

Down Ampney Local Plan response

Guidance on submitting individual comments on CDC's draft Local Plan

Comments must be received by CDC by 23:59 on Monday 5th October

There are three ways to respond:

1. **Online** via the consultation portal: www.cotswold.gov.uk/localplan
2. By **email**, completing a response form and emailing it to: Local.Plan@cotswold.gov.uk
3. By **post**, completing a response form by hand and posting to: Planning Policy and Infrastructure Team, Cotswold District Council, Trinity Road, Cirencester, GL7 1PX

To email your comments, complete the 'Offline comment form' which is a Word document found on CDC's Local Plan website: <https://www.cotswold.gov.uk/planning-and-building/planning-policy/local-plan-2026-2043/> [see image below]

To post your objections, download the 'Offline comment form' Word document, print it out and fill it in by hand and then post it to the address given above



Cotswold District Local Plan 2026 to 2043 Regulation 19 Consultation – 24 August 2026 to October 2026

Homes, landscape, livelihoods
A legacy we build together.

Cotswold District Council is producing a new Local Plan to manage future development across the district up to 2043. An up-to-date Local Plan is the best way to protect communities from speculative development and ensure that new homes, jobs and infrastructure are delivered in the right places.

The plan takes a coordinated approach to growth, bringing together housing, employment, schools, healthcare, transport links, community facilities and green spaces. Around 90% of proposed development is planned on strategic sites (large sites including 350 homes or more and supporting infrastructure), helping to secure significant infrastructure investment and reduce piecemeal development.

The proposals support the delivery of around 5,600 affordable homes, alongside a greater proportion of smaller homes to meet local needs. The plan is backed by extensive evidence, including more than 40 technical studies and assessments.

The Regulation 19 consultation is your final opportunity to comment on the Local Plan before it is submitted to the Government for independent examination. At this stage, comments must relate to whether the plan is legally compliant, sound and capable of being delivered. The Council encourages everyone with an interest in the future of the district to review the proposals and have their say before the consultation closes on 5th October 2026.

[Guidance to completing the online consultation form >](#)

[View evidence and supporting documentation >](#)

[View frequently asked questions >](#) [Offline comment form >](#)

[Previous updates from our Local Plan process >](#)

CDC's Local Plan website also contains a FAQs document, and guidance on completing the online consultation form which explains each specific question and how to answer. This document doesn't repeat each of those instructions, instead it provides some ideas and suggestions to help you think about what you want to say so that we can maximise the impact of Down Ampney residents.

2. Content of your response

Specific page references

Every comment needs to make a specific reference to a particular part of the Local Plan, and you have to provide the chapter, map, policy number or appendix and the page number from the plan. See Local Plan references in Section 3

State **NO** to the main question ‘**Do you consider the Local Plan is legally compliant and sound**’

Explain your reasons

- You can then explain **WHY** you consider the Local Plan is not legally compliant or sound. **This is the really important part where your voice can have the biggest impact.**
- The Planning team have identified some grounds to object. **We invite you to please consider using one or more of the three strongest themes shown below, in addition to any theme(s) for which you have a personal interest. We have been advised by our experts that these three themes will carry the most weight with the Planning Inspector.**

You are, of course, free to select any themes you wish.

- Please **use your own words**, and don't directly cut and paste content from this guide, or copy someone else.
- Describe what you have seen and witnessed first-hand.

Only make one objection per response

If you're using the online portal, you need to complete a separate survey for each point.

If you are completing the Word document and emailing it in, you'll need a separate Word document for each point of objection you wish to make.

To post in your comments you'll need to print out and complete one Word document by hand for each specific point of objection you wish to make, then post those separate documents to the address provided.

The <u>strongest</u> response themes	Supporting themes
These are the themes that our experts believe will have the greatest impact when it comes to our campaign to have CDC's plan rejected.	These are themes which we understand will be important to many villagers. If these themes matter to you, we ask that you use these <u>in addition to</u> one or two of the strongest themes – see left-hand column.
• Roads, access and traffic • Landscape, views, density and form and appearance of the development • RAF Fairford and aircraft impacts	• Scale, location and village character • Buses, walking and cycling • Flooding, drainage and standing water • Sewage, wastewater and water quality • Services, healthcare and infrastructure funding • Employment and car dependency • Agricultural land, heritage and archaeology • Ecology and wildlife • Made Down Ampney Neighbourhood Plan

What a response might look like

Below is a sample response, to indicate how you might approach this. Please do not copy it directly, or it will be discounted:

Illustrative example on the theme of roads, access and traffic

To which part of the Local Plan does your comment relate?

*Chapter 9: Transport, from p.143;
Core Policies 33, 34 and 35, pp.145, 147 and 150;
Core Policy 13, p.94;
Down Ampney paras. 6.29–6.30, pp.96–97;
Appendix B Site 5, Access Strategy, PDF pp.28–29 / document pp.24–25*

Do you consider the Local Plan is legally compliant and sound

NO

Please give details of why you consider the Local Plan is / is not legally compliant or sound

The published evidence does not clearly show how traffic from an additional 1,658 homes would affect the narrow local routes through Meysey Hampton and Poulton. I regularly drive through Meysey Hampton doing school runs to and from Fairford and experience significant congestion delays outside the Mason's Arms pub. The road is quite narrow next to the pub and cars are often parked on the side, effectively making it a single carriageway. At quiet times this isn't too bad, but at peak periods the congestion is really bad. With farm traffic regularly using this road, on top of all the existing residents of neighbouring villages this pinch point is frustratingly difficult to navigate and potentially a real safety hazard. I do not think there is sufficient evidence in CDC's draft plan of the transport impact and the real-world driving conditions. The scale of this proposed development would only make an existing problem far worse.