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Planning – Development Management
Cotswold District Council
Trinity Road
Cirencester
Gloucestershire
GL7 1PX

23rd October 2023

Dear Sir or Madam,

Re: Ampney Park, Ampney Crucis, Cirencester, Gloucestershire GL7 5RY – applications for planning permission and listed building consent

On behalf of our client Ampney Park Ltd, and following formal pre-application engagement with Cotswold District Council (22/02346/PAYPRE) and Gloucestershire County Council Highways, we enclose applications for full planning permission and listed building consent at Ampney Park, Ampney Crucis, for development described as:

“Change of use of existing residential and ancillary buildings, demolition of modern buildings and structures and erection of new buildings together with access, parking and landscape works, repair of existing listed and curtilage listed structures, all in association with the proposed new use of the site as a function / events venue location including visitor accommodation and associated facilities (sui generis mix of uses)”

The proposals have been developed in response to the pre-application planning and highways engagement with officers, and also in response to pre-application consultation with neighbours, as set out in the detail in the application documents.

The following documents are provided and comprise the application submission:

- Completed application form and ownership certificates;
- Completed CIL Form 1;
- Site location plan, existing, demolition and proposed drawings (Simon Morray-Jones Architects);
- Design and Access Statement (incorporating Planning Statement) (Simon Morray-Jones Architects);
- Landscape plans and Landscape Report (Urquart & Hunt);
- Statement of Significance and Heritage (JME Conservation);
- Highways drawings, Transport Statement and Travel Plan (Pell Frischmann);




- Noise Impact Assessment (Sustainable Acoustics);
- Ecology Surveys & Reports (14 reports, plus completed Declaration of Adequacy form) (Seasons Ecology);
- Arboricultural Survey, Tree Constraints Plan, and Arboricultural Impact Assessment (Tree Parts Ltd);
- Ampney Park Weddings and Events Business Plan (Savills) *This report is confidential and commercially sensitive and will be submitted to the Council separately by email following validation;*
- Landscape and Visual Impact Assessment (Tyler Grange);
- Surface and Foul Water Drainage Strategy (Mann Williams);
- Site Waste Minimisation Statement & Management Plan (Ridge);
- Energy Sustainability & Ventilation Statement (BJP Consulting Engineers);
- Lighting Strategy and plan (Inform);
- Flood Risk Map extract from Environment Agency data;

As set out in the DAS, the Applicant agrees in principle to making a financial contribution in accordance with the *North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023-2038*, and welcomes further discussion with the Council on the appropriate calculation of net additional potential impact.

A separate application for *Planning Permission for Relevant Demolition in a Conservation Area* in relation to the non-listed modern stables and grounds maintenance buildings will be submitted.

We trust that the above is comprehensive and provides sufficient information for the applications to be validated. Please do contact me directly if you have any questions.

Yours faithfully



Martin Harradine BA MA MSc MRTPI
Director (Planning)