

UPDATE: THE NEW COTSWOLD LOCAL PLAN, AND WHERE OUR VILLAGE STANDS

Out of the Local Plan. Next in line to go back in.

The new Local Plan sets out where housing goes across the district until 2043. Ampney Crucis is not currently one of its strategic allocations, which is good news and the result of work this village paid for. But the Plan is not finished. It goes next to a government Planning Inspector who has the power to change it.

Meanwhile the Council's work on the land north of the village is already at an advanced stage, and the landowner is actively promoting it for housing. Very few places left out of the Plan have been worked up this far, and none of that work has been withdrawn. **In all but name, our village is the Plan's key reserve site: worked up, available and next in line.**



STAGE 3 - MARGINAL OMISSION

This is the Council's own rating for the land north of the village, taken from its Site Selection Topic Paper. **It did not conclude that the constraints here could not be overcome**, which is exactly what it concluded about the land east and south of the village. The fields to the north are the ones left on the list.

660

HOMES ASSESSED BY THE
COUNCIL
ON LAND NORTH OF THE VILLAGE

£8.2m

ROADS, BUSES AND CYCLEWAY
COSTED
TO SERVE THAT DEVELOPMENT

3,478

HOMES THE PROMOTED LAND
AROUND
THE VILLAGE COULD HOLD, PER
THE
COUNCIL'S OWN ASSESSMENT

Why being out of the Local Plan is not the same as being safe

THE PLAN CAN STILL CHANGE

The Local Plan goes to a government Planning Inspector, who tests whether it is *sound* and can require changes before it is adopted. The Council has said it expects the Plan to evolve: allocated sites may be removed or have their numbers cut, and those houses then have to be found somewhere else.

THE LAND NORTH OF THE VILLAGE SCORED HIGHER THAN ANY OTHER LAND HERE

The Council's Site Selection Topic Paper sorts every site into three categories: Clear Preferred, Marginal Omission and Clear Omission. The land north of the village, sites **R583B, R583C and R583D** on the map opposite, is rated **Marginal Omission**. That is the highest a site can score and still not be allocated.

Clear Omission means the Council found problems with a site that it judged could not realistically be solved. That is how the land east and south of the village was rated. **No such finding was made about the land to the north.** The Council raised concerns there, about landscape sensitivity and the setting of the Conservation Area, but it did not conclude that they were incapable of being overcome.

That difference matters. Land whose problems are judged unsolvable tends to stay out. Land left out on a finer balance can be looked at again as soon as the Plan has to change.

SOURCE: SITE SELECTION TOPIC PAPER, JULY 2026, WHICH SETS OUT HOW SITES WERE CHOSEN

ONE OF ONLY THREE PLACES TESTED FOR MAJOR GROWTH

Before deciding where the district's housing should go, the Council drew up seven versions of the Plan and tested each. **Ampney Crucis was written into five of the seven as a place that could take a large new development.** Only two other places in the Cotswolds were used that way: Moreton-in-Marsh and Mickleton.

Both are now in the Plan with substantial housing. Ampney Crucis is the only one of the three tested this way and then left out, and that testing still stands. It is why our consultants think this is one of the first places the Council would look if it has to find land elsewhere.

SOURCE: SUSTAINABILITY APPRAISAL, ALTERNATIVE GROWTH SCENARIOS

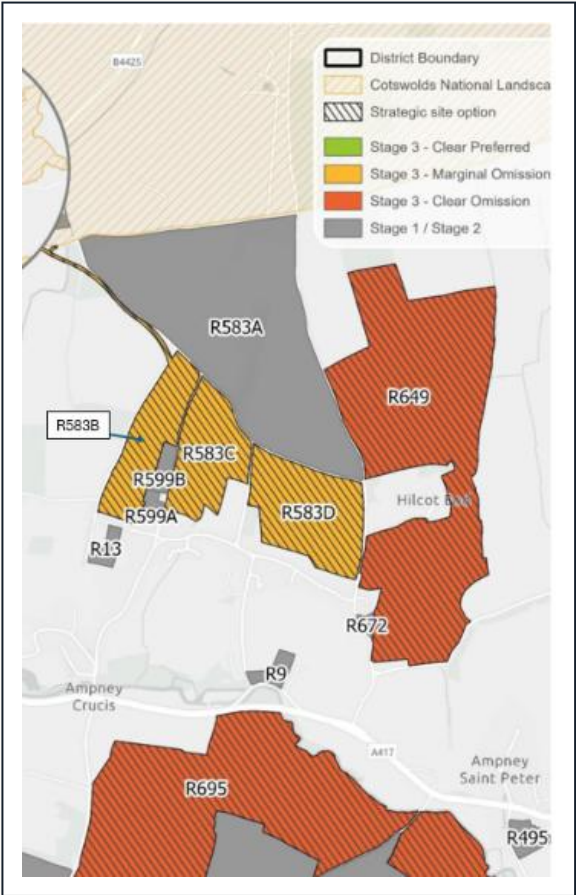


FIG. 1. Land in the parish listed as available by landowners. Amber is marginal omission: not allocated, not ruled out. Red is clear omission. Grey shows land that has so far been through only the initial stage of assessment, including R583A to the north. Capacities from the Council's HELAA, July 2026.

SITE	HOMES
R583A Gassons Lane to Akeman Street	1,199
R583B Butchers Arms Lane to Back Lane	295
R583C Butchers Arms Field	275
R583D Durncourt Field	376
R599A Land opposite former Butchers Arms	16
R599B Land west of Butchers Arms Lane	30
R649 Field around Dudley Farm	7
R672 Land south of Dudley Farm	10
R695 Fields south of the village	1,270
TOTAL	3,478

R9 and R13 appear on the map but are not listed as available by their landowners.

3,478 HOMES ON LAND IN THIS PARISH LISTED AS AVAILABLE BY LANDOWNERS

The Council's own capacity figures, added up. Nothing here is allocated at present, but that can change, and several parcels are recorded as available and achievable. It shows how much of the countryside here is being offered, and that the village is ringed on almost every side. **Nothing here has been ruled out.**

The land north of Ampney Crucis has already been designed and costed

03

This is the part of the Local Plan evidence most people have not seen. It concerns the fields north of the village, sites R583B, R583C and R583D on the map on page 2.

660

DWELLINGS ASSESSED ON LAND NORTH OF THE VILLAGE

WHAT THE £8.2 MILLION PAYS FOR

BUS SERVICES REROUTED

Redirected to run through the new development.

A 20MPH ZONE

Traffic calming to absorb the extra vehicles.

A NEW CYCLEWAY

Linking the site into the wider cycle network.

A NEW ACCESS ROAD

A purpose-built entrance into the site.

The land is in single ownership and recorded as available, achievable and viable. The Council's papers describe it as **highly attractive to a developer**.

The questions that normally hold a development up, how it would be reached, how it would be served, what it would cost and whether anyone could realistically build it, have largely been answered on paper.

THE LANDOWNER'S AGENT HAS BEEN PREPARING THE GROUND AS WELL

The landowner is actively promoting this land for housing through their agent, the property firm Savills. The Council's papers record **assessment work already carried out across transport, drainage, ecology, archaeology and heritage**, used to work out how many houses the land could hold. That is not a preliminary look at a field: it is the technical groundwork behind a planning application.

The same papers describe the infrastructure such a development would need, including a new primary school and a local centre. A development that has to bring its own school and local centre is not an addition to a village: it is a settlement in its own right, set down beside this one.

AND THE NORTHERN FIELDS ARE NOT THE WHOLE HOLDING

R583B, R583C and R583D are part of one larger holding, and the same landowner holds R583A beyond them, the large block running north on the map on page 2. It is the biggest parcel of all and could take **a further 1,199 homes**, by the Council's own evidence, on top of those three. R583A has been through only the first stage of assessment, so has had none of the scrutiny the others have. If development were permitted north of the village, **it is the logical extension**.

A SECOND, SEPARATE RISK

A PLANNING APPLICATION COULD COME FORWARD ON THE FIELDS TO THE NORTH OF THE VILLAGE WHETHER WE ARE IN THE LOCAL PLAN OR NOT

The Council's own documents anticipate this land coming forward with a planning application regardless, and for a substantial number of houses. The reports we commission are therefore not only for the examination: they are the same evidence the village would rely on against such an application. **Nothing we spend is wasted if we stay out of the Plan.**

What you can do to help

There is a great deal this village can do between now and **5 October**. This consultation works differently from the last one: the Inspector is not asking whether you like the Plan, but whether it is **sound and legally compliant**. We will provide a guide to the arguments that count at this stage, and we are happy to help any resident who would like to respond. We hope as many of you as possible will.

01

READ OUR CONSULTATION RESPONSE GUIDE

Our planning consultants have prepared a guide explaining which arguments count at this stage. It will be delivered to every household in the week beginning 7 September. If you do not receive one for any reason and would like one, please email us or speak to any of us and we will get one to you.

02

COME ALONG TO THE DROP-IN

Ampney Crucis Village Hall, Tuesday 15 September, 10am to 4pm. Come and ask us anything, however small. We can talk you through the process and help you find what you need.

03

WRITE YOUR OWN RESPONSE

Please put it in your own words. Identical or copied responses are usually counted as one, so a hundred letters in a hundred voices carry far more weight than a hundred copies of the same one.

04

HELP WITH THE COSTS, IF YOU CAN

Professional evidence is what has kept us out of the Plan so far, and the vast majority of what we raise goes on it. The next page explains what still needs funding, and any amount helps.

EVERY HOUSEHOLDER CAN RESPOND, NOT JUST ONE PER HOUSEHOLD

Responses are counted individually, so everyone in a house who feels strongly should send their own. And it matters that you do it now. Comments made during this consultation are the ones that go to the Planning Inspector who examines the Plan in 2027. **Once it closes on 5 October there is no further opportunity to comment on the Plan as a whole:** any later consultation covers only the specific changes the Inspector proposes.

KEY DATES

24 Aug to 5 Oct	Reg 19 consultation. The last chance to comment before the Plan is examined
w/c 7 September	Our consultation response guide delivered to every household
Tue 15 September	Drop-in session, 10am to 4pm, Ampney Crucis Village Hall
30 December	Council submits the Plan to the Planning Inspector
2027	Independent examination. The Inspector proposes Main Modifications, where sites can be added or removed, and publishes them for comment
March 2028	Expected adoption of the new Plan
April 2028	Cotswold District Council and Gloucestershire County Council are abolished, replaced by a single new unitary council for Gloucestershire

What it costs to defend this land, and what we still need to raise

05

FIRST, THANK YOU

The support this village has given has been extraordinary. Around **£64,000** has been raised so far, and we do not take a penny of it for granted. Nearly every pound went on expert evidence: specialist technical reports for the earlier Reg 18 consultation, and a Conservation Area character appraisal, which puts on the record what makes this village what it is and is one of our strongest defences where heritage harm is concerned. That evidence is reflected in the Council's own reasons for leaving Ampney Crucis out of the Plan. **It is the single reason we are not an allocated site today. In other words, it is working.**

STILL TO RAISE, TO KEEP THIS VILLAGE OUT OF THE PLAN

£50,000

If your first reaction is that it is a great deal of money, and that this village has already given a great deal, we understand. It was ours too.

What has changed is the stage we have reached. The Plan now goes to a public examination, where an Inspector weighs evidence against evidence. Strength of feeling does not decide it, and nor do numbers of objections. **Expert evidence decides it, and only expert evidence answers it.**

That is what the money buys: independent specialists whose findings an Inspector will take seriously. Far larger sums are being spent on the other side. We cannot match that and we do not need to, but their evidence has to be answered. The Council will not argue our case for us. If we do not pay for the work, it does not happen.

£17,000 is already committed to our Reg 19 representation and supporting reports. The work opposite is not yet covered. **Nobody in this group is paid, of course.**

WHAT THE MONEY PAYS FOR

- **Specialist technical reports** from recognised independent experts, addressing the grounds on which this land was assessed for Reg 19.
- **Planning consultants at the Examination in Public**, presenting and defending our case directly to the Inspector.
- **Legal support** for the initiatives already in progress and the further challenges we intend to make.
- **Political and technical advice** through the examination and into the new unitary council.

We are deliberately not setting out here which arguments we are developing, or in what detail: the landowner and their planning consultants can read everything this group publishes. But any of us will gladly explain where the money goes and what it has already bought. Come to the drop-in on Tuesday 15 September, or email ampneycrucisrag@gmail.com

HOW TO DONATE

By bank transfer to the community account, which we prefer as every pound reaches the campaign. We will keep the village updated on how the fundraising is going and what it has paid for.

ACCOUNT NAME	Ampney Crucis Residents Action Group
SORT CODE	30-54-66
ACCOUNT NUMBER	64771668
REFERENCE	Your surname, so we can thank you

Prefer to pay by card, including a credit card? Our GoFundMe page is <https://www.gofundme.com/f/save-ampney-crucis-village-from-urbanisation>. It charges a fee, so a bank transfer means more of your gift reaches the campaign.

With thanks and best wishes, Doug, Ellen, Dave, Sue, Anastasia, Kevin, Mark, Sandie and Andrew

THE AMPNEY CRUCIS RESIDENTS ACTION GROUP