8 is where the 9" pipe mentioned above joins the Drain E. Drain E is very overgrown but after clearing the area it is possible to see a dry-stone headwall (Photograph 9). It was not possible to see the the pipe and confirm that it is 9" diameter pipe (see also the section on Pipe B).



Photograph 9 - The headwall of the pipe joining Drain E after clearing

Surface Water Drainage Survey

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

Surface Water Drainage Survey

7.1 Observed Problem

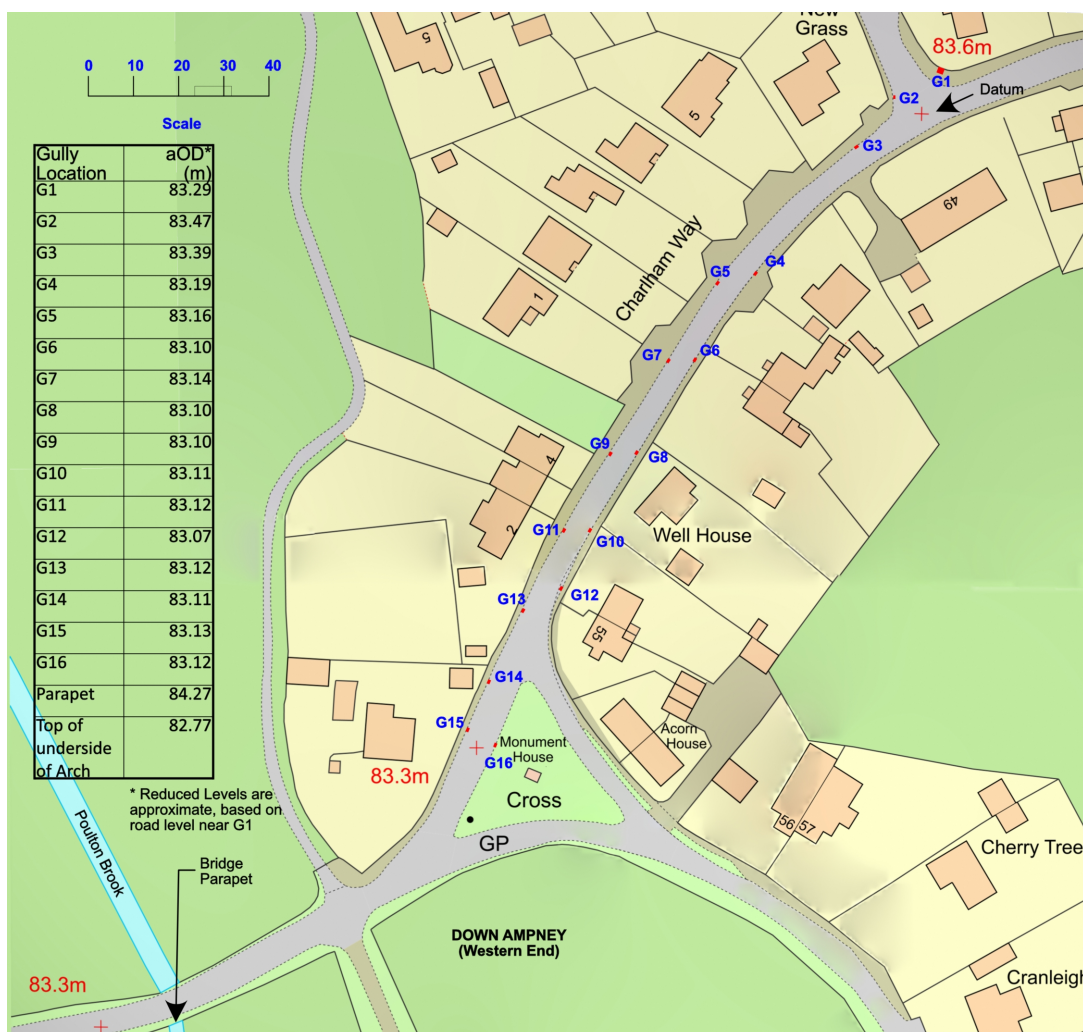
In times of heavy rainfall Poulton Brook runs bank full and standing water is observable from the Red House eastwards as far as Charlham Lane. On 30th January 2021 water could be seen bubbling from the manhole at the bottom of Charlham Lane (see Photograph 11). The head difference between this standing 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 only be that the road drainage pipes were blocked or restricted on that date. Cleaning and jetting was carried out at the beginning of February 2021. This may have solved the problem.



Photograph 11 - The end of Charlham Lane (31/01/2021)

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.



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.



Photograph 12 – Inside the dry-stone outfall

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.

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.

ANNEXE D – REGISTER OF NON-DESIGNATED HERITAGE ASSETS



IN PREPARATION

DOWN AMPNEY NEIGHBOURHOOD DEVELOPMENT PLAN



June 2023

Regulation 16 Submission Plan