

Land East of Down Ampney

Public Consultation.



CONTEXT

The site extends to 5Ha and is to the east of the village of Down Ampney.

The site is proposed to help meet the housing land supply shortfall of Cotswold District Council and will provide a range of affordable housing.

The site has recently been submitted to Cotswold District Council as part of a 'Call for Sites' process for a new Local Plan for the district, which is not proposed to be adopted until the end of 2027.

SUPPORTING DOCUMENTS

The application will be accompanied by a number of technical documents looking at matters including transport, landscape, heritage, flood risk, drainage and ecology.

Before the planning application is submitted to Cotswold District Council, we are seeking the views of the local community on the draft proposals.

WE VALUE YOUR OPINION

We welcome your thoughts and feedback on our proposals, if you have any comments feel free to contact us by **email:** landeastofdownampney@pegasusgroup.co.uk or make use of the Freepost comments form.

Further information is available on the project website www.landeastofdownampney.co.uk

Comments provided by the local community and stakeholders will be taken into account in shaping the final planning application submission. **All comments must be provided by 5th February 2026**

WHAT HAPPENS NEXT

Following this pre-application consultation process, we will review all comments received from the local community and stakeholders to help guide the project and inform the final design and layout. Once the application has been submitted, the Council will carry out their own consultation process involving statutory consultees and stakeholders. At this point, members of the public will also have an opportunity to make their views known to the Council



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INTRODUCTION

An application for outline planning permission for a residential development (up to 100 dwellings) associated works including infrastructure, open space, landscaping and the construction of new vehicular and pedestrian access off Main Road, Down Ampney is being prepared. As part of this process the views of local people are being sought on the proposals.

PROPOSED SITE

The site for the proposed development is a parcel of land to the east of the village of Down Ampney in Cotswold District Council.

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Pegasus Group
33 Sheep Street
Cirencester
Gloucestershire
GL7 1RQ

PEGASUS
GROUP

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THE PROPOSAL

The masterplan for the proposed development shows an area for up to 100 dwellings.

As shown on the illustrative masterplan the proposed development also includes designated areas of public open space and pedestrian and cycle access to the site.

Vehicular access to the development will be from the Main Road. The Illustrative Masterplan shows how the site could be laid out to accommodate the proposed development.

All Comments must be provided by **5th February 2026**

By responding to this consultation by post or email, you consent to the use of your data for the purposes of research relating to this application only. Any personal information collected will be used by Pegasus Group in accordance with data protection legislation and our Privacy Notice* and will only be retained for as long as is necessary for the purpose of preparing and submitting the planning application.

*please visit www.pedagogsgroup.co.uk to access our Privacy Notice

Should you wish for your details to be deleted at any point please contact us via email

