Down Ampney Local Plan response

Guidance on submitting individual comments on Cotswold District Council's draft Local Plan

Comments must be received by 23:59 on Tuesday 3rd November 2026

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

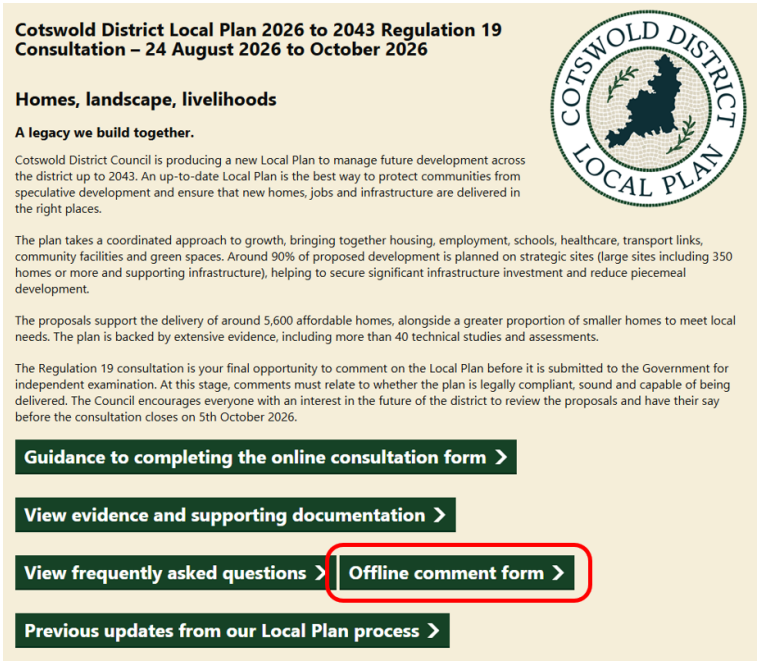
To email your comments, complete the 'Offline comment form' which is a Word document found on CDC's Local Plan website:

https://www.cotswold.gov.uk/planning-and-building/planning-policy/local-plan-2026-2043/

[see image opposite]

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.

If you choose to post your comments in we recommend using a Tracked Service to ensure it is delivered before the deadline.



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.

Select an option from the drop-down menu

The first question on the online portal asks you to identify which part of the plan your comments relate to. Select 'Strategic Site 5 - North, east and south of Down Ampney' from the drop-down list of options.

Answer NO the plan is not sound

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 Action Group's Planning Team have identified some grounds to object – see list of themes in the table below and the accompanying one-page flyers for more detail.

  You are, of course, free to select any themes you wish but we have been advised by the planning experts that some of these themes *might* carry more weight with the Planning Inspector. Therefore, **we are recommending them as priority areas to focus on**, in addition to any theme(s) for which you have a personal interest.

- Please **use your own words,** and don't directly cut and paste content from this guide, or copy someone else. The Planning Inspector is likely to discount any obvious duplicates.

- Describe what you have seen and witnessed first-hand.

The <u>strongest</u> response themes These are the themes that our experts believe will carry the most weight with the Planning Inspector	**Supporting themes** 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</u> to the strongest themes listed in the 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**

Only make one objection per response

If you are using the online portal, you need to complete a separate survey for each different point or comment you wish to raise. This makes it easier for CDC to review and analyse the results. You can complete the survey multiple times.

If you are completing the Word document (and either emailing it or posting a printed copy), you can include several different points of objection in the one document, but it is worth clearly highlighting your points with separate headings rather than grouping up all of your arguments into one mixed response.

Suggest changes (optional)

You are invited to outline what changes you think would be necessary to make the Local Plan legally compliant and sound. This section is optional.

Ask to participate in the hearings (optional)

You can choose whether you wish to be invited to participate in the Public Examination sessions

All of your comments will be considered by the Planning Inspector regardless, but you also have the right to attend public sessions if you wish.

If you say YES to this question you will receive an invitation to attend the public sessions (dates TBC, but likely to take place early 2027). If you say NO to this question you will not receive an invitation. There is no obligation to actually attend future sessions, but answering YES here gives you the option to do so.

What a response might look like

Here is a sample response to indicate how you might approach this. Please do not copy this directly as it will probably be discounted

<u>Illustrative example on the theme of roads, access and traffic</u>

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

Strategic Site 5 - North, east and south of Down Ampney

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 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.