

# AMPNEY PARK

DESIGN & ACCESS STATEMENT

V3 - ISSUE FOR PLANNING

22/09/2023



SIMON MORRAY-JONES

SIMON MORRAY-JONES  
Chartered Architects & Designers  
21 Milsom Street, Bath, BA 1DE  
Tel: +44 (0) 1225787900  
Fax: +44 (0) 1225787901  
sm-j@sm-j.com

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Simon Morray-Jones Architects Ltd.  
Registered in England and Wales No.8613894.  
Registered office as above.

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Photograph of Ampney Park at present

## 1. INTRODUCTION

- 1.1. This document has been prepared by Simon Morray-Jones Architects on behalf of the applicant, Ampney Park Ltd., and outlining the proposals for Ampney Park, London Road, Ampney Crucis, GL7 5RY.
- 1.2. In addition to Simon Morray-Jones Architects, the following consultants have been commissioned by to prepare key information in support of the proposals for this planning application.

- |                                     |                             |
|-------------------------------------|-----------------------------|
| • Planning Consultants              | AZ Urban Studio             |
| • Heritage Consultant               | JME Conservation            |
| • Ecology Consultant                | Seasons Ecology             |
| • Highways Consultant               | Pell Frishmann              |
| • Acoustic Consultant               | Sustainable Acoustics       |
| • Landscape Designer                | Urquhart & Hunt             |
| • Commercial Consultant             | Savills                     |
| • Sustainability & Energy Engineers | BJP Consulting Group Ltd.   |
| • Arboricultural Consultant         | Tree Parts                  |
| • Lighting Consultant               | Inform Consulting Engineers |
| • Landscape Planner                 | Tyler Grange                |
| • Civils Engineers                  | Mann Williams               |
| • Construction Consultant           | Ridge & Partners            |

## 2. EXECUTIVE SUMMARY by AZ Urban Studio

- 2.1. Applications for full planning permission and listed building consent are submitted on behalf of Ampney Park Ltd, for development and works described as:
- 2.2. *“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)”*.
- 2.3. Ampney Park is a Grade II listed manor house, set in formal lakeside gardens and surrounded by rolling and wooded parkland, which extends to circa 60 acres at the south-western edge of the village of Ampney Crucis.
- 2.4. The overriding aims of the proposed scheme are to secure the future of Ampney Park in the form of a venue and function building for events with associated accommodation, whilst also substantially improving the site’s character and integration into the wider landscape and historic setting.
- 2.5. In that regard, the project represents a unique opportunity to take positive steps to remove insensitive features and alterations that have accrued at the site over time associated with the site’s later 20th century use as an equestrian facility, while concurrently enhancing the site through the provision of an integrated design and landscape-led scheme.
- 2.6. In addition to these significant benefits, the proposals will bring direct local benefits in terms of contributing to the growth of the visitor economy and thus are in strong alignment with the general thrust of planning policy at all levels together with the District and County Council’s corporate objectives and policies.
- 2.7. In planning terms, the proposal comprises the creation of a short-term accommodation use, primarily associated with the new use of the site as a venue and function location for events. This can best be classified as a sui generis use, i.e., not in the C1 (Hotels) use class nor the C3 (Residential Dwellings) use class. This accommodation element of the use will cover the main house (which contains 10 bedrooms) and the existing ancillary stable, barn and cottage buildings which are proposed to be substantially refurbished to provide guest accommodation and facilities.
- 2.8. A new venue building is proposed, replacing the extensive equestrian buildings and facilities within the grounds.
- 2.9. As explored in more detail in the subsequent sections of this document, these new buildings will be set amongst elements of a detailed new landscape scheme which will be provided following the removal of unsympathetic, cluttered structures and interventions which have accrued at the site over time in association with its established use as an equestrian facility. The new buildings will be set amongst the site’s existing natural features in a way which is logical and sympathetic and will be of the highest design quality.
- 2.10. Specific elements that are proposed to be removed from the site as part of the scheme include a large and dominant indoor equestrian arena, timber stables and yard, a hard tennis court, equestrian manège paddock all located along the northern boundary of the parkland and a machinery store/grounds building in the north west of the parkland, adjacent to Ampney Brook.
- 2.11. In terms of new development, a new venue building and replacement grounds maintenance building are proposed to be constructed. The venue building has been adjusted in response to pre-application advice and will be located on previously developed land and shaped so as to appropriately utilise the site’s most interesting features whilst remaining sensitive to its surroundings: most notably the landscape and heritage setting.
- 2.12. Additionally, a car park is proposed to be located on the footprint of the existing arena and hard tennis courts area to provide appropriately landscaped and screened car parking for guests.
- 2.13. The proposals have evolved through pre-application engagement with officers of Cotswold District Council and Gloucestershire County Council, together with local engagement with neighbours.
- 2.14. This document sets out how proposals in detail, and explains the process through which they have evolved. It incorporates a Planning Statement, setting out how the proposals can be assessed against the relevant planning policy framework and statutory provisions, which concludes that the proposals accord with policy at national and local levels, and should be approved.
- 2.15. We trust that the following sections of the document will further demonstrate the extensive benefits that the scheme will provide and look forward to engaging with officers and other stakeholders further in relation to the proposals.

### 3. KEY APPLICATION DRAWINGS & INFORMATION

3.1. Please see below for a list of reports provided by Simon Morray-Jones Architects submitted in support of the application:

- Design & Access Statement - Including the Statement of Community Involvement

- Topographical survey

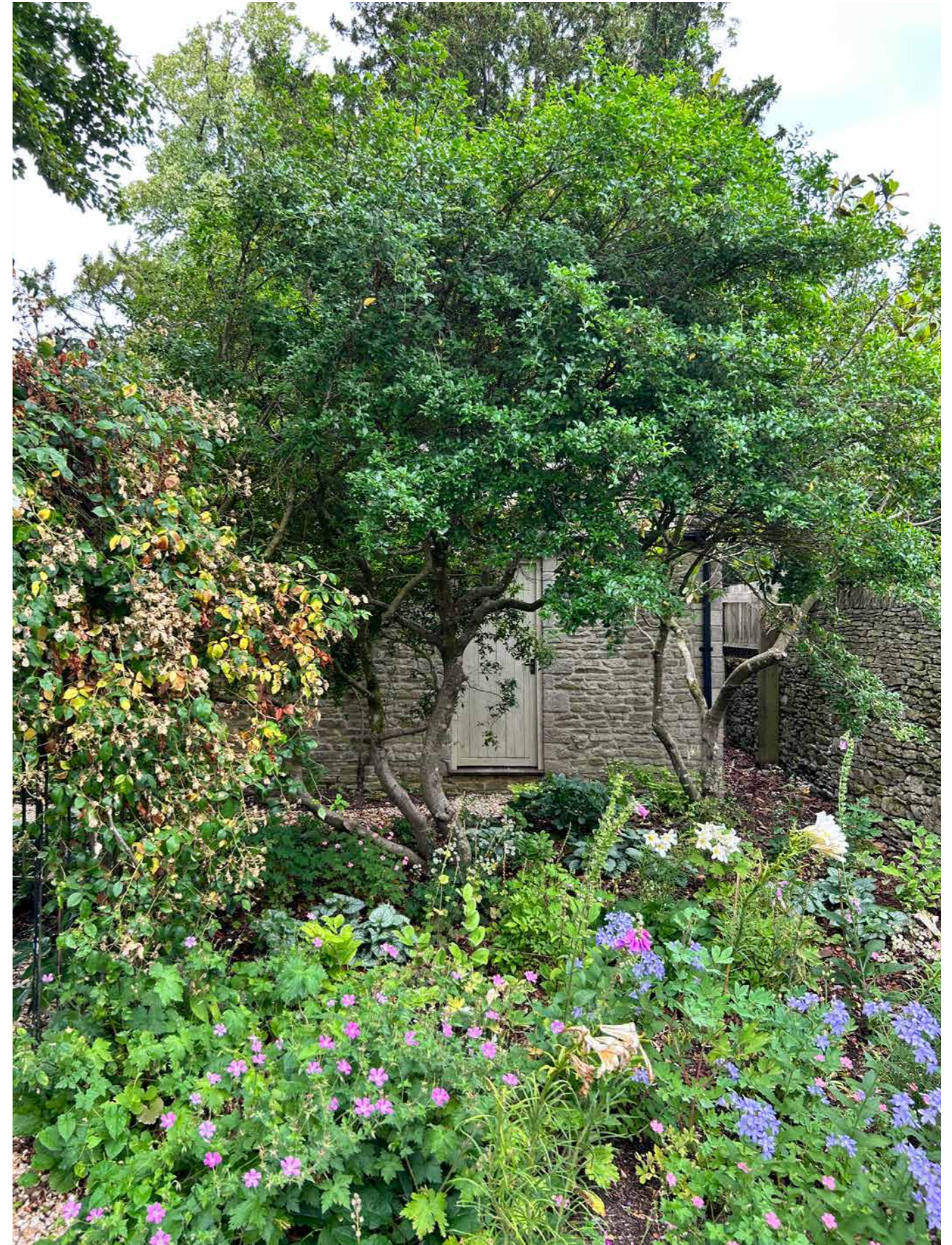
- SMJampneyTOPO\_RevC\_Sheet1
- SMJampneyTOPO\_RevC\_Sheet2
- SMJampneyTOPO\_RevC\_Sheet3
- SMJampneyTOPO\_RevC\_Sheet4

- Existing Drawings:

- 1271-EX000 P2 Site Location Plan
- 1271-EX001 P3 Existing Site Plan
- 1271-EX100 P2 Existing Basement Floor Plan
- 1271-EX101 P2 Existing Ground Floor Plan
- 1271-EX102 P2 Existing First Floor Plan
- 1271-EX103 P2 Existing Second Floor Plan
- 1271-EX104 P2 Existing Roof Plan
- 1271-EX180 P1 Existing Pump House & Water Wheel House Drawings
- 1271-EX200 P2 Existing Stables, & Stables Cottage Elevations

-Proposed Drawings:

- 1271-PR001 P5 Proposed Site Plan
- 1271-PR002 P1 Proposed Site Plan - Tree detail (1of2)
- 1271-PR003 P1 Proposed Site Plan - Tree detail (2of2)
- 1271-PR100 P1 Proposed Basement Plan
- 1271-PR101 P3 Proposed Ground Floor Plan
- 1271-PR102 P3 Proposed First Floor Plan
- 1271-PR103 P2 Proposed Second Floor Plan
- 1271-PR104 P3 Proposed Roof Plan
- 1271-PR105 P3 Demolition Ground Floor Plan
- 1271-PR121 P5 Proposed Venue Ground Floor Plan
- 1271-PR122 P5 Proposed Venue First Floor Plan
- 1271-PR123 P5 Proposed Venue Roof Plan
- 1271-PR160 P3 Proposed Grounds Building Plans
- 1271-PR180 P1 Proposed Pump House & Water Wheel House Drawings
- 1271-PR181 P1 Demolition Pump House & Water Wheel House Drawings
- 1271-PR190 P1 Existing & Proposed Entrance Gates
- 1271-PR200 P3 Proposed Stables & Stables Cottage Elevations
- 1271-PR220 P5 Proposed Venue Building Elevations (1of2)
- 1271-PR221 P5 Proposed Venue Building Elevations (2of2)
- 1271-PR260 P3 Proposed Ground Building Elevations
- 1271-PR320 P4 Proposed Venue Section



Photograph of Ampney Park rear courtyard

### 3. KEY APPLICATION DRAWINGS & INFORMATION

3.2. This document and the drawings above are to be read in conjunction with the following Design Team reports submitted in support of the application;

- JME Conservation:

- Ampney Park Gloucestershire Heritage Statement Sept 2023 for Change of Use

- Seasons Ecology Reports:

- Ecological Impact Assessment Ampney Park Venue Project (SEB2428\_06)
- Biodiversity-report-declaration-of-adequacy-v3-24-05-23\_Ampney Park Venue Project
- Survey Reports:
  - \* Preliminary Bat Roost Assessment and Survey\_Ampney Park (SEB2429\_01)
  - \* Preliminary Bat Roost Assessment\_Ampney Park Pump Houses, Stone Wall & Trees (SEB2428\_5)
  - \* Preliminary Ecology Appraisal\_Ampney Park Grounds(SEB2428\_01)
  - \* Bat Surveys\_Main House, Ampney Park (JuneJuly 2021) (SEB2429\_02)
  - \* Bat Survey\_Stable Cottage, Ampney Park (SEB2429\_02a)
  - \* Bat Surveys\_Stables and Grooms Flat, Ampney Park (SEB2429\_02b)
  - \* Bat Surveys\_Stone Barn, Ampney Park (SEB2429\_02c)
  - \* Update Bat Survey\_Stone Barn, Ampney Park (SEB2429\_03c)
  - \* Bat Surveys\_Indoor Horse Arena, Ampney Park (SEB2429\_02d)
  - \* Bat Survey\_Pump Houses, Ampney Park (SEB2428\_05a)
  - \* Great Crested Newt Presence Absence Survey\_Ampney Park (SEB2428\_04b)
  - \* Water Vole and Otter Survey\_Ampney Park (SEB2428\_04)
  - \* Dormouse Survey\_Ampney Park (SEB2428\_05)
  - \* Bat Surveys\_Stone Wall, Ampney Park (SEB2428\_05b)

- Pell Frischmann:

- Transport Statement - 105127-PEF-XX-XX-RP-TR-000001 05 Final
- Travel Plan - 105127-PEF-XX-XX-RP-TR-000002 D04 Final
- Proposed Access Arregement - 105127-PEF-XX-XX-DR-C-000004
- Appendices:
  - \* 105127-PEF-XX-XX-RP-TR-000001 App1
  - \* 105127-PEF-XX-XX-RP-TR-000001 App2

- Sustainable Acoustics:

- Acoustic Survey - 21-0027-0 Ampney Park R01
- Noise Impact Assessment - 21-0027-1 Ampney Park R01.1

- Urquhart & Hunt

- UH\_Ampney Park - Illustrative Plan
- UH\_Ampney Park - CAD Masterplan
- UH\_Ampney Park - Designation Document

- Savills:

- Ampney Park Wedding and Events Business Plan\_September 2023 V2
- Report and Appendices:
  - \* Experian Demographic Report
  - \* Wedding Venue Competitor Analysis 2023
  - \* Accommodation Competitor Analysis 2023

- BJP Consultants:

- 1947 Energy Sustainability and Ventilation Statement\_Ampney Park\_Rev B

- Tree Parts:

- Ampney Park - Tree Parts - BS 5837\_Tree Survey
- Ampney Park - Tree Parts - AIA for Ampney Park September 2023
- Ampney Park - Tree Parts - Tree Constraints Plan
- Ampney Park - Tree Parts - Appendix A

- Inform Consulting Engineers

- IN381 - Ampney Park - Lighting Strategy - Issue 2
- IN381 - Appendix 1 - Lighting Report
- IN381(631)001 - Plan

- Tyler Grange

- Landscape Visual Impact Assessment - 16125\_R01a\_LVIA\_120923\_OK\_AW
- Appendices:
  - \* 16125\_R01a\_LVIA\_120923\_Appendices1
  - \* 16125\_R01a\_LVIA\_120923\_Appendices2
  - \* 16125\_R01a\_LVIA\_120923\_Appendices3

- Mann Williams

- Surface and Foul Water Drainage Strategy - 12005-MNW-XX-XX-RP-D-0451-S2-P1\_Ampney Park

- Ridge & Partners

- Site Waste Minimisation & Management Plan - 5021516-RDG-XX-XX-A-004000-P01 Ampney Park



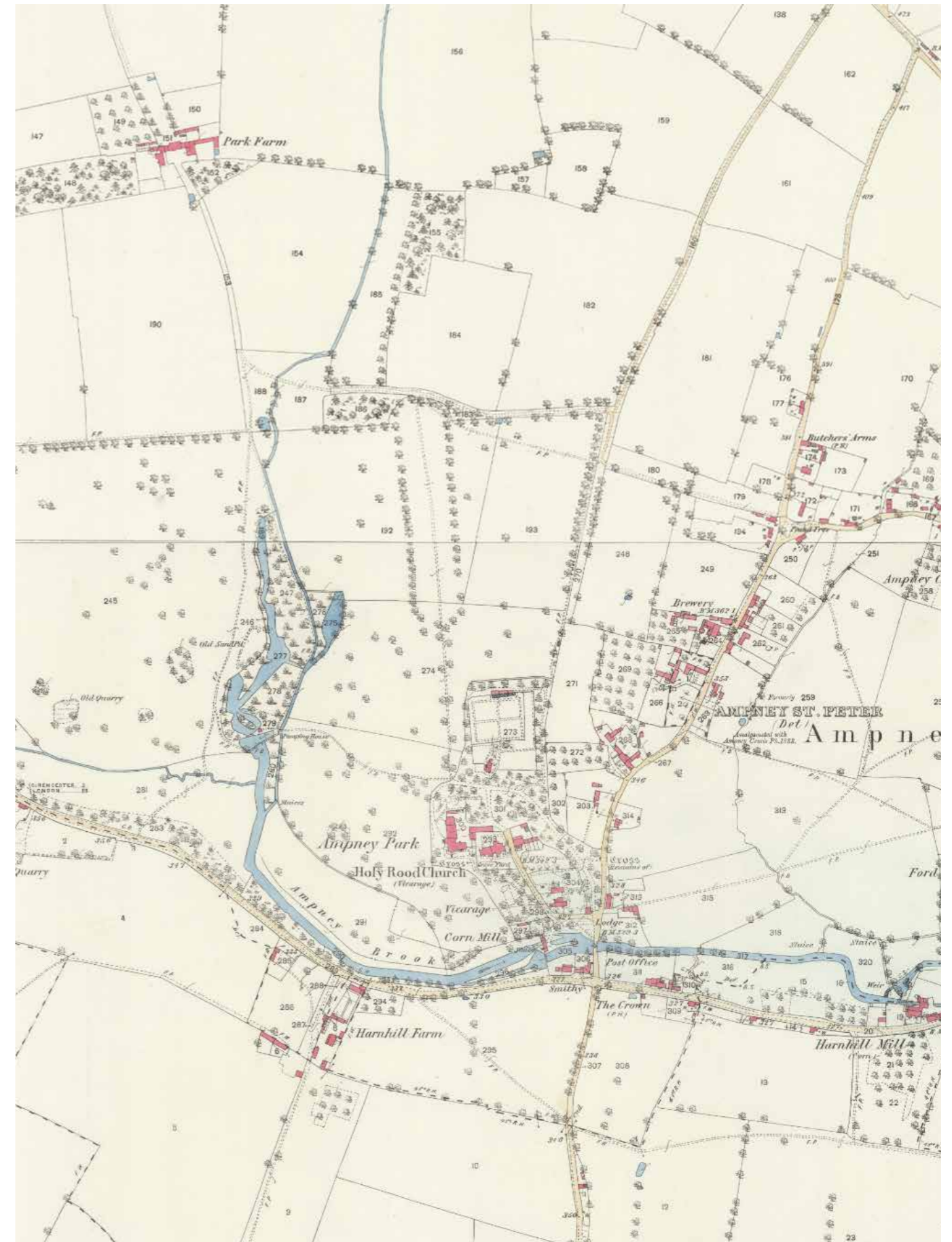


*"The Seat of Rob' Pleydell Esq."* engraving by Johannes Kip showing Ampney Park dated 1768

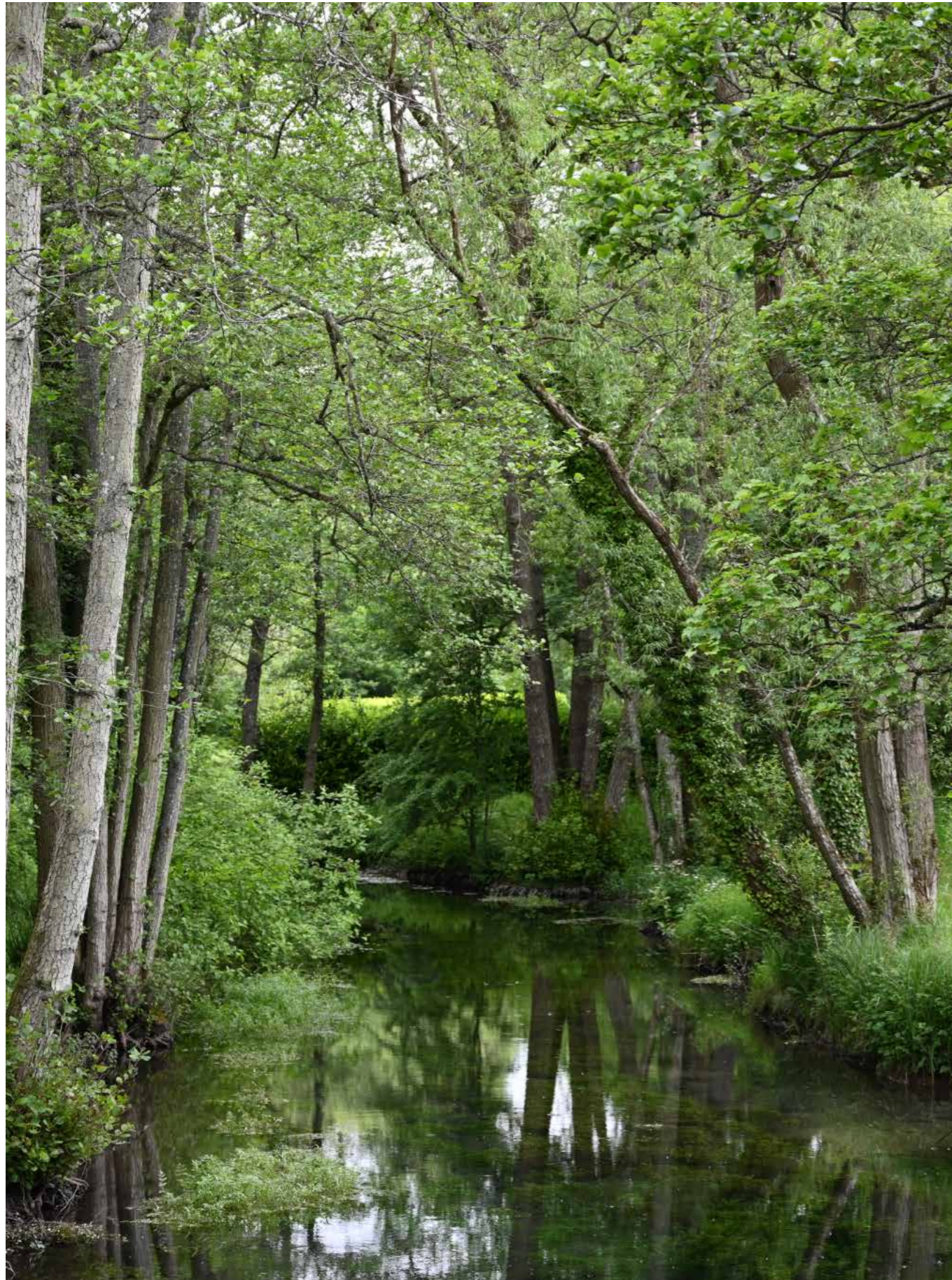
## 4. SITE AND HERITAGE CONTEXT

### 4.1. INTRODUCTION

- 4.1.1. Ampney Park is a Grade II listed building, which was listed on 4th June 1952. This listing description included the Lodge at the (east) entrance to the site, Garden Cottage and the former Coach House, all of which were separately listed on 17th June 1986.
- 4.1.2. Adjacent to the house is the Grade I listed Holy Rood Church, and within its graveyard is one of a pair of scheduled preaching crosses within the village, and the whole of the site lies within the Ampney Crucis Conservation Area.
- 4.1.3. The Entrance Gate at the west end of the park, together with their Gate Piers and walls and the Pump House were also listed Grade II in 1986. Other pre-1947 structures which were in the same ownership as Ampney Park on 1st January 1969 and are considered to be curtilage listed; include the Walled Garden, the Bridge over the Ampney Brook, the Garden Walls within the park, as well as the Stables Cottage, which was converted into accommodation in 1990.
- 4.1.4. The south terrace was reconstructed and enlarged and the ha-ha remodelled in the 1970's and are not therefore considered to be curtilage listed. Further developments had been done after the 1990's which are not to be considered to be curtilage listed includes; the Modern Stables erected in 1998, and the Arena built in 2002 originally as a covered tennis court but has since been converted for equestrian purposes.
- 4.1.5. Beyond the house and into the parkland, two major developments were done post-1990; the alterations in the landscape to create the manège paddock in 1993, and the erection of the Grounds Building through the conversion of an existing retaining structure, garage and grounds yard in 2013.
- 4.1.6. The Arena, hard tennis court, wooden stable blocks, and associated yard, manage paddock and timber post and rail fencing dominate the parkland to the north and west of the Main House but sit just outside of the Ampney Crucis Conservation Area. The Grounds building is located on the western edge of the Conservation Area.
- 4.1.7. The widespread planting of Laurel hedging to conceal the Grounds Building from the approach along the main drive from London Road, does not diminish the negative impact of this development on the setting of Ampney Brook, woodland and Pump Houses.
- 4.1.8. Overzealous use of Laurel has reduced views through the parkland around the brook and lakes. The manège paddock also has planting to conceal it from the parkland views from the house and main drive, in this case a dense holly hedge.



Extract of 1884 Ampney Park Ordnance Survey Plan



Photograph looking north up Ampney Brook from the bridge - Illustrating dense vegetation

## 4. SITE AND HERITAGE CONTEXT

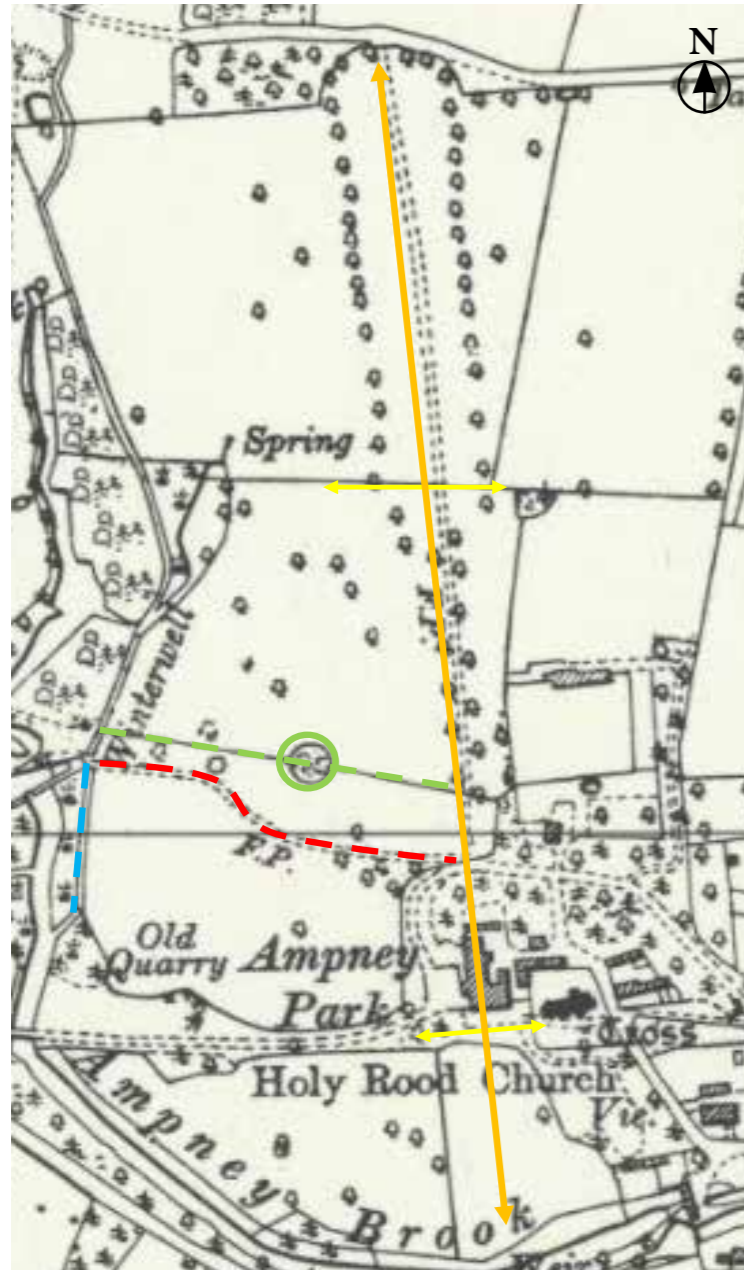
### 4.2. PLANNING HISTORY

4.2.1. A summary of the relevant planning applications is set out below listed chronologically from the most recent;

REFERENCE	DESCRIPTION	STATUS
23/00336/LBC	The Stone Barn: External and internal refurbishment, repairs and alterations.	Approved
22/00798/LBC	Ground floor pool refurbishment and Basement alterations to form a designated bat roost with access.	Approved
21/02001/LBC	External repairs and replacement windows, upgrades, and regulation required modernisation to mechanical and electrical services. Some internal modifications that reverse some 1980's interventions.	Approved
2020 - Applicant became the owner of Ampney Park.		
16/05249/FUL & 16/05250/LBC	Replace gate in London Road boundary wall; replace gate in Church Lane boundary wall (retrospective).	Approved
13/02325/FUL	Alterations to existing outbuildings/structures and erection of glasshouse.	Approved
02/00458/FUL	Private all-weather riding arena.	Approved
05/01606/FUL	Attic conversion over garages to form stable-hand flat (re-submission).	Approved
02/02182/FUL	Attic conversion over garages to form stable-hand flat.	Refused
02/00458/FUL	Private all-weather riding arena.	Approved
99.00024 & 99.00792	Erection of range of stabling and garages (Amended scheme)	Approved
98.00922 & 98.00926	Erection of range of stabling and garages.	Approved
98.00776	Change of use from two covered tennis courts to horse exercise yard.	Approved
95.00267 & 95.00268	Horizontal timber boarding with uprights fixed to existing stone wall to give approximate overall height of 9'0".	Refused
94.02003	Raise existing boundary wall to approx 7' overall height between points C and D on plan. Raise existing boundary wall to approx 9' overall height between points E and F on plan. Amend window to pool house. Form door opening from.	Approved
94.00882	Removal of existing of new staircase and associated internal re-arrangement. Replacing existing fire surround with period Georgian timber fire surround.	Approved
94.00881 & 94.00916	Raising level of existing boundary wall to approximate 7' overall height	Approved
94.00880	Removal of existing window and provision of replacement glazed doors	Approved
94.00107	Change of use to guest house/hotel.	Withdrawn
93.00608	Provision of three stables and a tackroom, menage. Demolition of existing concrete block sheds.	Approved
91.01820	Retention of imitation slates on part of the roof at Ampney Park and barn conversion.	Refused
91.01819	Retention of car park	Approved
90.01082	Dwelling for manager of hotel and sporting club application.	Refused
90.00911 & 90.000912	Extension: Service building for deer fodder, logs, oil tank and switchgear. Conversion of store to tractor shed and study for staff cottage. Arched gateway and linked wall.	Approved
90.00137	Alteration to form new entrance with gates to permit safer access to road (as required by local authority).	Approved
1982 - Reference for an application to change of use to Hotel		

## 4. SITE AND HERITAGE CONTEXT

### 4.3. LOCATION & CONSERVATION AREA



Extract of 1970 Ordnance Survey plan showing Ampney Park site

Legend:

- Historic N/S axis/lime avenue
- E/W axis feature illustrated in Kip print
- Previous path to Pump House aligns with drive
- Landscape feature
- Previous Winterwell rill - buried?

#### Orientation + previous landscape features

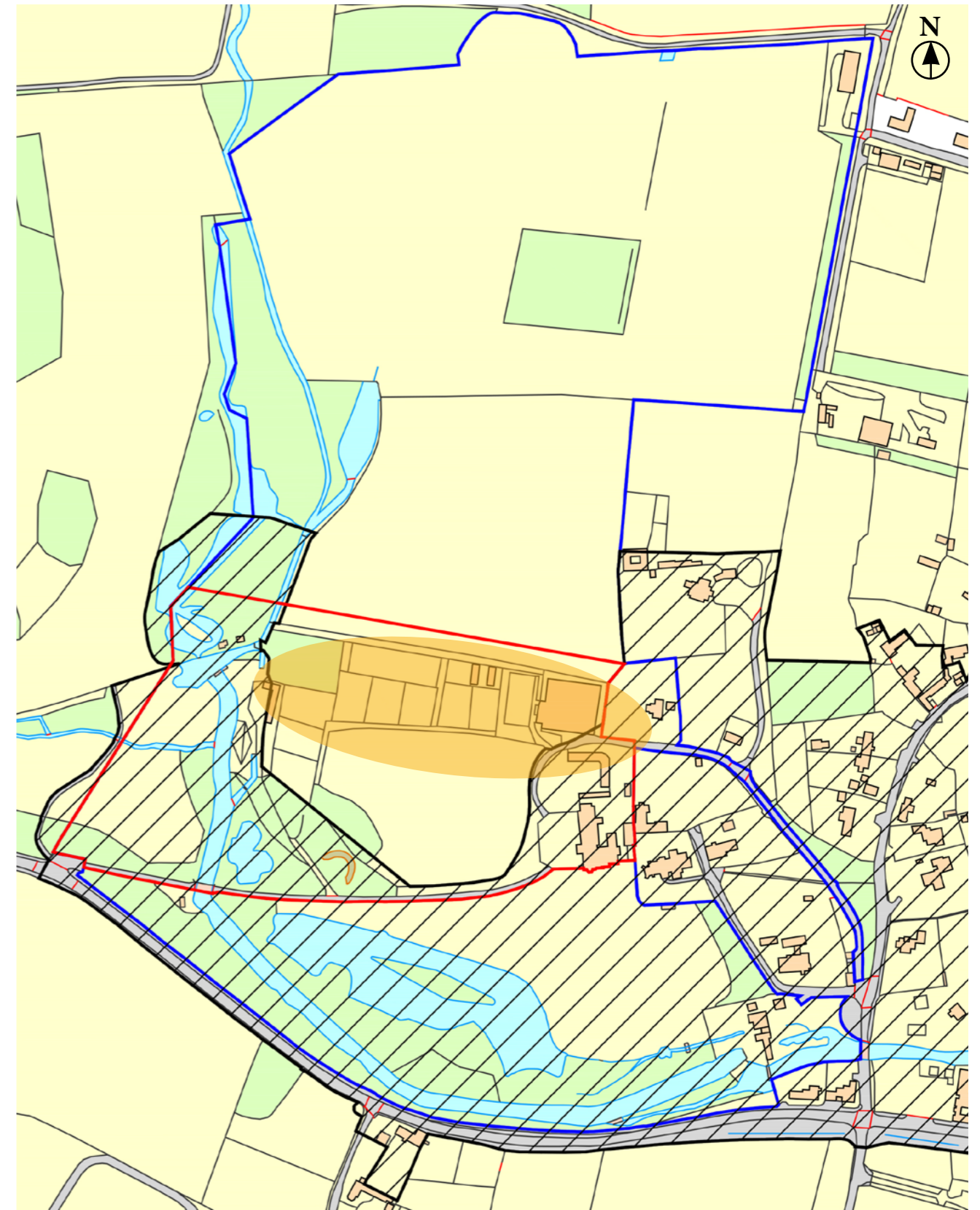
Strong historic North/South axis to existing House and landscape. Strong proposed East/West orientation generated by the existing landscape features and the historic footpath.



Extract of Recent site plan highlighting West end of the site

Legend:

- 6 - Existing Grounds building
- Previous Winterwell rill - buried?



Legend:

- Ownership boundary
- Application boundary
- Ampney Crucis Conservation Area boundary
- Area of development

Ampney Park Location plan



## 4. SITE AND HERITAGE CONTEXT

### 4.3. LOCATION & CONSERVATION AREA

4.3.1. Please see previous page for three site plans identifying important features that play a part in the design, location and features of the proposals.

- **Extract of 1970 Ordnance Survey Plan** - Shows remnants of the historic avenue, as illustrated in Kip's Print, and a track extending from north of the Main House to the large curved section of the stone wall at the north boundary, also highlighted is the previous track between the drive just north of the Main House to the bridge over Winterwell providing historical access to the Pump houses from Ampney Crucis Village.
- **Extract of recent Site Plan** - This site plan identifies the existing Grounds Building and associated yard and indicates the previous route of the Winterwell stream, which is no longer evident on site. Presumably infilled when the Ground Yard was constructed.
- **Ampney Park Location Plan** - Plan showing the current Ownership Boundary, the Application Boundary with the extent of the Ampney Crucis Conservation Area overlaid (shaded). The coloured area illustrates where the future scheme is proposed and clearly shows that majority of the proposals sit outside of the Conservation Area boundary, the Stables and the Stables Cottages lie within it.

#### 4.3.2. Kip Print:

4.3.2.1 The engraving dated 1768 by Johannes Kip, who was well known for his accuracy, shows a very different landscape arrangement to that in existence now.

4.3.2.2 We know from the Heritage Statement that the lakes are 20th Century but the essence of formal gardens to the south of the house is still evident today and there are still a small number of broad leaf limes in alignment with the avenue extending north from the original south range of the house shown in the print.

4.3.2.3 Ampney Brook is on the left, between the house and the Brook there are formally laid out gardens and a series of avenues. The layout of the house and gardens shown in Kips print is clearly generated from the cardinal points, this has inspired the alignment of the new buildings and themes adopted in the landscaping.

#### 4.3.3. "The need for change" by the Applicant:

4.3.3.1 The new owner was inspired to buy Ampney Park for its 'magical' parkland. The dominant equestrian infrastructure has no purpose for the current owner and its removal provides an opportunity make positive change to the modern buildings and hard landscaping to benefit the parkland, improve the landscape setting for the listed House whilst making it available to a much wider audience.

Ampney Park Site plan highlighting equestrian redundant infrastructure



Photograph of Ampney Brook Pond

## 5. BRIEF

- 5.1. The main considerations for the new owner were what to do with the redundant equestrian infrastructure which dominates the northern area of parkland whilst increasing invited public access to the beautiful house and grounds.
- 5.2. The challenge was to find a use for the extensive area of space and buildings to be reworked which would also enhance the existing setting of the listed House.
- 5.3. Due to the nature of the house and grounds events use was identified and advice taken on what form this should be to ensure it would compliment the reuse of the outbuildings and residential use of the Main House.
- 5.4. An events business requiring short term accommodation, focusing on key anniversaries including weddings, could utilise many of the existing buildings as well as repurpose others that no longer have a use.
- 5.5. To undertake events of this type, new infrastructure, landscaping and architectural buildings constructed in high quality materials would be required to create an attractive venue. To provide a comprehensive scheme, new landscaped carparking, a venue building incorporating a hall for reception dining, entertainment spaces and supporting guest amenities, catering and staff facilities and offices would be needed.
- 5.6. A licensed gathering space for ceremonies is required, which would supplement the beautiful Church of the Holy Rood. To facilitate events accommodation for guests, the Main House and Stone Barn could offer very high quality accommodation with some minor changes. Further accommodation can be provided on the site of the existing redundant modern Stables.
- 5.7. In addition to the new carpark, key infrastructure improvements are also required. Ampney Park has two main entrances and drives, one via the village, the other directly off London Road. To enable this scheme to operate successfully substantial and significant safety improvements to Ampney Park's highway connection onto London Road are required.
- 5.8. For a more detailed spatial brief please refer to Report and Appendices – Ampney Park Weddings Feasibility Study February 2021 provided by Savills is included in this application.



Existing Arena proposed to be removed

## 6. PRE-APPLICATION PROCESS

### 6.1. INTRODUCTION

- 6.1.1. An initial options assessment was carried out to explore and appraise different approaches to replacing the equestrian facilities and associated landscape. The commissioned project consultants all provided input on formulating the assessment and results.
- 6.1.2. The Feasibility options were assessed against the following key criteria;
1. Design
  2. Heritage
  3. Landscape & Visual Amenity
  4. Accessibility
  5. Highways
  6. Sustainability
  7. Ecology
  8. Acoustics
- 6.1.3. The preferred option at feasibility stage provided the 'best score' and was developed for the Pre-application Submission to Cotswold District Council in July 2022.
- 6.1.4. This planning application broadly reflects our pre-application planning submission ref 22/02346/PAYPRE in intent and reflects comments and suggestions made by Cotswold District Council in their Pre-Application Advice Note dated 02/12/2022. Please refer to appendix A.
- 6.1.5. A separate Highways Pre-application ref; C/2023/052161/PRE COTS was submitted to Gloucestershire Highways Department in connection with the proposed access arrangements and highways interface. Please refer to the Transport Statement for more details.



Photograph of Ampney Park south elevation



## 6. PRE-APPLICATION PROCESS

### 6.2. PRE-APPLICATION RESPONSE

#### 6.2.1. Principle of the Development

6.2.1.1 The proposed development would provide a venue and function location with accommodation provided on site.

6.2.1.2 With regard to the **Local Plan, Part 2 of Policy EC3** As the accommodation provided would be contained within existing buildings, it is considered that the requirements of Policy EC11 would be addressed, considering that the site is not within a development boundary designated in the Local Plan.

6.2.1.3 The other new development at the site, the events venue and the multi-functional gathering space, would be in replacement for existing buildings at the site, albeit that they would be located elsewhere at the site. Having regard to Policy EC3, it is requested that a business case be provided in support of any application so as to demonstrate the viability of the proposed business.

6.2.1.4 Please refer to the Business Plan submitted as part of this application.

#### 6.2.2. Change of use to Main House and ancillary buildings

6.2.2.1 No objections are raised to the principle of the new use within the main listed building and its associated historic structures. Physical works to the main house have been approved as part of the previous listed building consents.

6.2.2.2 Works to the main house are now completed in line with the LBC noted.

6.2.2.3 No objections are raised to the new driveway to the front of the existing forecourt, subject to detailing and surfacing or to the creation of a new parking area on the site of the removed equestrian arena. There is limited inter divisibility between the latter and the main house.

6.2.2.4 The new drive has been omitted from the scheme - please refer to the revised landscape proposals submitted with this application.

#### 6.2.3. Works to historic outbuildings – Stone Barn and Stables Cottage

6.2.3.1 No elevations have been provided in terms of the external works proposed to either of the above buildings so my comments are confined to the internal works proposed.

6.2.3.2 Stone Barn/Converted Stable range  
I did not get access to this individually listed building at the site meeting. From the plans, it would appear that some internal partitioning, a staircase and a section of masonry are being removed. We will need further information confirming the lack of historic interest of these elements. If modern, as I think the Heritage statement implies, it is unlikely that there will be any issues with their removal

6.2.3.3 Please refer to the Stone Barn consent LBC ref; 23/00336/LBC.

6.2.3.4 Stables and Grooms Flat  
No objections are raised in principle to the proposed re-use of this modern building subject to the detail of the external works proposed. Only a few indicative sketches have been provided at this stage showing the external treatment. However, we will need to consider the impact of any changes to the elevations facing back towards the main house and outbuilding range carefully. The double height flat-roofed glazed dormers shown in close proximity to the simple gabled outbuilding adjacent could be a concern.

6.2.3.5 The treatment of the building as part of its conversion should be as simple as possible so that it does not detract from the existing ancillary historic structures at the site. It may be preferable to retain a simpler roof form and plane in order to minimise the impact of the changes to the building upon the nearby curtilage-listed structure and main house beyond.

6.2.3.6 The proposed scheme has been revised to reflect CDC comments, in summary as follows; the dormers have been omitted and flush rooflights introduced in fewer number, the hip end roof has been retained to the southern end close to the listed Main House and Cottage. The external materials have been revised; the proposed roof material has been changed from new green zinc to retention of the existing slates and reusing them on the proposed Stables, the walls will be finished in Cotswold stone and the proposed external joinery is painted. Please refer to the Heritage Statement and proposal drawings submitted as part of this application.

#### 6.2.4. Demolition of existing structures (to the north and east of the main house)

6.2.4.1 No objections are raised to the demolition of the modern indoor equestrian arena or to the grounds building to the east of the site, neither of which are of historic or architectural interest.

6.2.4.2 The proposed removal of the dominant and unsightly horse Arena will benefit the setting of the Mansion and this area of the Conservation Area, the removal of the existing unsightly Grounds Building will benefit the landscape and setting of Ampney Brook.

#### 6.2.5. New Reception Venue Building

6.2.5.1 This building is proposed to be sited at the western extent of the area, which has previously been used for equestrian purposes. This area of land lies at the northern extent of the parkland and although it sits outside of the conservation area, the area still forms an important element of the wider setting of Ampney Park.

6.2.5.2 My view is that a new building could be accommodated in this area for the proposed purpose but that this should be sited further back into the area of land to the east, closer to the main house and in an area which previously had built structures on it. This section of the wider parkland has been much altered with the recent equestrian use however with the exception of the large indoor arena; the remaining area has remained relatively free of structures.

6.2.5.3 Whilst 'the remaining area has remained relatively free of structures' the Parkland landscape has been detrimentally affected by reprofiling to create the menage paddock which required extensive levelling (hidden behind a holly hedge), the hard tennis courts and stables yard. The impact of which should not be understated.

6.2.5.4 My advice would be to locate the new structure in the central area where existing stables and a yard are proposed to be removed. This would leave the wider landscape free of large new structures, which have the potential to detract from the wider parkland setting of the main house and confuse the hierarchy of buildings at the site. At present although the land itself in this area has been altered in terms of surfacing, hedging and fencing, the area remains free of buildings and my view this element of surviving character should be retained.

6.2.5.5 The proposed scheme has been revised to reflect CDC comments, as follows; the Venue Building has been relocated to where CDC have suggested. However the 'surviving character' has been detrimentally impacted by the equine infrastructure, the impact of which should not be understated. Please refer to the proposed drawings for its new location.

## 6. PRE-APPLICATION PROCESS

### 6.2 PRE-APPLICATION RESPONSE

6.2.5.6 *In terms of design, an indicative sketch has been provided which shows a main range of a traditional gabled pitched roof form. The main range is shown being flanked by two subservient ranges to each side. I would suggest that the overall scale and arrangement of the three connected structures may be acceptable but as noted above, in a less impactful position. If the group of structures were located in the central area closer to the existing tennis court and stables then I am of the view that there is unlikely to be any additional harm caused to the parkland setting and the scale suggested would be better justified in this position, where existing buildings are being removed.*

6.2.5.7 *The proposed triple range supported by CDC has been maintained and repositioned to reflect CDC comments, as follows; the Venue Building has been relocated to the area of the existing tennis court, timber stables and yard. Please refer to the proposed drawings for its new location.*

#### 6.2.6. New Multi-functional gathering space building

6.2.6.1 *This new structure is proposed to be sited straddling the Ampney Brook, which runs through this section of the grounds. Directly opposite the proposed location for the new building sit two surviving pump house structures, one or both, as indicated in the list description, of which are individually listed. The restoration of these buildings is welcomed as part of the proposals.*

6.2.6.2 *The Gathering Space building has been omitted from the scheme, please refer to the revised proposed drawings. The earlier pump house containing the water wheel will be repaired and asbestos roofing replaced, the later pump house will be consolidated including wall repairs and new stone copings (the roof will not be reinstated).*

6.2.6.3 *No details of the elevational treatment and form of the proposed new building have been provided apart from a sketch showing the latter within the landscape. However, I have concerns in principle regarding a building of the footprint and indicative scale proposed in this location.*

6.2.6.4 *In my view a new structure could be accommodated in this area, however this should be set back in the area where the modern gardener's yard is – i.e. cut into the sloping ground in a similar sitting to the existing structure. In this area, a new structure would appear more recessive in the landscape and would not protrude into the existing picturesque setting of the brook, pump houses and footbridge, all of which contribute to the character and appearance of the conservation area and the wider setting of the main listed building.*

6.2.6.5 *The Gathering Space building has been omitted from the scheme, the existing Grounds Building will be removed and area and yard relandscaped for use as a seasonal outdoor ceremony space. Please refer to the revised proposed drawings.*

6.2.6.6 *The new building should be of a traditional narrow plan and form so that it does not detract from the character of this part of the site. It could still incorporate a modern design and glazing, however this should be confined to the elevation facing the brook rather than all elevations, in order to help minimise its overall impact within the parkland.*

6.2.6.7 *The Gathering Space building has been omitted from the scheme. The design of the existing Grounds Building, extensive concrete hardstanding and 10 feet tall laurel hedging (to hide both the building and the yard) have a tremendous detrimental impact on the character and of this part of the site. The existing Grounds Building will be removed and area and yard relandscaped for use as a seasonal outdoor ceremony space. Please refer to the revised proposed drawings.*



Photograph of Ampney Park rear courtyard

## 6. PRE-APPLICATION PROCESS

### 6.2 PRE-APPLICATION RESPONSE

#### 6.2.7. Alterations to main vehicular entrance

- 6.2.7.1 *Unfortunately I remain of the view that the works proposed to the individually listed gate piers and attached curved wall which comprise the creation of a substantial new opening within the listed wall to create an additional access through into the site would cause significant harm to the designated heritage asset which is unlikely to be justified in terms of public benefit.*
- 6.2.7.2 *The arguments suggested above which refer to the unbalanced nature of the original design and the fact that the rubblestone wall has in the recent past been rebuilt after being damaged by a car, in no way justify the permanent harm, which would be caused to the overall character, design and special interest of the listed structure by the insertion of a large new vehicular opening. The surviving enclosed character of the entrance structure would be lost leaving a truncated arrangement. The presence of a second large access within the wall, in close proximity to the original fine piers and gates would detract significantly from the original character and design of the structure. The entrance gates and walling are also located within the Ampney Crucis Conservation Area and the works proposed would fail to preserve the contribution the entrance gates and walling currently make to the character and appearance of the latter. The arguments suggested above which refer to the unbalanced*
- 6.2.7.3 *The proposed scheme has been revised to respond to CDC comments, as follows; the proposed opening to be formed in the existing rubble stone wall has been reduced from 10m to 5m, therefore by 50%, and positioned as far away from the existing gates and ashlar piers as is possible to create a safe highways entrance whilst maximising the extent of rubble stone wall retained between the piers and the new opening. This has been achieved by proposing a passing place just within the site boundary and a single lane traffic width at the point where the drive goes through the wall. This proposal has been discussed with Gloucestershire Highways Department. Please refer to the revised proposal drawings, Heritage Report, and Highways Access Arrangement drawings and Transport reports.*
- 6.2.7.4 *As the main house currently has a viable use as a dwelling, the harm caused by the works proposed to the individually listed entrance are not considered to be justified in terms of the re-use of the building and therefore this element remains a significant concern.*
- 6.2.7.5 *In summary, no objections are raised to proposed change of use of the main buildings at the site, or to the demolitions proposed. In principle, the construction of a new events venue building is likely to be acceptable. However, the sitting of this should be re-considered – locating the new building closer to the existing built development at the site and reducing the encroachment into the wider, albeit altered parkland. Similarly the principle of a new ‘multi-functional gathering space’ structure may be acceptable, but in a revised location. The sitting currently proposed is considered to cause harm to the setting of the listed pump houses, the character and appearance of the conservation area and the wider parkland setting. However, a new structure could potentially be sited on the previously developed land close to this area, in place of the existing C20 structure, perhaps of a reduced scale or more traditional form. The substantial new opening proposed within the individually listed entrance walling would cause significant harm to the listed structure and detract from the character and appearance of the conservation area and is unlikely to be justified in terms of public benefit in line with Para 202.’*
- 6.2.7.6 *The Gathering Space building has been omitted from the scheme and in all instances the proposals being submitted as part of this application have responded to CDC comments and revisions made to the proposed scheme where suggested and to mitigate harm as much as possible.*
- 6.2.7.7 *In respect of your further email received on 28th October, the following further comments have been made: ‘We have taken the access difficulties in respect of the use proposed into account in formulating a response to the proposals. However at present the information submitted does not lead us to the conclusion that the amount of harm proposed (specifically to the entrance gates) is likely to be outweighed by the public benefit in this case. The purpose of the pre-application process is to advise on areas which are likely to be acceptable or contentious taking into account legislation and policy and make alternative suggestions where possible. We do not have sufficient information to do a complete balancing exercise at this point and we are not reaching a decision on the case at this stage, simply advising on potential areas of agreement and concern.*
- 6.2.7.8 *Please refer to the revised proposed new entrance arrangement and Heritage and Impact Statement submitted as part of this application.*
- 6.2.7.9 *As discussed previously Para 202 advises - ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, **securing its optimum viable use.**’*
- 6.2.7.10 *The PPG advises the following in relation to **optimum viable use:**  
“It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.*
- 6.2.7.11 *As noted in this report four Listed Building Consents have been granted for works to property since the Applicant bought Ampney Park. The extensive repairs consented and undertaken recently represent a major investment benefiting the Heritage Asset and reflect the level of commitment the Applicant has to this property, however its long term conservation will require future investment.*
- 6.2.7.12 *The current use is residential and it could be argued that many residential occupiers are unlikely to invest to this level without a return. As in the case of Ampney Park, there is a risk that the building would not be properly maintained and this would reduce its viability in the long term for residential use without major investment. The applicants intent is to increase public access and generate revenue through the estate from the outset by creating a viable events business. This benefits the local and wider economy and in turn the historic building via its creative reuse with minimal change (which has already been consented in the case of the Stone Barn and the Mansion). The proposed Change of Use to Sui Generis formalises this aim, whilst also proposing to invest in high quality buildings and renewable energy infrastructure.*
- 6.2.7.13 *As noted, the optimum viable use is ‘also for the future of the asset’, the extent of recent repairs required to the listed structures and insensitive horse infrastructure is evidence that previous residential use has not safeguarded the heritage asset, residential use could therefore be considered as sub-optimum viable use for this particular property. The Stone Barn also needs repairs and was previously used for short term lets. Using the estate for an events business would generate revenue to maintain the heritage asset for the long term without ‘unnecessary harmful changes being made to the asset’. The proposals in this application represent a way to generate that investment and therefore securing a sustainable future.*
- 6.2.7.14 *If the current proposal to the entrance gates is pursued together with the proposed change of use of the site and main building, then evidence would need to be provided to show that other alternative, less harmful uses (or uses not requiring the changes currently proposed to the western access), were not economically viable.*

## 6. PRE-APPLICATION PROCESS

### 6.2 PRE-APPLICATION RESPONSE

6.2.7.15 *This would usually require a marketing exercise etc. over a sustained period of time so that evidence relating to the viability of the building and site can be assessed and taken into account. Further information should also be provided to satisfy paragraph 200 in terms of justification and whether alternative, access options and requirements have been considered and discounted.*

6.2.7.16 The following options were considered for the entrance at the Feasibility stage where the physical, heritage and legal constraints were explored and impacts considered;

- **New vehicle access from Backs Lane** – a new drive through the north meadow to the proposed carpark. Whilst possible, this was considered to have too great an impact on the meadow landscape and occupants of Ash House (within the walled garden), and was discounted. The options preferred focus on existing drive infrastructure.
- **Existing rear drive from Village Street** - this would increase vehicle traffic in the Village and also past the existing residents that use the drive, and was discounted.
- **Existing gated access from the London Road (A417)** – the London Road highways entrance is exclusive to the use of Ampney park and has no impact on any other user or resident. However the acute angled highways connection onto the London Road is considered to be unsafe for any vehicle joining the highway. In addition, the existing stone piers and gates form a height and width constraint restricting entry of vehicles that are likely to be required access to service events.
- **New vehicle access from London Road (A417)** – the proposed scheme creates a safe highways entrance for medium sized vehicles (such as a long wheel based Mercedes Sprinter), it also reduces the vehicle traffic using the existing listed gates and the existing rear drive through the village. The existing gates will be maintained for general use and a new opening formed through the rubble stone wall (recently rebuilt) for purposes of events, which forms part of a Grade II listed structure. This option was included in the pre-application submission and in principle remains the favoured option. In this application the opening has been halved in size from that proposed in the Pre-application Submission. This proposal is justified in the Heritage Impact Assessment.

6.2.7.17 We acknowledge the harm caused to the rubble stone wall and have revised the proposals to minimise this harm by reducing the size of the opening by 50%, we would also highlight the extensive benefits which outweigh this harm, which are listed below.

6.2.7.18 *I remain of the view that the harm identified is not likely to be outweighed by the public benefits suggested, including the restoration of the listed pump house, on the basis of the information submitted.*

6.2.7.19 In balance to the harm caused by removing a 5m section of rubble stone wall, please see below for a summary of key benefits generated by the proposed scheme if consented and implemented;

#### 1. Design

- Removing visual intrusion of existing Arena thus improving listed building and conservation area setting. Replacement with a building of architectural merit constructed using high quality materials which will enhance the setting of the existing Mansion.
- Large reduction of built infrastructure footprint.
- Replacement of visually intrusive manege paddock, stables and yard and tennis court with high quality landscaping which will enhance the landscape setting of the existing Mansion

- Conversion of poor quality modern Stables building to provide high quality accommodation in keeping with the setting of the Mansion and outbuildings.

#### 2. Heritage

- Extensive repairs to the existing listed ashlar stone piers and metal gates to the London Road entrance, including; removal of vegetation, raking out and repointing, stone repairs, new coping stones and repairs to reveals, refinishing of metal gates.
- Removing visual intrusion of existing Arena thus improving listed building and conservation area setting.
- Repair of existing listed structures; the Pump House and Water Mill buildings and associated water infrastructure.
- Restore water wheel within earlier listed Pump House will be a significant heritage contribution.
- Conversion of poor quality modern Stables building into high quality accommodation in keeping with the setting of the Mansion and outbuildings.

#### 3. Landscape & Visual Amenity

- Removing visual intrusion of the existing Arena, thus improving listed building and conservation area parkland setting.
- Removing visual intrusion of the detrimental existing Grounds Building and laurel hedging from the setting of Ampney Brook allowing for net enhancement of soft landscaping/planting.
- Key new buildings built on existing altered landscapes/brown field sites, thus creating a net gain in landscape enhancements and large reduction of built footprint.

#### 4. Accessibility

- Increased public access to Ampney Park Mansion and parkland estate.
- Proposed Venue and landscape footpaths are fully accessible.
- The Stables development includes a fully accessible unit with access to and from the breakfast facilities in the Stables Cottage.

#### 5. Highways

- The proposed new entrance and highways connection improves safety minimising the use of the rear drive and vehicle traffic through the village.

#### 6. Sustainability

- Ground and Air Source Heat Pump renewable technology is being adopted across the new buildings
- Ground and Air Source Heat Pump renewable technology is being adopted across existing buildings including the Stone Barn, the Stables and Stables Cottage, thus ensuring oil use is reduced across the estate



Photograph of the Existing Stables

## 6. PRE-APPLICATION PROCESS

### 6.2 PRE-APPLICATION RESPONSE

#### 6. Sustainability (cont')

- The redevelopment of the Stables include the retention of foundations, super structure and roof materials, this will minimise the carbon footprint of this substantial element of the scheme.
- The Arena structure will be re-used, commercial offers for the steel portal frame have been received, the Arena sub base will be assessed for re-use for the carpark.
- The proposed main walling material is local Cotswold Stone minimising transport for this bulky material.
- The main roofing material on the proposed Venue Building is thatch, grown in Norfolk and arguably the most sustainable resource for roofing.

#### 7. Ecology

- The net gain in landscaping and planting will represent a significant enhancement for the local environment and will benefit the ecology of the site.

#### 6.2.8. Climate Emergency

6.2.8.1 It is recommended that an energy/sustainability statement is submitted with an application which details the energy efficiency measures that will be incorporated into the scheme. It would also be of assistance if you can demonstrate how the scheme will be able to accommodate such measures without having an adverse impact on the overall design of the development.

6.2.8.2 Please refer to the Sustainability and Energy reported submitted as part of this application. In summary the following intent and features are proposed;

#### Venue Building

- Renewable Ground Source Heat Pumps with collector pipes installed below the proposed carpark - providing heating and cooling
- Mechanical Ventilation Heat Recovery
- Thatched roof - 375mm water reed thatch- this and the proposed thickness of insulation will exceed current Building Regulations requirements
- Local Cotswold stone walling and timber cladding.

#### The Stables

- Retention of existing concrete strip foundations and super structures
- Renewable air Source Heat Pumps to replace existing oil fired boiler (for the Grooms Flat)
- Mechanical Ventilation Heat Recovery
- Local Cotswold stone walling
- Roofing – existing slates retained and reused, plus reclaimed slates to match

#### Grounds Building

- Renewable air Source Heat Pumps
- Mechanical Ventilation Heat Recovery
- Timber framed construction and cladding

## 6. PRE-APPLICATION PROCESS

### 6.2 PRE-APPLICATION RESPONSE

#### Stone Barn

- Renewable air Source Heat Pumps to replace existing oil fired boiler
- Mechanical Ventilation Heat Recovery

#### 6.2.9. Residential Amenity

- 6.2.9.1 There are residential properties to the east and north-east of the site, and the nature of the use will generate visiting members of the public and will, presumably, be subject to the necessary licensing requirements.
- 6.2.9.2 Consultation has been undertaken with the Environmental and Regulatory Services team in respect of this pre-application advice request, however no response has been received to date. However, as part of any planning application, consultation will be carried out with regard to any issues relating to noise that may impact upon the amenities of occupants of nearby residential properties outside the applicant's control.
- 6.2.9.3 Contact was attempted with the ERS. No comments have been received to date. Please refer to the Acoustic Survey and Noise Impact Assessment submitted as part of this application.

#### 6.2.10. Landscape Impact

- 6.2.10.1 I have visited the site and reviewed the pre-app material and have the following comments regarding the proposals and wider area from a landscape and visual perspective:
- 6.2.10.2 Given the existing equestrian context of much of the proposed development area I generally do not have an objection to the proposals;
- 6.2.10.3 As discussed on site there is likely to be an objection to the current positioning of the 'multifunctional gathering space'. This is due to its encroachment over the watercourse and into the woodland. This should be pulled back to relate better to the previously developed land to the south east. Glazing and lighting of this structure also needs to be carefully considered given the likely light spill into a dark woodland and the likely disturbance to biodiversity and the rural landscape;
- 6.2.10.4 The proposed scheme has been revised to reflect CDC comments, as follows; the Gathering Space has been omitted from the proposed scheme. Please refer to the lighting assessment which is in progress and will be submitted as part of this application when available.
- 6.2.10.5 The amount of glazing and light spill also needs to be carefully considered on the 'New Reception Venue' building. CPRE Light pollution and dark skies mapping highlights that this area is under pressure from artificial light sources and care should be taken to not exacerbate this (<https://www.nightblight.cpre.org.uk/maps/>);
- 6.2.10.6 The access road to the service yards around the north of the estate should be low key. No fixed lighting should be provided along this route;
- 6.2.10.7 Please refer to the lighting assessment which is in progress and will be submitted as part of this application when available.
- 6.2.10.8 The redirected drive and rebuilt ha ha should be sensitively finished so as not to create an over engineered road within the designed parkland landscape;
- 6.2.10.9 The redirected drive has been omitted from the proposed scheme. Please refer to the revised Landscape Proposals submitted as part of this application.

#### 6.2.10.10 Summary

Overall the proposal should represent landscape enhancement over the existing baseline that is generally comprised of equestrian facilities.

#### 6.2.10.11 The removal of the Grounds Building, Horse Arena, manege paddock, timber Stables and yard, and hard tennis courts and replacement with the proposed scheme represent a considerable reduction of built footprint and in turn landscape enhancement. Please refer to the revised Landscape Proposals submitted as part of this application.

#### 6.2.10.12 As highlighted there are a number of elements that need to be carefully considered to limit landscape impact and the effect on dark skies within the area. The relocation of the proposed 'multifunctional gathering space' is the most pressing landscape concern given the current locations protrusion into the rural landscape and likely disturbance caused by lighting.'

#### 6.2.10.13 The Gathering Space has been omitted from the proposed scheme, therefore alleviated the most pressing landscape concern.

#### 6.2.11. Biodiversity

##### 6.2.11.1 Biodiversity enhancements

##### 6.2.11.2 Planning applications should aim to deliver overall biodiversity net gains in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework and Local Plan Policy EN8. The inclusion of integrated bat and bird boxes, hedgehog/reptile hibernacula, bee bricks and native fruiting and pollinating plant species should be considered. All enhancement features should be indicated on a site plan in addition, details should be submitted such as, elevations, heights, type and species.

##### 6.2.11.3 Please refer to the Ecological Impact Assessment submitted as part of this application.

##### 6.2.11.4 Lighting

##### 6.2.11.5 The submitted bat reports have confirmed the presence of multiple bat roosts on site in addition, records held by GCER confirm bat roosts are present in the wider landscape. Both Lesser horseshoe bats and brown long-eared bats (both identified roosting on site) are highly sensitively to the introduction of artificial lighting. Any external lighting will need to be sensitively designed to prevent light spill towards key habitat features such as river tributaries, streams, ponds, lakes and linear features such as hedgerows. In addition, light spill should not be submitted towards known bat roosts or compensatory roosting features.

##### 6.2.11.6 Further information regarding suitable lighting can be found at: <https://www.cotswold.gov.uk/media/5kxfr0lv/biodiversity-specification-5-external-lighting.pdf>

##### 6.2.11.7 Please refer to the lighting assessment which is in progress and will be submitted as part of this application when available.

##### 6.2.11.8 Special Areas of Conservation – Habitats Regulations

##### 6.2.11.9 The proposed development site falls within the 8 km Zone of Influence (ZoI) for North Meadows Special Area of Conservation, which is internationally important for its biodiversity. Over recent years recreational pressures from visitors to the SAC have increased and are now causing considerable damage to the wildlife value of the SAC.

## 6. PRE-APPLICATION PROCESS

### 6.2 PRE-APPLICATION RESPONSE

6.2.11.10 Please refer to the Ecological Impact Assessment submitted as part of this application.

6.2.11.11 As the proposed development falls within the Zone of Influence and is likely to increase the number of visitors to the area, there is potential for the proposals to lead to more visitors to, and thus more recreation pressures on the SAC. Therefore it is crucial that your proposal provide means to mitigate those impacts.

6.2.11.12 Please refer to the Ecological Impact Assessment submitted as part of this application.

#### 6.2.12. Surface Water Drainage

6.2.12.1 Having regard to Policy EN14 of the Local Plan, it is requested that any submission includes a surface water drainage strategy, incorporating SuDS, and would refer you to Part 3 of this policy which states that:

6.2.12.2 *'The design and layout of development proposals will take account of flood risk management and climate change and will include, unless demonstrably inappropriate, a Sustainable Drainage System (SuDS).'*

6.2.12.3 The western end of the site is within Flood Zones 2 and 3 as defined by the Environment Agency, which would appear to be in close proximity to the new multi-functional gathering space and the proposed access drive. If any part of this new development is within the Flood Zones, it is requested that a Flood Risk Assessment be submitted with the application.

6.2.12.4 The Gathering Space has been omitted from the proposed scheme. The Venue Building is in Flood Zone 1 and therefore no Flood Risk Assessment has been submitted with this application.

6.2.12.5 In addition, a new storm water drainage system has been installed in the Courtyard for the Main House, and Stone Barn. This new drainage diverts the existing storm water away from the existing foul water sewer system. It has been over sized and positioned to future proof the likely connections from The Stables, Stables Cottage and surface water running from adjacent hard surfaces including the proposed carpark.

#### 6.2.13. Impact upon Trees

6.2.13.1 There are a large number of trees around the site, and bearing in mind that the site is within a Conservation Area, these are afforded protection. The trees are an important part of the character of the site and, therefore, it is considered that any application should be supported by an Arboricultural Report compliant with BS 5837:2012, to include details of tree protection and an arboricultural method statement.

6.2.13.2 Please refer to the Tree Survey and Tree Constraints Plan submitted as part of this application.

#### 6.2.14. Highway Safety

6.2.14.1 Policy INF4 states that development will be permitted that provides safe and suitable access and has regard, where appropriate, to the Manual for Gloucester Streets. Policy INF5 states that development will provide residential and non-residential vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local road network.

6.2.14.2 Section 9 of the NPPF promotes sustainable transport. Paragraph 110 of the NPPF states that in applications for development, it should be ensured that:

- appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- safe and suitable access to the site can be achieved for all users; and
- any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

6.2.14.3 Please refer to the Transport Plan submitted as part of this application.

6.2.14.4 If you wish to obtain pre-application advice from Gloucestershire Highways, please note that they operate their own schedule of charging for such advice.

6.2.14.5 Pre-application advice was applied for, please refer to the Transport Statement and Travel Plan submitted as part of this application.

#### 6.2.15. Community Infrastructure Levy (CIL)

6.2.15.1 Cotswold District Council has now introduced a Community Infrastructure Levy (CIL). The CIL allows local authorities to raise funds from new building projects undertaken in their area and is governed by the CIL Regulations 2010 (as amended).

6.2.15.2 A development is CIL liable if it creates one or more new dwellings of any size or creates over 100sqm of new floorspace. CIL Forms 1 and 2 would need to be completed and submitted with the application prior to validation.

6.2.15.3 Please refer to the CIL forms submitted as part of this application.

## 7. CONSULTATION – Statement of Community Involvement

- 7.1. The following neighbours were consulted as part of the design development. SM-J Architects shared the existing and proposed site plan showing the proposals in broad terms for the new entrance arrangement, Venue Building, Gathering Space, The Stables, Stables Cottage and the Grounds Building and outlined the planning and highways pre-application process.
- 7.2. The scheme submitted has been revised since the neighbour consultation took place, key changes are;
1. The omission of the proposed Gathering Space building for ceremonies and associated landscaping
  2. Revision of the Venue Building to accommodate ceremonies
  3. Reduction in length of the proposed Grounds Building
  4. Omission of the new drive adjacent to the ha-ha and service track within the north meadow
  5. Reduction in the formal landscaping and increase in parkland reinstatement
  6. Reduction in the width of the opening in the existing stone wall to facilitate the new entrance arrangement on London Road
- 7.3. Where design amendments have been made to the proposals as a result of these discussions, these have been noted.
- 7.4. **Mr Freddie Schroder, Crucis Park Estate - 21st August 2023** (telephone call, Zoom meeting and visit)
- 7.4.1. Summary of comments;
- Supportive in principle, the design intent and quality of materials was received positively. The suggested use of rubble stone from the Crucis Park Estate quarry could not be more local!
  - The main comment raised was concerning the potential visual impact of the proposals on the landscape views from Crucis Park in relation to the tree removal for the new entrance arrangement and height of the Venue Building.
  - Satisfied with the new entrance arrangement subject to replanting of trees and any alterations of the banking not affecting the ownership boundary.
  - Use of thatch on the tallest volume noted to mitigate the visual impact of the Venue Building.
- 7.4.2. Design amendments;
- Tree retention and planting in the 'buffer zone' parkland extension has been reviewed in response to comments received.
  - Positioning of evergreen and deciduous trees will be focussed within the line of sight between Crucis Park and the Venue Building.
  - Tree planting was considered within the meadow close to Winterwell but following a visit to Crucis Park, this has not been adopted because it would have no beneficial impact on the views (due to the low level of this area of the meadow).
- 7.5. **Mrs Carrie Lomas, Fitzhamon House, Church Lane - 22nd August 2023** (telephone call only, drawings not presented)
- 7.5.1. Summary of comments;
- Concerns raised regarding the proposed commercial use within a domestic enclave and resulting increase in vehicle and pedestrian traffic and noise, particularly along the rear driveway owned by Ampney Park which they have use of for access to their property.
  - Unsupportive in principle.
  - Insufficient parking at The Crown in Ampney Crucis and the negative impact of customer parking along the highway verges on the London Road, Village Street and Church Lane negatively impacting on highway safety.
  - Vehicle speed on the London Road raised as a concern in relation to the new entrance arrangement.
- 7.6. **Mr and Mrs Tanner, The Coach House, Church Lane - 25th August 2023** (visit)
- 7.6.1. Summary of comments;
- The noise disturbance and traffic resulting from the change of use is their key concern.
  - Potential light disturbance due to their proximity to the Main House and timing of the project were also raised.
  - In addition, the local parking problems resulting from The Crown on London Road. No concerns raised regarding The Stables proposals and the design intent and quality of materials was positively noted, differing views raised concerning the proposed design therefore neutral response.
- 7.7. **Mrs Davina Morley, Ash House - 31st August 2023** (telephone call and visit)
- 7.7.1. Summary of comments;
- Unsupportive in principle.
  - Commercial use, noise and the subsequent potential negative impact on her house price were key concerns as well as the perceived negative visual impact of the proposed Grounds Building roof and rooflights on the views from Ash House.
  - It was noted that the existing Arena is very visible when the surrounding trees lose their leaves.
- 7.7.2. Design amendments;
- The Grounds Building sits behind the existing 2m high brick garden wall when viewed from Ash House, the pitched 'agricultural' roof and rooflights will therefore be visible above the wall. To reduce the visual impact of the building from Ash House we have omitted accommodation thus reducing the footprint and its length by 10m (one third of the overall length) at the north end
  - Rooflights have been omitted from the pitch facing Ash House to reduce reflection of the sun off the glass, all rooflights are now in the roof pitch facing away from Ash House.
  - Choice of roof finish colour to minimise its visual impact (dark green).



## 7. CONSULTATION – Statement of Community Involvement

### 7.8. Mr & Mrs McIntire, The Old Rectory, Church Lane - 1st September 2023 (Zoom meeting)

#### 7.8.1. Summary of comments;

- Noise in connection to pedestrians attending events using Church Lane and the rear driveway is their main concern.
- The use of the Church of the Holy Rood for ceremonies was also raised, due to the potential for guests to park in Church Lane exacerbating the parking issues resulting from The Crown.
- They noted positively that no horse trucks would now be entering/exiting Ampney Park via the rear driveway as the frequency and size of these vehicles had caused incidents at the point where the drive meets Village Street in the past.
- Insufficient parking at The Crown in Ampney Crucis and the negative impact of customer parking along Church Lane negatively impacting on access to their property. They noted that The Tanners had managed parking for garden events well by marshalling cars to prearranged use of parking at the cricket ground (opposite Church Lane).

### 7.9. Mr Grimmer, The Lodge - 7th September 2023 (visit)

#### 7.9.1. Summary of comments;

- Key concern is the loss of privacy as a result of commercial use with Ampney Park guests/pedestrians using the rear drive for access to the village and possibly The Crown.
- The perceived detrimental impact of noise and traffic on living in between two commercial venues.
- Due to the close proximity of The Lodge to the highway, The Crown vehicle parking issue is particularly affecting them, partly because of the speed of some drivers thinking the rear drive is the highway.
- Mitigation in the form of Speed bumps on the drive and gates at The Lodge were briefly discussed.
- The width constraint between The Lodge and the opposite pier poses problems with trucks (3.85m).

### 7.10. Mrs Carole O'Brien and Taz O'Brien, Ash House Bungalow - 7th September 2023 (visit)

#### 7.10.1. Summary of comments;

- Noise from events and increased vehicle traffic along the rear drive were their main concerns, events use of the London Road entrance/front drive was explained but they weren't convinced that the change of use will not detrimentally impact them; 'you can't control who uses the drive.'
- Use of the rear drive for construction traffic during the building of the events Venue was also a concern, particularly given the proposed building work for their property.
- Carole bought the property for its location and peace and quiet. Neither were happy about the potential events venue and Carole will be objecting.
- The existing Arena is very visible when the surrounding trees lose their leaves.

### 7.11. Summary:

#### 7.11.1. The same key issues have been raised by all neighbours in response to the change of use;

1. The events noise
2. Increased pedestrian and vehicle use of the rear drive
3. Parking issues associated with The Crown wedding venue

#### 7.11.2. Noise: Events noise mitigation is designed into the proposed scheme, and carpark noise mitigated in the form of the acoustic fence to the perimeter of the carpark. Please refer to the Noise impact Assessment.

#### 7.11.3. Vehicle traffic: The proposal for the new entrance arrangement on the London Road mitigates the vehicle traffic use of the rear drive. Additional speed and access control could be implemented on the rear drive in the form of speed bumps and gates at The Lodge. Please refer to the Transport Statement.

#### 7.11.4. Parking: The proposals include sufficient parking within the grounds of Ampney Park which and therefore there will be no impact on the village in terms of parking. Guests potentially parking at the church will be managed by the be events team.

## 8. FEASIBILITY SUMMARY

### 8.1. SEQUENCING VISION

8.1.1. The four diagrams below illustrate the sequence of transition from when the Applicant bought the property – STAGE 0: Previous - illustrates Ampney Park at the point of purchase, STAGE 1: Feasibility - focussing on the refurbishment of the Main House and development of the proposals for the Venue Project, Stage 2: Pre-application Submission shows the proposals at that stage and STAGE 3: Planning Application outlines the scheme we are submitting for approval in this application.

#### STAGE 0: Previous (2020)

- |                    |                              |
|--------------------|------------------------------|
| 1. Main House      | 7. Manège paddock            |
| 2. Stone Barn      | 8. Grounds building          |
| 3. Stables Cottage | 9. Entrance gates            |
| 4. Modern stables  | 10. Pump & Water Wheel house |
| 5. Arena           | 11. Grounds waste compound   |
| 6. Tennis court    | 12. Rear entrance gate       |

#### STAGE 1: Feasibility + Main House Works (2021)

- September 2021:** 21/02001/LBC - LBC and Bat Mitigation Approved for repair, refurbishment and alterations to the Main House.
- September 2021:** 22/00798/LBC - LBC and Bat Mitigation Approved for pool refurbishment and Basement alterations.
- April 2023:** 23/00336/LBC - LBC and Bat Mitigation Approved for repair, refurbishment and alterations to the Stone Barn.

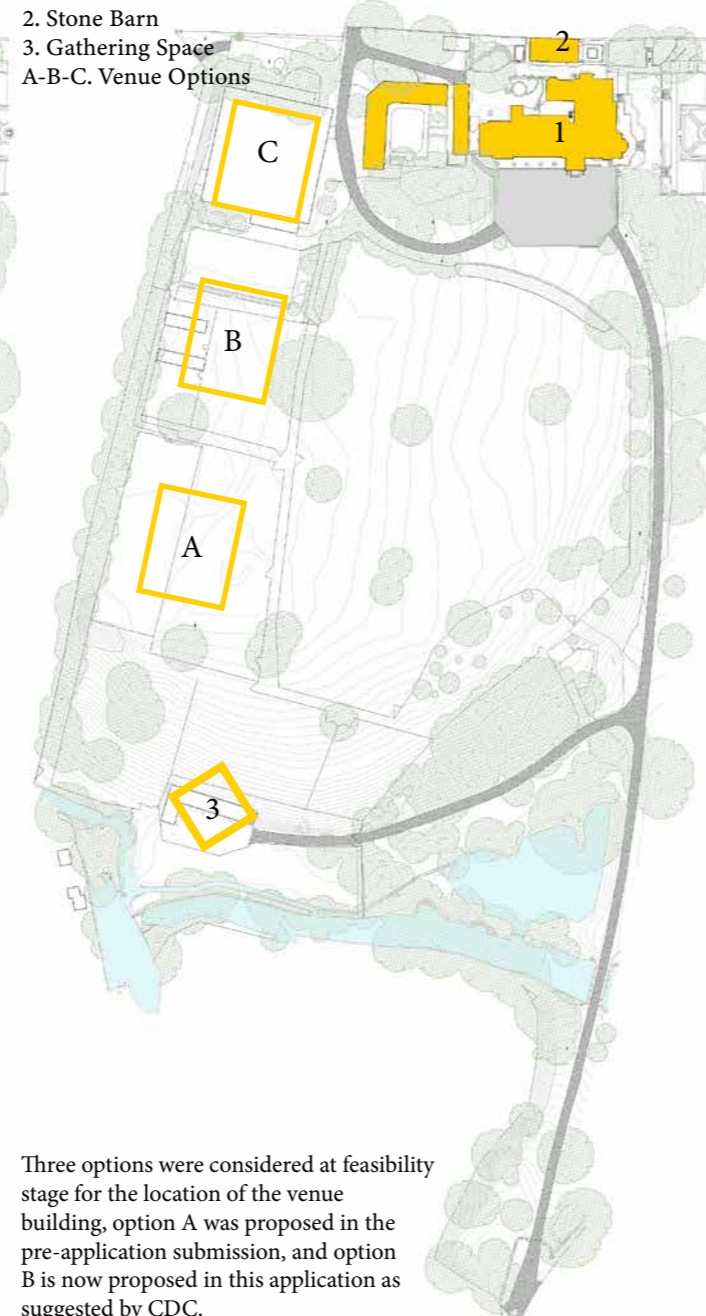
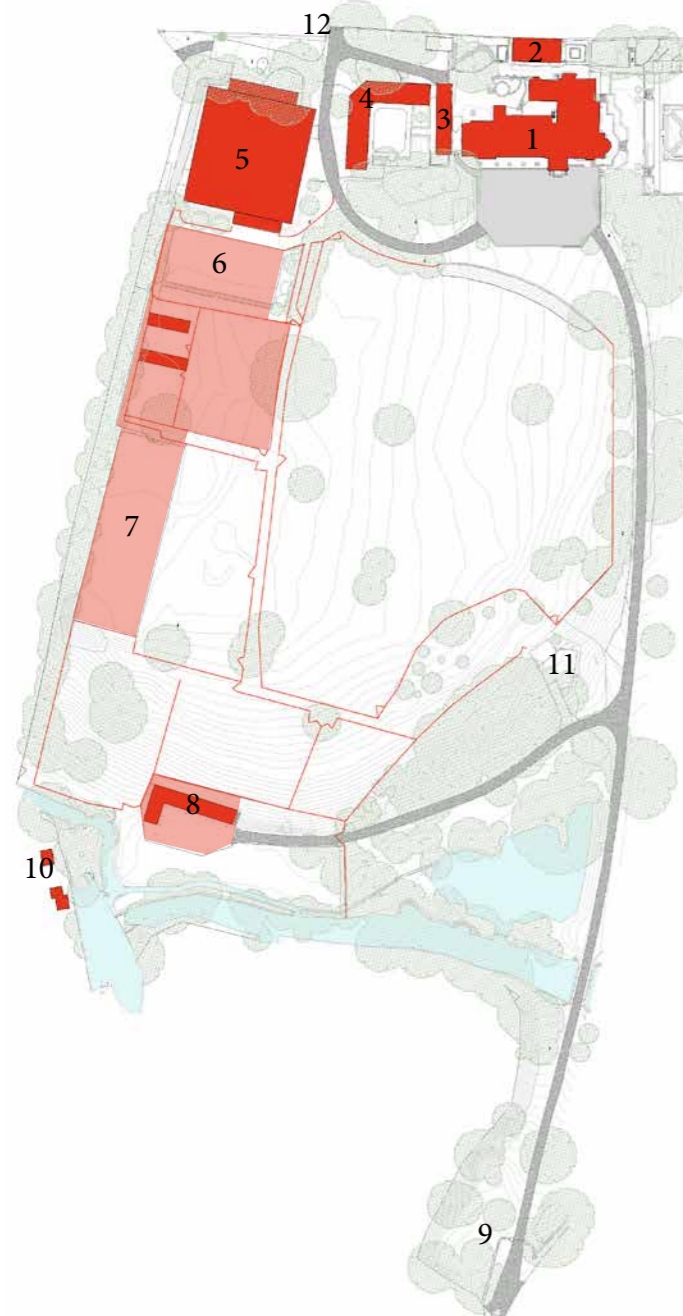
1. Main House
2. Stone Barn
3. Gathering Space A-B-C. Venue Options

#### STAGE 2: Pre-Application Submission (2022)

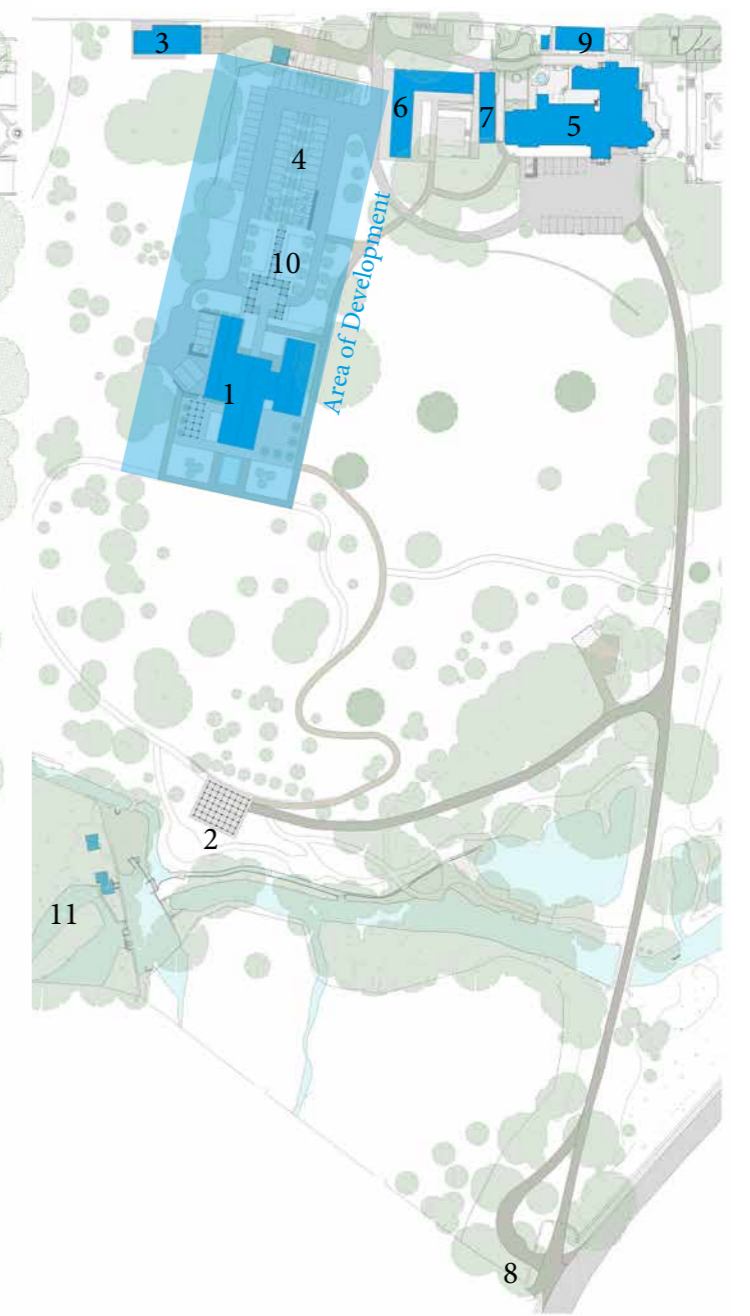
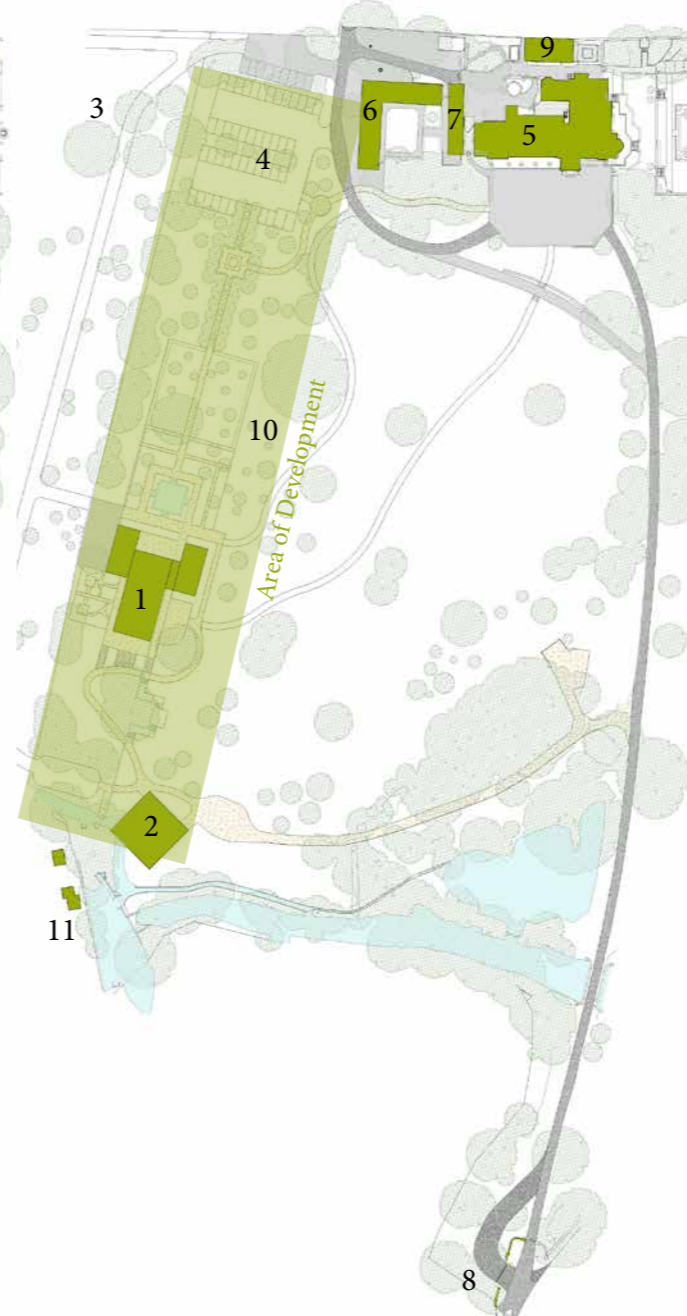
1. New Venue building
2. New Gathering space
3. New Grounds building (TBC)
4. New Parking
5. Main House (Change of use)
6. Modern stables (Change of use)
7. Stables Cottage (Change of use)
8. New Entrance Arrangement
9. Stone Barn (Change of use)
10. New Landscape
11. Pump & Water Wheel house

#### STAGE 3: Planning Application (2023)

1. New Venue building
2. New Outdoor Seasonal Ceremony Space
3. New Grounds building
4. New Parking
5. Main House (Change of use)
6. Modern stables (Change of use)
7. Stables Cottage (Change of use)
8. New Entrance Arrangement
9. Stone Barn (Change of use)
10. New Landscape
11. Pump & Water Wheel house



Three options were considered at feasibility stage for the location of the venue building, option A was proposed in the pre-application submission, and option B is now proposed in this application as suggested by CDC.





Aerial photograph of Ampney Park

## 9. ARCHITECTURAL DESIGN

### 9.1. INTRODUCTION

9.1.1. In principle, the proposals concentrate the reuse of existing developed areas. Visually intrusive existing built volume is to be removed and replaced with buildings of architectural merit constructed in high quality materials on existing 'brown field' land occupied by the existing leisure infrastructure. The proposed footprint and volume of new structures will reduce significantly in comparison to that existing.

9.1.2. The proposed scheme shown in this application differs to that submitted for the Pre-application Submission in June 2022. A number of key changes have been introduced, summarised below

- In response to the pre-application comments the Venue Building has been relocated as suggested by Cotswold District Council.
- The fundamental change is the omission of the Multi-functional Gathering Space, ceremonies will take place within the new Venue Building which has been amended to include a dual use space, doubling up as the lounge, dance and chill out area when not used for ceremonies.
- The existing Grounds Building is located in a primary and sensitive position of the Parkland, these proposals include its removal and replacement with new landscaping and an outdoor seasonal ceremony space.
- In response to the pre-application comments the opening formed in the dry stone wall for the new entrance arrangement has been halved in size to reduce the impact of the proposals.
- Another key change is the omission of a new driveway running adjacent to the ha-ha.

9.1.3. The proposals and recent modifications made to the scheme since the Pre-application Submission not only reduce the impact of the proposals, they will positively enhance the parkland, conservation area setting, landscape and ecology.

9.1.4. The scheme consists of two new buildings replacing existing buildings of poor quality, one; the new Venue Building, sitting within the parkland, replaces the large equestrian Arena and timber stables, and two; a new Grounds Building located on the east side of the agricultural meadow to the north of the Parkland close to the existing walled garden (once part of Ampney Park estate).

9.1.5. Hard landscaped areas including the existing manège paddock, hard tennis court and stables yard as well as the hardstanding to the grounds building will be replaced with a mix of high quality soft and hard landscaping.

9.1.6. Please see below for a table showing the comparative Areas and Volumes for the existing and proposed structures;

9.1.7. There is an overall proposed reduction in building footprint from the existing 1616m<sup>2</sup> to 883m<sup>2</sup>; the proposed footprint is 55% of that of the existing. The proposed built volume is being reduced from 8112 m<sup>3</sup> to 4925m<sup>3</sup>; the proposed volume is 60% of the existing.

1 EXISTING EQUESTRIAN ARENA:	
Footprint	1,360 m <sup>2</sup>
Volume	7,435 m <sup>3</sup>

2 EXISTING GROUNDS BUILDING:	
Footprint	154 m <sup>2</sup>
Volume	463 m <sup>3</sup>
Hardstanding	223 m <sup>2</sup>

3 EXISTING TIMBER STABLES:	
Footprint	102 m <sup>2</sup>
Volume	214 m <sup>3</sup>
Gravel Yard	190 m <sup>2</sup>

TOTAL EXISTING BUILDINGS:	
Footprint	1,616 m <sup>2</sup>
Volume	8,112 m <sup>3</sup>

Alteration of existing modern Stable block:

4 EXISTING STABLE BLOCK:	
Footprint	223 m <sup>2</sup>

PROPOSED NEW VENUE BUILDING:	
Footprint	790 m <sup>2</sup>
Volume	4,620 m <sup>3</sup>

PROPOSED GROUNDS BUILDING:	
Footprint	93 m <sup>2</sup>
Volume	305 m <sup>3</sup>

TOTAL PROPOSED BUILDINGS:	
Footprint	883 m <sup>2</sup>
Volume	4,925 m <sup>3</sup>

PROPOSED STABLE BLOCK:	
Footprint	315 m <sup>2</sup>

Please refer to the Application Forms for the full list of existing and proposed areas to which the application relates



Extract of Existing site plan showing extent of removed infrastructure

## 9. ARCHITECTURAL DESIGN

### 9.2. CONCEPT

#### 9.2.1. Proposed Venue Building

##### 9.2.1.1 Massing

9.2.1.2 A single large new volume in the landscape could compete with the existing listed House and dominate the surrounding parkland landscape, therefore the proposed volume is broken into elements to minimise the perceived mass.

9.2.1.3 The massing for the new Venue building is conceived as a cluster of linked volumes in a barn vernacular with pitched roofs and gables. The proposed 54 degree pitch for the barn roofs has been taken directly from the gables of the existing C17 range of the main House. This angle along with the relatively low eaves form volumes that are deliberately principally roof.

9.2.1.4 The glazing to the three barn volumes permit vistas through the building creating visual connections with key elements of landscape beyond, they also separate the volumes allowing views out and relationships between the barns.

##### 9.2.1.5 Orientation and setting

9.2.1.6 The overriding orientation of the new venue is east/west. The three barns sit parallel to each other which highlight the façade formed by the triplet of gables when viewed on approach from the new carpark to the east. The building and landscaping are intended to create one guest experience, the three volumes are different lengths and are offset from each other in plan to create different external landscape characters within the curtilage of the new building. The central pitched barn includes the main event space and is flanked by two subservient barns of lower height. The significance of the main barn is emphasized by its differing roof material.

9.2.1.7 The new venue is positioned in alignment with the northern boundary of the parkland and is entirely located on the existing timber Stables and Yard to minimise the impact of its footprint on the parkland and the conservation area setting in relation to the listed Mansion. Existing and proposed landscape trees reduce the visual impact of the building when seen from the Mansion. The floor level of the proposed building is set at the level of the parkland ensuring a minimal gradient approach from the carpark, and as a result is cut slightly into the rising ground on the north side where the service yard is proposed.

9.2.1.8 The building is read 'in the round' with each elevation responding to its landscape setting and environmental orientation. The eastern approach from the carpark is via an avenue connected to a planted Pergola Walk which divides and flows around the Venue Forecourt through which guests enter the new venue. The forecourt provides a drop off. The large central barn volume is centred on the new avenue, its apex visible above the pergola on approach. The 'open' east and west facades of the central barn are predominantly glazed to maximise the views with brise soleil to manage solar gain. The events hall faces west, over proposed reprofiled landscaping, a water feature and new planting beyond which are views of the valley and Ampney Brook. The new landscaping west of the Venue Building replaces the existing rubber crumb manege paddock, modern grassed banking and dominant Laylandii.

##### 9.2.1.9 Materials

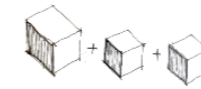
9.2.1.10 Cotswold stone, timber cladding, thatch, metal profiled roofing and glass constitute the palette of materials for the proposed buildings.

9.2.1.11 Back pointed Cotswold Stone is proposed to achieve a dry stone walling effect to the venue and associated landscape walls, timber cladding is also used on the subservient volumes. The events hall is proposed to be roofed in thatch creating a sculptural result and which extends almost to ground level with a plinth. The roof of the two subservient barns are proposed as green agricultural profiled metal. Metal framed and frameless glazing is proposed for the fenestration. Frameless apex rooflights break up the thatch. The overall result will be traditional materials detailed in a contemporary way.

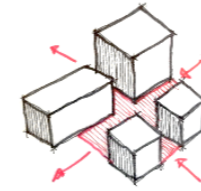
#### MASSING:



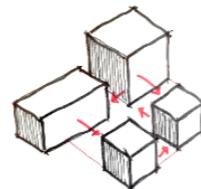
Single



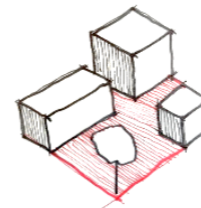
Multiple



Cluster - gaps between



Cluster - relationships between



Cluster - outside space

**Single:**

Large a volume in the landscape, could compete with existing House and dominate surrounding landscape.

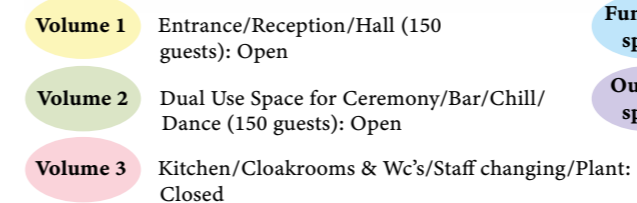
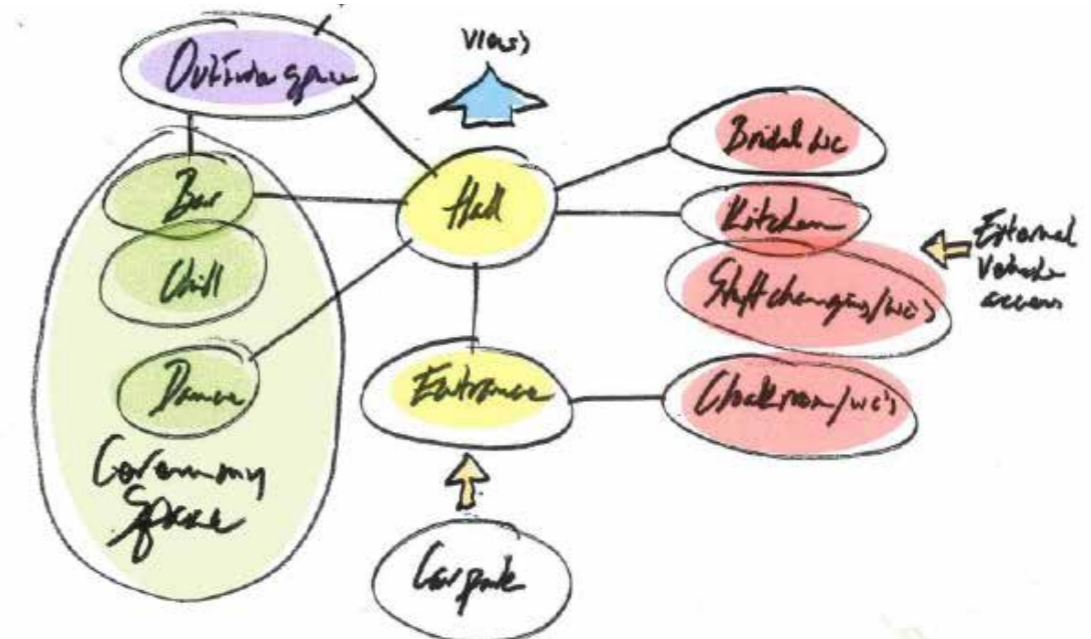
**Multiple:**

Break mass into elements to reduce volume, by grouping use types of similar character.

**Cluster:**

Arrange multiple and relating volumes with gaps between to create courtyard/outside eating/gathering spaces framing views and relating to existing tree, with enclosed outside space connected to landscape.

#### RELATIONSHIP DIAGRAM/GROUPING VENUE :



## 9. ARCHITECTURAL DESIGN

### 9.2 CONCEPT

#### 9.2.2. Proposed Stables

9.2.2.1 Five new vaulted units with mezzanine floors will be formed to create short term guest accommodation from the existing Modern Stables to compliment that provided in the Main House. This requires change of use from Residential use to Sui Generis

#### 9.2.2.2 Massing & Orientation

9.2.2.3 The modern Stables block is now redundant, however, the intention is not to demolish it entirely but retain its foundations, slab, trusses and timber columns and rebuild on its existing footprint with similar massing.

9.2.2.4 The existing 'L' shaped plan form and traditional pitched roof massing are retained in the proposed design. The proposed plan differs from the existing at the north/east corner where the chamfered corner forming the arched entrance for the entry of horse trucks is infilled to create additional internal area within the footprint. The hipped roof to the south/east end close to the Main House and Stables Cottage is reinstated in the proposed design to minimise the impact on the setting of the listed buildings, the massing differs at the north/west end where a gable and a central chimneystack is introduced with picture windows facing away from the Main House and towards the parkland. The accommodation is accessed from the relandscaped Cloister Garden on to which the open plan living spaces face, cellular spaces are positioned on the north and east sides where vehicles circulate. New fenestration and timber cladding are proposed as full height panels with stone between.

#### 9.2.2.5 Materials

9.2.2.6 The natural stone roofing slates will be retained and reused on the new Stables, reclaimed slates will be used to match the existing. Traditional Cotswold stone walling, back pointed to create a dry stone effect, paired with natural oak external joinery and cladding complete the palette of materials responding to the existing Main House and proposed Stables Cottage. Again, traditional materials detailed in a contemporary way.

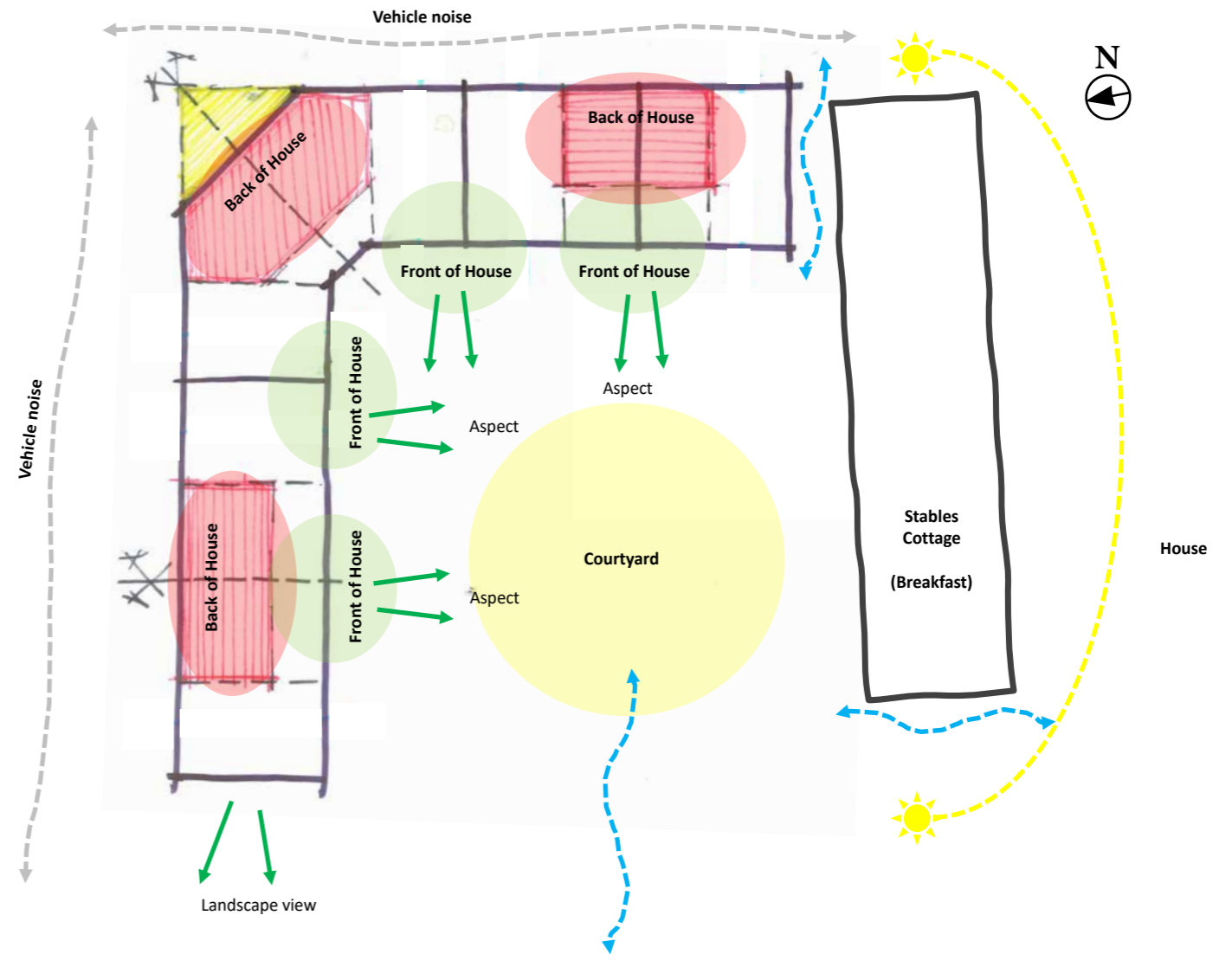
#### 9.2.3. Proposed Stables Cottage and Workshop

9.2.3.1 Across the Cloister Garden from the Stables sits the Stables Cottage, currently Residential use. The proposal is to change its use class to Sui Generis and convert it into a shared breakfast room for the guests staying in the Stables. The existing brick stack, fireplace and trusses will be retained, modern partitions, ceilings and fixtures and fittings removed and altered to form a simple linear dining area with a small catering kitchen, accessible toilet and ancillary spaces.

9.2.3.2 The glazed French doors facing the garden are in poor condition and will be replaced, the modern panels of concrete rendered infill between the stone piers on the south façade will be removed and replaced with painted traditional multi pane timber windows and low level beaded panelling. The Cotswold stone roof will be retained and repaired, rain water goods replaced and rubble stone walls repointed as required.

9.2.3.3 The modern workshop space located at the east end of Stables Cottage has a lower hipped natural slate roof than the adjacent Stables Cottage. Existing plastic rainwater goods will be replaced with painted metal. The roof will be raised to a level to closely match that of the Cottage, whilst retaining the existing parapet to the gable. The workshop will be converted into a laundry.

#### UNITS ORIENTATION:



## 9. ARCHITECTURAL DESIGN

### 9.2 CONCEPT

#### 9.2.4. Proposed Main House

9.2.4.1 The Grade II Listed Main House recently underwent refurbishment (completed May 2023), including mechanical services replacement and electrical services upgrades, minor alterations to the layout as well as extensive fabric repairs and interiors refurbishment, please refer to applications; 21/02001/LBC and 22/00798/LBC. This application includes change of use of the Main House from Residential use to Sui Generis for the Main House to provide short term accommodation for events use. This transition will require some minor modifications including the fitting of emergency lights for which wiring was installed during the recent works.

#### 9.2.5. Proposed Stone Barn

9.2.5.1 The Stone Barn is within Ampney Park and is ancillary to the Main House, it is also connected to the separately owned and Grade II listed Coach House. Please refer to the Heritage Statement for more details. It features a generous residential apartment and gym. Consent has been obtained for alterations to the Stone Barn to repair refurbish the first floor accommodation and introduction of a new entrance space and wellness suite at the ground floor to replace the gym, please refer to application 23/00336/LBC. This application includes change of use of the Stone Barn from Residential use to Sui Generis for it to provide short term accommodation for events use.

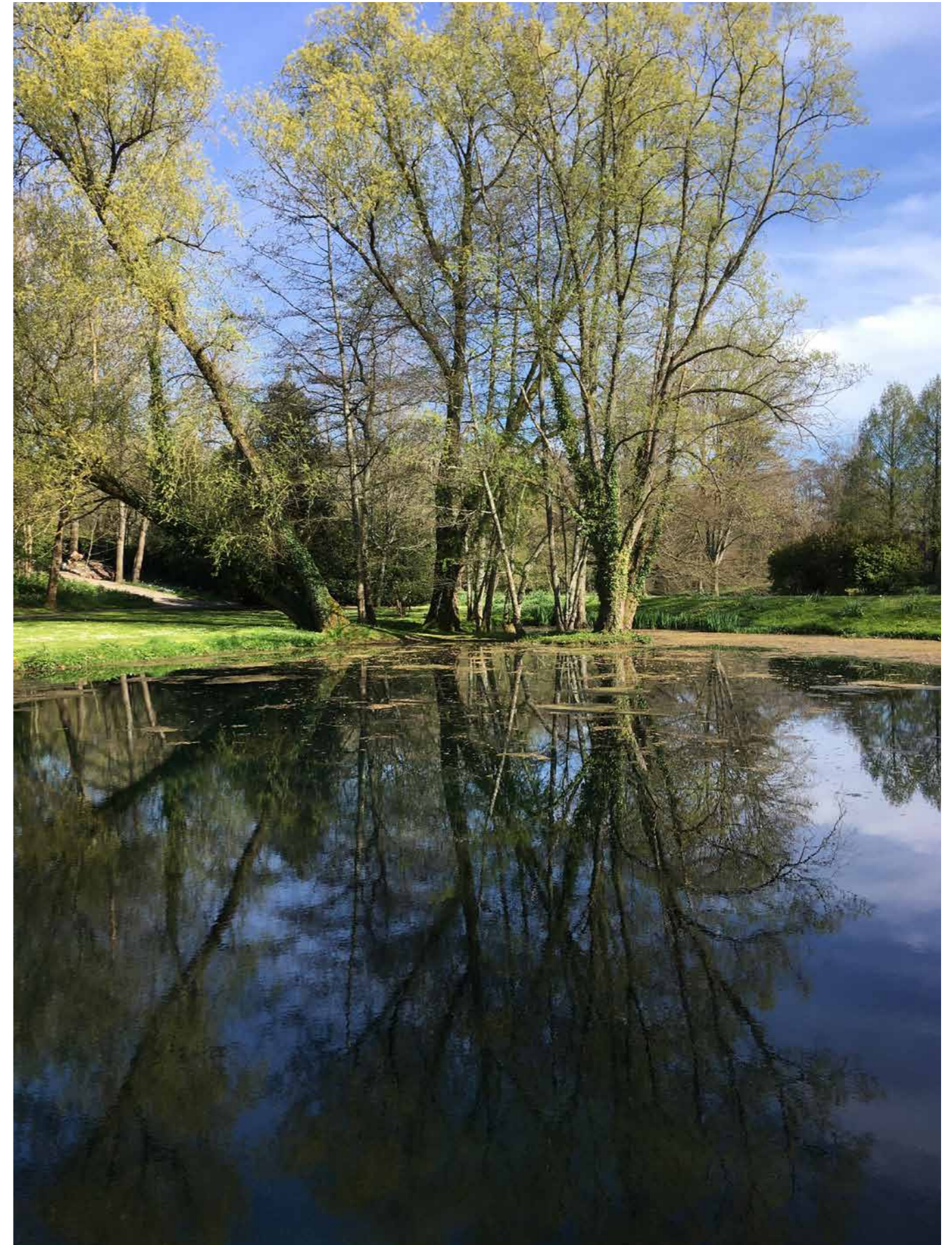
#### 9.2.6. Proposed Grounds Building

9.2.6.1 The new Grounds Building replaces the existing one but relocated to a less sensitive site in relation to the conservation area setting, landscape and ecology. The proposed building is located just outside of the Conservation Area and is positioned parallel to the western wall of the existing walled garden. The position and proposed stepped massing responding to use, to minimise its visual impact for both the neighbours and guests of Ampney Park. It houses a garage for grounds equipment and staff facilities for the maintenance of the 65 acre estate. It is a simple agricultural building with natural timber cladding, which will weather, and corrugated painted metal roof with covered log storage.

#### 9.2.7. Proposed Pump House and Water Wheel House

9.2.7.1 The westerly pump house which retains its roof and contains the water wheel will be repaired. The existing Cotswold stone roof will be retained and repaired, stone and brick facades repointed and the asbestos cement corrugated lean to roof removed and replaced with corrugated corten steel.

9.2.7.2 The easterly 1930's pump house will be consolidated as a 'ruin in the landscape', a romantic notion contemporary with the C17 range of the house.



Photograph of Ampney Brook Pond

## 9. ARCHITECTURAL DESIGN

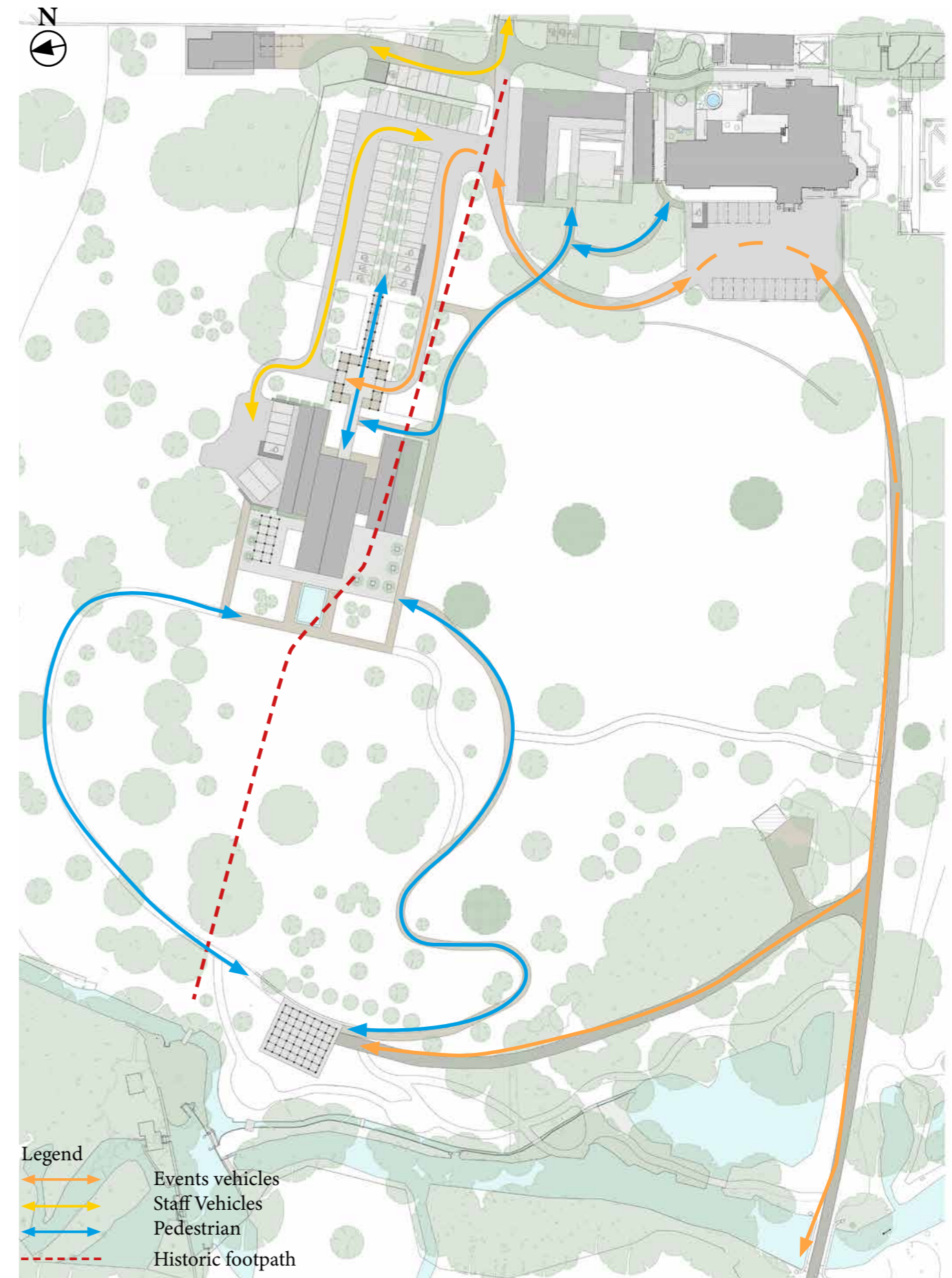
### 9.3. ORIENTATION & ACCESS

#### 9.3.1. Proposed Entrance Gates & Highways interface

- 9.3.1.1 The existing main vehicle access into Ampney Park is via the Grade II Listed gated entrance on the London Road (A417), built between 1901 and 1920, please refer to the Heritage Statement for more details. Secondary vehicle access is via the rear driveway and enters from the village side just over the bridge.
- 9.3.1.2 Listed Front Entrance - The three existing gate piers are constructed in ashlar stone and are in need of repair, the metal gates are currently in use, these are in serviceable condition but require refurbishment. The existing gates represent a restriction to height and width and the acute angle of the drive meeting the highway makes visibility problematic. The existing arrangement forms the key constraint for vehicles to safely turn onto the highway and for those entering the park from the highway when travelling in a west direction.
- 9.3.1.3 As part of the proposals, the existing gates and piers will be retained and repaired. This scheme proposes a new opening to be formed in the adjacent dry stone wall to create a route for a new driveway perpendicular to the highway to provide safe access in and out of Ampney Park for us by all vehicles. Please refer to the Transport Statement for details of the proposed entrance arrangement and highways consultation.
- 9.3.1.4 In response to comments made by Cotswold District Council following the Pre-application Submission, we have redesigned the entrance arrangement to minimise the impact on the existing wall. The new entrance loop was designed for two lane traffic, this has been revised to allow for single lane traffic with a passing point just inside the line of the existing wall, as a result the proposed opening in the wall has been halved in width, from 10m to 5m.
- 9.3.1.5 The new vehicle entrance is designed to be subservient to the existing gated and piers entrance, which will continue to be used between events. All events traffic will be directed via the new entrance. New Estate Fencing and powered gates will be positioned perpendicular to and behind the wall. Please refer to the proposed drawing and sketch views.

#### 9.3.2. Proposed Circulation within site

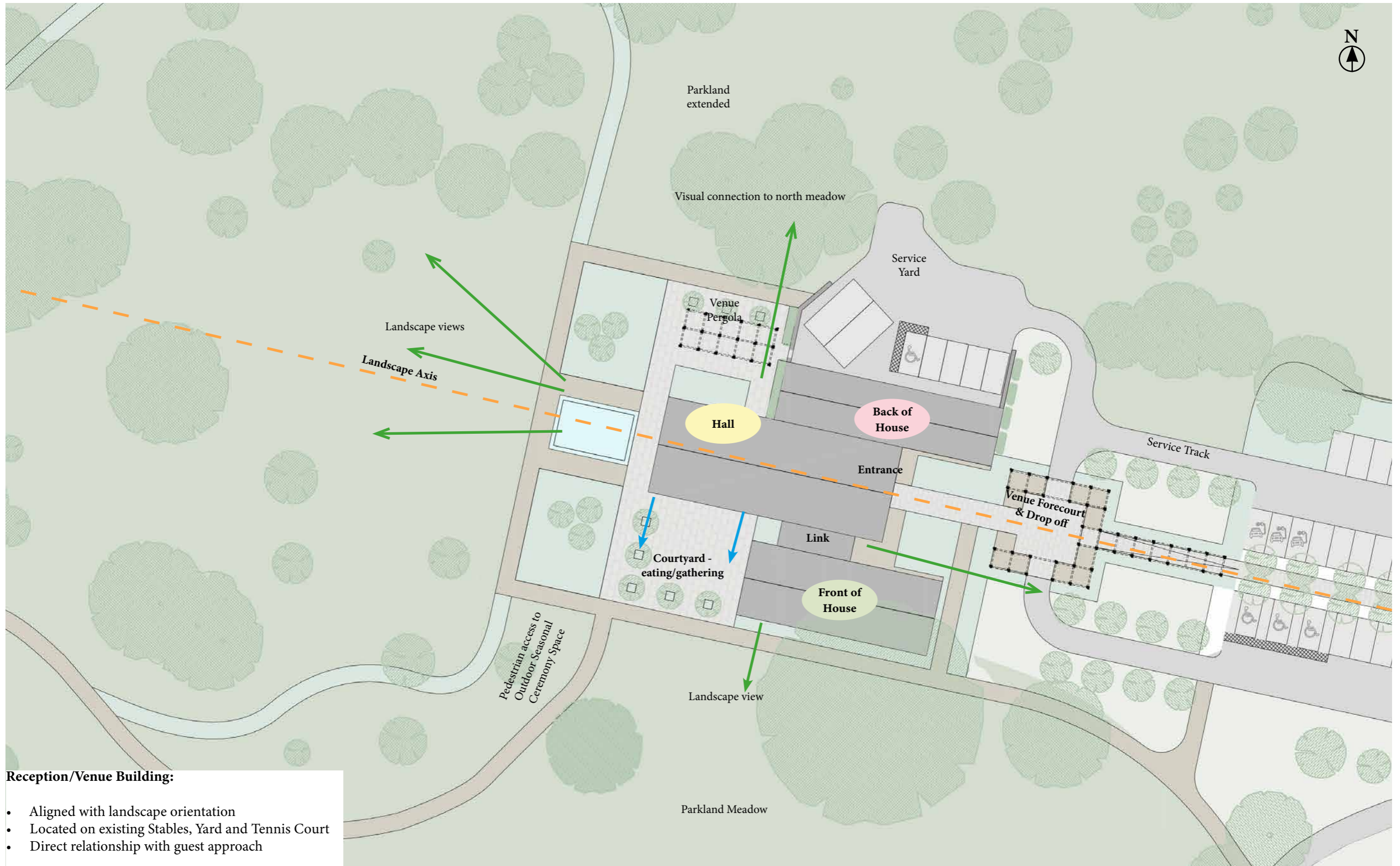
- 9.3.2.1 The existing drives will be retained as the key vehicle access within the Park and passing places introduced, the existing drive will be used by all events traffic for access to the new car park located on the site of the existing Arena and to and from the proposed venue building. A preliminary assessment recommends repairs and indicates that the existing Stone Bridge may need work to upgrade its loading capacity for the proposed increase in vehicle traffic. Investigations are under way to verify its existing capacity and design potential upgrades to the loadbearing concrete and steel arches.
- 9.3.2.2 The existing drives will be retained linking the front and rear drives and new landscaped carpark connected. The parking area in front of the House will be retained. The new carpark is designed for 50 no. cars for guests, 5no. accessible parking spaces and 6no. EV charging spaces are provided, additional parking is provided for staff, please refer to the Transport Statement for further details.
- 9.3.2.3 New accessible permeable pedestrian footpaths are proposed to connect the new building, outdoor seasonal ceremony space to the proposed accommodation and new carpark, seasonal footpaths will be cut in the meadow for specific events.





## 9. ARCHITECTURAL DESIGN

### 9.3 ORIENTATION & ACCESS



#### Reception/Venue Building:

- Aligned with landscape orientation
- Located on existing Stables, Yard and Tennis Court
- Direct relationship with guest approach

## 9. ARCHITECTURAL DESIGN

### 9.4 VISUALISATION



## 9. ARCHITECTURAL DESIGN

### 9.4 VISUALISATION



Visual 01 - Entrance Gate



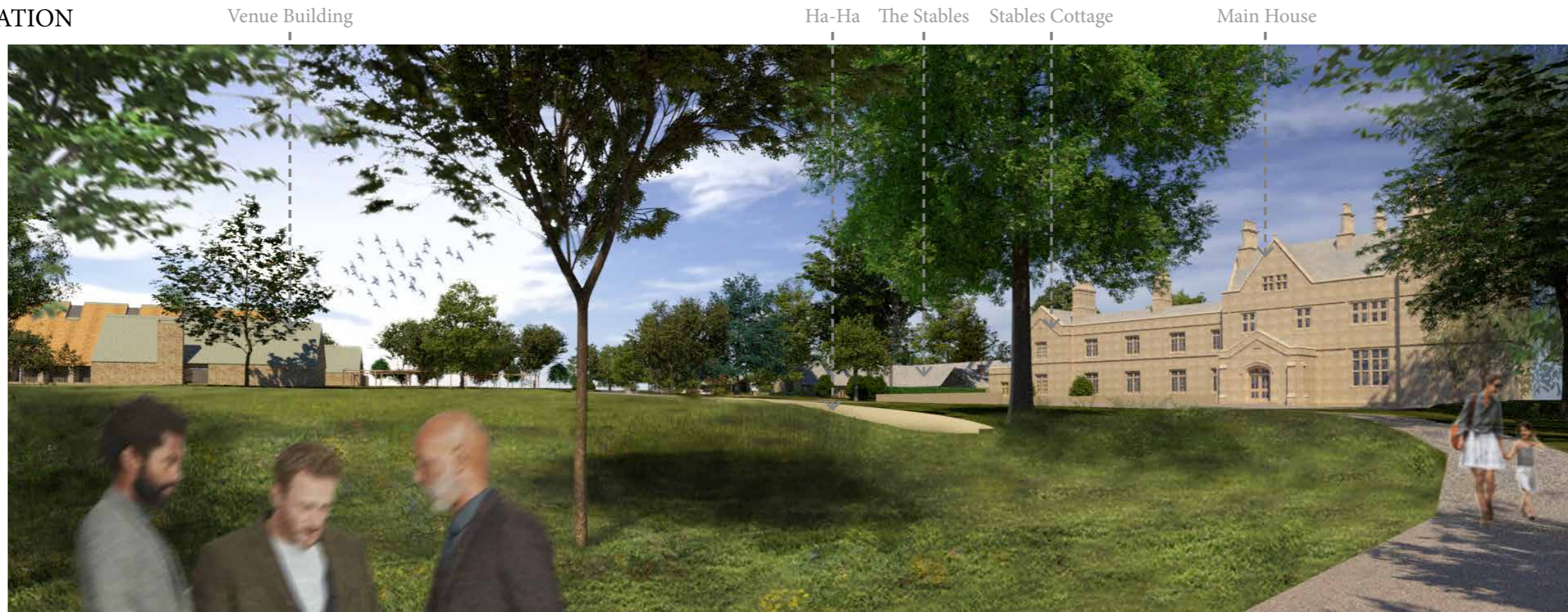
Visual 02 - Parkland

Venue Building

Main House

## 9. ARCHITECTURAL DESIGN

### 9.4 VISUALISATION



Visual 03 - Haha



Visual 04 - House Entrance

9. ARCHITECTURAL DESIGN

9.4 VISUALISATION



Visual 05 - Stables



Visual 06 - Parking

## 9. ARCHITECTURAL DESIGN

### 9.4 VISUALISATION



Visual 07 - Coutyard

Coutyard

Stables Cottage

The Stables

Existing Wall and Coutyard Gate

## 9. ARCHITECTURAL DESIGN

### 9.5 PRECEDENT IMAGES AND MATERIALS



Dry Cotswold Stone wall



Thatch Water Reed



Weathered timber cladding



Profile metal Roof



Corrugated metal Roof








Photograph of Ampney Park woodlands from the existing manège paddock



## 10. LANDSCAPE DESIGN

- 10.1. Please refer to U&H Landscape Proposal submitted as a separate document for details of the impact of the proposals on the landscape of Ampney Park.
- 10.2. The design approach at Ampney Park involves both an adherence to the historic, romantic setting of the parkland and formal gardens, as well as a contemporary assessment and improvement of the biodiversity outputs and ecological outputs of the site as a whole.
- 10.3. The garden and landscape design will utilise both native and species, and look to create a romantic atmosphere where nature abounds and the landscape and waterway is given a chance to thrive. Our clients, and therefore this proposal, aim to create a landscape that is in harmony with the environment and community, while being sensitive to existing ecologies.
- 10.4. Ampney Park is set within formal gardens and surrounded by wooded parkland, the gardens at Ampney Park date back to 1620, when the original manor house was built. Part of the parkland has been developed for equine use - an outdoor riding arena was installed in 2002.
- 10.5. The current proposal looks to remove these more recent additions in the parkland and instate a new venue for events and garden spaces with associated accommodation.
- 10.6. The aims of the landscape proposal are to incorporate new garden and landscape areas into this scheme, with the view to both honour the existing historic grounds and refresh and invigorate them to allow a flourishing of both biodiversity and aesthetic value.
- 10.7. The project presents a unique opportunity to enliven the grounds at Ampney, with the introduction of new flower borders around the venue buildings, enriched meadows with bulbs and wildflower seeds in the main parkland, new ornamental tree planting, new hedges and topiary, and a naturalistic riparian area along the brook.
- 10.8. The landscape masterplan will also include buffer zones and the development of patches of scrub in the north parkland, which will increase the habitat capacity of the parkland for wildlife.
- 10.9. The gardens and surrounding landscape will be a place for visitors to enjoy and connect with the unique landscape that surrounds Ampney Park.

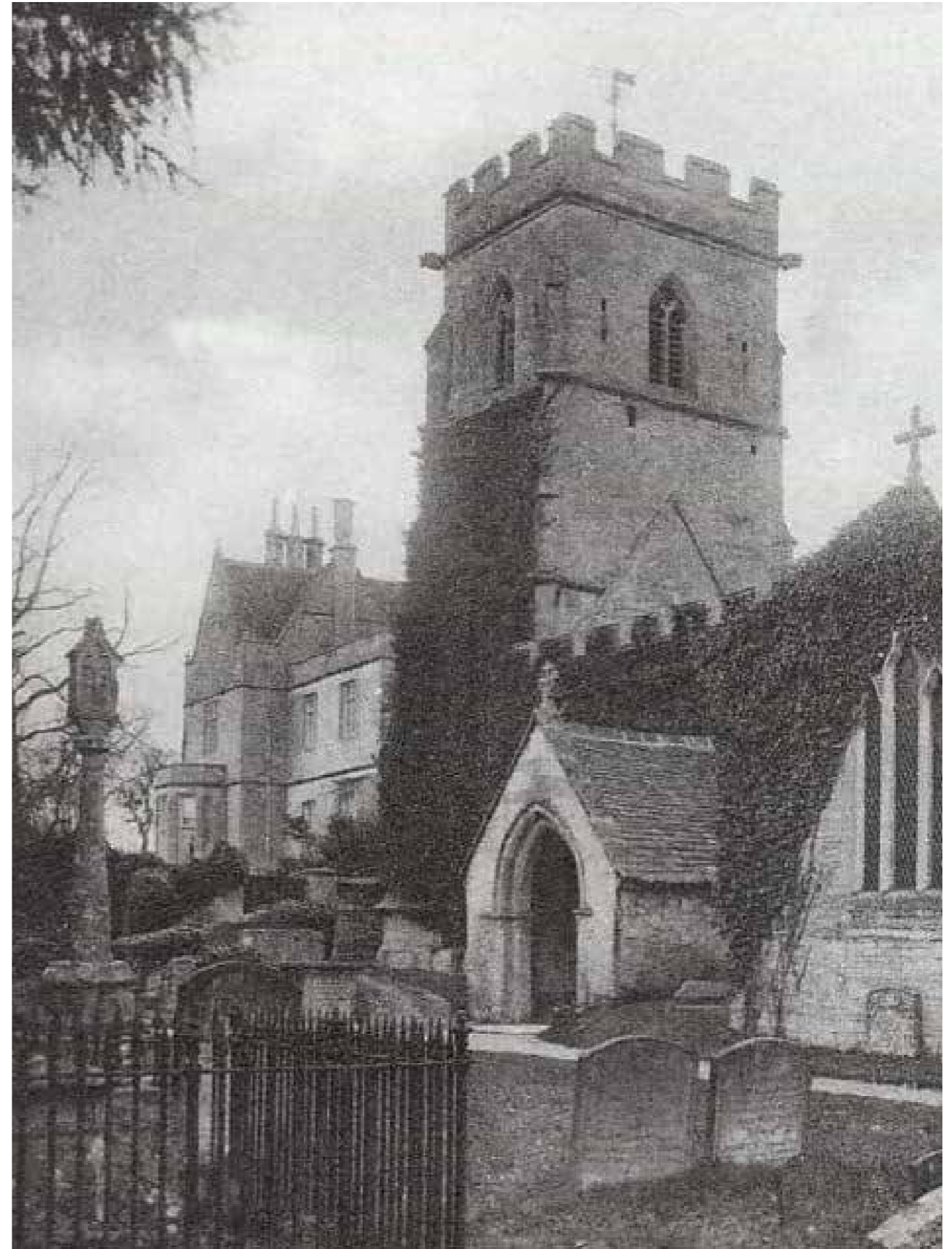


-  Title Plan Extents
-  Landscape Extents
-  Rehabilitated Buffer Zone



## 11. HERITAGE

- 11.1. **Please refer to the Ampney Park Gloucestershire Heritage Statement Change of Use application submitted as a separate document for details of the impact of the proposals on the heritage asset of Ampney Park.**
- 11.2. Although Ampney Park is currently in residential use, its planning history records that since the early 1980's it has had a number of commercial uses including a residential country club with associated leisure activities within the parkland.
- 11.3. The current proposal seeks planning permission and listed building consent for alterations to allow Ampney Park to be used as a venue and events location with accommodation and associated facilities.
- 11.4. The scheme includes demolition of the large and unsightly late 20th century buildings and features within the parkland and their replacement with new buildings set within a carefully re-landscaped parkland setting.
- 11.5. The 20th Century former stables will be rebuilt on the same footprint using the existing foundations and slab to provide additional accommodation, the existing Stables Cottage will be remodelled and converted into a breakfast room for The Stables guests.
- 11.6. The scheme also includes an improved vehicular access via the west entrance to the park with associated enhancements to vehicle and pedestrian routes and parking arrangements within the site. It is also proposed to restore and reuse the derelict pumphouses and associated watercourses within the west end of the park that regulate the Ampney Brook.



Photograph of Ampney Park from Ampney Crucis Church of the Holy Rood 1904

## 12. TRANSPORT

**12.1. Please refer to the Transport Statement including the Proposed Access Arrangement and the Travel Plan submitted as part of this application.**

### 12.2. Context

12.2.1. Ampney Park is located within the village of Ampney Crucis approximately 4km east of Cirencester on the A417 London Road. Running east to west along the southern boundary of Ampney Park, London Road is subject to a speed limit of 50mph.

12.2.2. The main site access is located on the A417 London Road and is by way of a gated access arrangement. A rear, secondary access is also provided to the east side of the site in the form of a driveway through the village of Ampney Crucis.

12.2.3. Bus stops are provided on London Road. The eastbound stop is located approximately 25m from the junction of London Road with Ampney Crucis Road and the westbound stop approximately 80m from the same junction.

12.2.4. Pedestrian footways connect the bus stops to Ampney Crucis Road which in turn enable access on foot to the rear of the site via the rear driveway.

### 12.3. Proposed Site Access

12.3.1. Access via the rear drive will be limited for those that use it currently. Vehicle access to the proposed wedding venue will be via the London Road entrance for both events set up, servicing of events including deliveries, staff and events guests.

12.3.2. The current design arrangements on the London Road entrance are such that when exiting the Park vehicles approach London Road from an acute angle. Whilst the access achieves adequate visibility splays for the prevailing speed of vehicles, the opportunities to view traffic to both the east and west could be improved by providing an arrangement that allows the driveway to connect perpendicular to London Road.

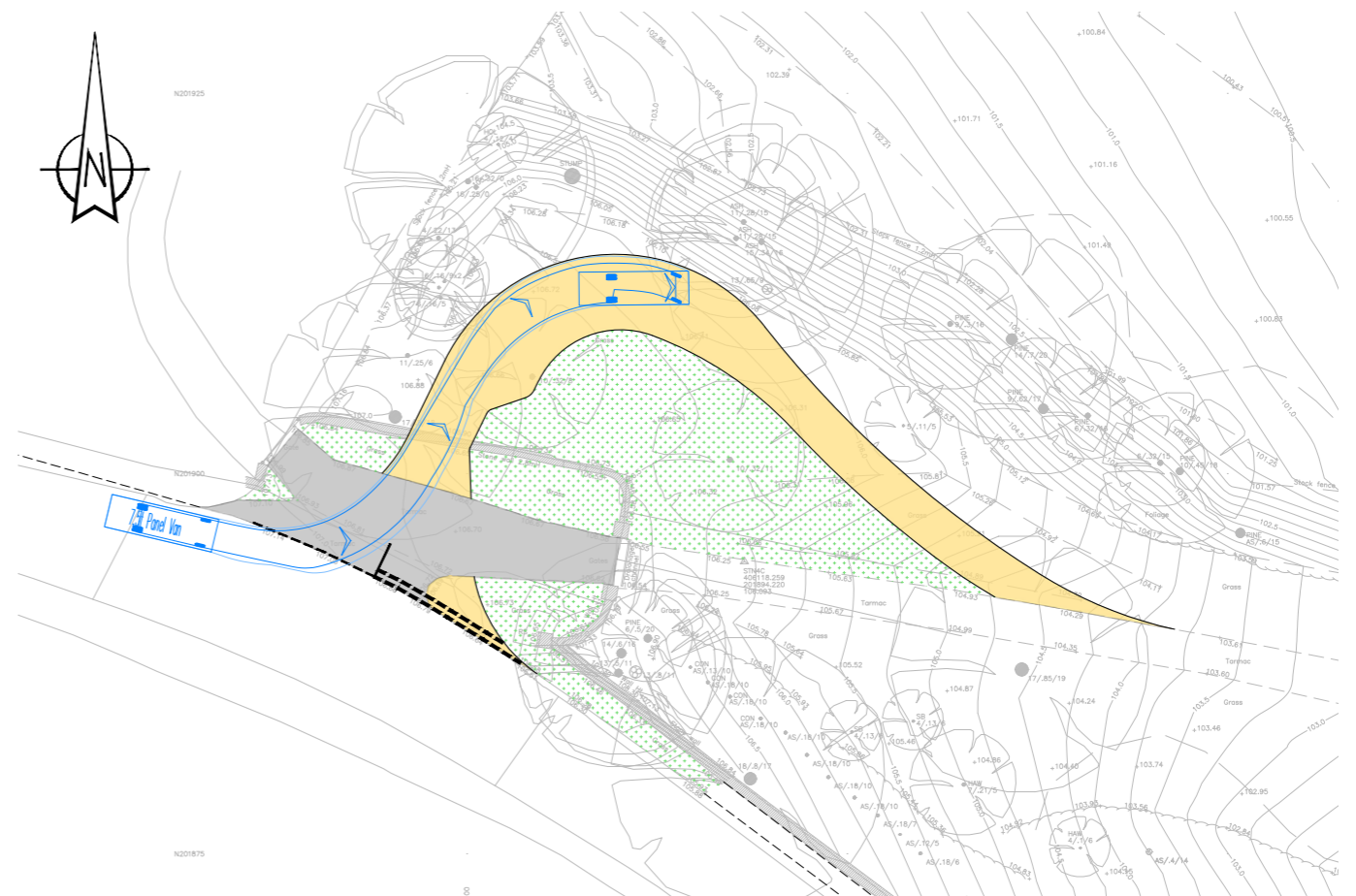
12.3.3. To achieve an improved access arrangement a design has been produced that would deliver a bellmouth access perpendicular to London Road. On entry to the site the driveway has been aligned to bypass the north side of the main gate before tying back into the estate driveway. This arrangement results in an alignment where following entry to the site the road turns approximately ninety degrees.

12.3.4. The Autotrack assessment presented shown in the drawing submitted with this application confirms the vehicle tracking. The design produced is based on the prevailing vehicle speeds recorded in a speed survey the week commencing 21st June 2021. The 85th percentile speed is 48.7mph eastbound and 52.7mph westbound this equating to a required visibility splay of 2.4m x 140m eastbound and 2.4m x 160m westbound.

12.3.5. A full assessment of the proposed vehicle routes and car parking are provided in the Transport Statement and Proposed Access Arrangement submitted with this application as well as documentation of Gloucestershire Highways Department pre-application advice.



Access arrangement proposed as part of the Pre-Application Submission



Reduced access arrangement proposed for the Planning & LBC Application



Photograph of Ampney Brook wear

### 13. ECOLOGY

- 13.1. The combination of different landscape characters evident within the grounds of Ampney Park and the buildings create excellent habitat for many species.
- 13.2. All species are important but some are endangered and protected, therefore extensive ecological surveys have been undertaken to identify key species that need to be considered as part of any significant changes.
- 13.3. The Applicant commissioned Seasons Ecology to undertake an initial bat roost assessment of the site and buildings and a preliminary habitat survey of the parkland, surprisingly none had been carried out at the property previously, unsurprisingly Ampney Park is a perfect environment for bats.
- 13.4. See below for a basic summary of the Ecological Survey results – for details of the species found and mitigation proposals, please refer to the biodiversity reports listed below submitted as part of this application.
- Bat roost assessment and bat emergence surveys – positive results and mitigation required
  - Otter presence survey – evidence of otters found near Ampney Brook
  - Water Vole presence survey – negative result
  - Great Crested Newt presence survey and DNA testing – negative result
  - Dormouse presence – negative result
  - Biodiversity Impact Assessment and Declaration of Adequacy provided as part of the application;
  - Ecological Impact Assessment Ampney Park Venue Project (SEB2428\_06)
  - Biodiversity-report-declaration-of-adequacy-v3-24-05-23\_Ampney Park Venue Project
  - Biodiversity Survey Reports provided as part of the application;
  - Preliminary Bat Roost Assessment and Survey\_Ampney Park (SEB2429\_01)
  - Preliminary Bat Roost Assessment\_Ampney Park Pump Houses, Stone Wall & Trees (SEB2428\_5)
  - Preliminary Ecology Appraisal\_Ampney Park Grounds(SEB2428\_01)
  - Bat Surveys\_Main House, Ampney Park (June/July 2021) (SEB2429\_02)
  - Bat Survey\_Stable Cottage, Ampney Park (SEB2429\_02a)
  - Bat Surveys\_Stables and Grooms Flat, Ampney Park (SEB2429\_02b)
  - Bat Surveys\_Stone Barn, Ampney Park (SEB2429\_02c)
  - Update Bat Survey\_Stone Barn, Ampney Park (SEB2429\_03c)
  - Bat Surveys\_Indoor Horse Arena, Ampney Park (SEB2429\_02d)
  - Bat Survey\_Pump Houses, Ampney Park (SEB2428\_05a)
  - Great Crested Newt Presence Absence Survey\_Ampney Park (SEB2428\_04b)
  - Water Vole and Otter Survey\_Ampney Park (SEB2428\_04)
  - Dormouse Survey\_Ampney Park (SEB2428\_05)
  - Bat Surveys\_Stone Wall, Ampney Park (SEB2428\_05b)
- 13.5. Although the landscape appears a historic one the current form of the gardens and parkland setting to the house are the result of carefully considered 20th century remodelling.
- 13.6. The proposed removal of the modern equestrian infrastructure and architectural scheme provides an exciting opportunity to create new landscaping to compliment and enhance the parkland setting of the Listed House and existing ecological habitat.

## 14. ACOUSTICS

- 14.1. **Please refer to the Acoustic survey and noise impact assessment submitted as part of this application.**
- 14.2. The feasibility of the proposal for an events venue at Ampney Park has been assessed by Sustainable Acoustics.
- 14.3. The proposal includes a purpose-built venue with internal PA systems for amplified music. To check that use of the venue has an acceptable impact for the purposes of planning (that it needs to achieve not more than a low or LOAEL impact) noise limits for amplified sound have been calculated to achieve this, which are based on satisfying the recommendations of the Code of Practice for Environmental Noise Control at Concerts, assuming the events are to be conducted with no restrictions on frequency.
- 14.4. Based on these limits, the required performance for the sound insulation of the building envelope has been calculated to allow internal music levels appropriate to the type of events proposed, which is within a feasible range for the intended use, if attention is paid to design throughout development of the proposals.
- 14.5. Once factored into the final design of the building, this should allow events to proceed while satisfying the requirements of local and national planning policy, and in line with the requirements of the licensing regime if a premises license is obtained.
- 14.6. Car parking noise and people noise as guests move around the site have also been considered, both of which have been identified as low risk due to the distances to receptors, screening provided by boundary walls, landscaping and the existing noise climate.



Photograph of Ampney Park Grand Hall



Photograph of the Listed Pumpouses from Winterwell

## 15. PLANNING STATEMENT by AZ Urban Studio

### 15.1. INTRODUCTION

15.1.1. This section of the DAS has been prepared by AZ Urban Studio and provides a Planning Statement in support of the proposals for development and works at Ampney Park, as described in detail in the preceding chapters and the wider submission drawings and documents. The summary description of development provided for the purposes of the planning and listed building consent submission is:

15.1.2. *“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)”*

15.1.3. The purpose of the Planning Statement is to assess the proposals against the relevant planning policy framework and statutory provisions, together with consideration of any material considerations.

15.1.4. As explored in detail in Section 6 of this DAS the proposals have benefitted from formal pre-application engagement with officers of the Local Planning Authority, followed by engagement with the immediate local community as documented in Section 7. Where further information has been provided or the proposals adjusted as a result of those engagement processes it is highlighted in the assessment below

### 15.2. PLANNING POLICY FRAMEWORK AND STATUTORY PROVISIONS

15.2.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *‘If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.’*

15.2.2. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires that decision makers, in considering whether to grant planning permission for development which affects a listed building or its setting, *‘have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.*

15.2.3. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act requires that decision makers, in exercising their planning functions in relation to buildings or land in a conservation area, pay *‘special attention ... to the desirability of preserving or enhancing the character or appearance of that area’.*

15.2.4. The Development Plan for the area is the adopted Cotswold District Local Plan 2011-2031 (“the Local Plan”). The National Planning Policy Framework, 2023 (“the NPPF”) sets out the government’s national planning policies and is a key material consideration in the determination of planning applications.

### 15.3. ASSESSMENT

#### 15.3.1. Principle of Development

15.3.1.1 At the heart of the proposals for Ampney Park is the change of use of the existing large primary dwelling and associated ancillary buildings and grounds, the removal of existing modern buildings and erection of new buildings, and the use of the site as function / events venue with visitor accommodation and associated facilities. As set out in preceding sections of this DAS, the existing configuration and use of the site as a large dwelling with extensive modern equestrian facilities is not desirable or of any purpose to the current owner, who wishes to secure an alternative means of securing a viable future use for the site whilst also securing enhancements to the buildings and landscape, and delivering local economic growth.



Photograph of Ampney Park formal gardens, South lawn

## 15. PLANNING STATEMENT

### 15.3 ASSESSMENT

- 15.3.1.2 Approach and It is important to clarify that the proposals are not for hotel use, where individual rooms could be booked by separate parties – the proposals are rather for a multi-purpose function / events venue that would cater for a range of gatherings, with short-stay overnight accommodation provided on site. The development as whole is a sui-generis mix of uses as set out in the description of development.
- 15.3.1.3 The starting point for consideration of the principle of development in terms of use is the Local Plan. Policy EC3 (Proposals for All Types of Employment-Generating Uses) sets out how the greatest proportion of job growth in the District will occur in non-B Class development, including leisure and tourism related development. Part 2 of Policy EC3 states:
- 15.3.1.4 *‘Outside Development Boundaries, and outside established employment sites, proposals for small-scale employment development appropriate to the rural area will be permitted where they:*
- Do not entail residential use as anything other than ancillary to the business; and*
  - Are justified by a business case, demonstrating that the business is viable; or*
  - Facilitate the retention or growth of a local employment opportunity.’*
- 15.3.1.5 In the Council’s pre-application response, a business case was requested to support a full planning application, to demonstrate the viability of the proposed business and meet the requirements of EC3(b) set out above. A *‘Wedding and Events Business Plan’* prepared by Savills is submitted as part of the present full planning application, and examines the market for this type of development in the area. It concludes that *‘there is potential to develop a very successful events business at Ampney Park’* and provides modelling to illustrate how the business would operate with net profit generated in Year 2 and at maturity in Year 5 with enhanced net profit.
- 15.3.1.6 The proposals are therefore considered to meet the requirements of Local Plan Policy EC3, and will assist in delivering the key objective of that policy in terms of job creation for the District. As noted in the Council’s pre-application response, the new buildings proposed at the site are in replacement of existing modern buildings at the site which are to be removed.
- 15.3.1.7 The Council’s policies relating to tourism are also highly relevant to the proposed use of both the main house and the outbuildings. Local Plan Policy EC11 (Tourist Accommodation) states that proposals for new serviced or self-catering accommodation will only be permitted outside of Development Boundaries where the proposal is provided through the change of use of existing buildings.
- 15.3.1.8 As the proposal would involve the change of use of an existing and substantial historic building to provide the short-stay visitor accommodation, the proposal would comply with this local plan policy. A self-contained staff or manager’s flat within the main house is included within the proposals, and is functionally linked to the proposed primary use as short-stay accommodation, as it will be occupied by the person responsible for managing the property and the guest experience.
- 15.3.1.9 At the national level, the NPPF sets out at section 6 national policy associated with *Building a strong, competitive economy*. Under the sub-heading *Supporting a prosperous rural economy*, Paragraph 84 of the NPPF states that planning decisions should enable both the *‘sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings’* and *‘sustainable rural tourism and leisure developments which respect the character of the countryside.’* The proposed development would directly deliver these objectives set out in the NPPF.
- 15.3.1.10 Whilst other planning considerations are examined below in turn, it is important to note here that at pre-application stage the Council’s Conservation Officer advised that there was no objection to the principle of the new use proposed within the main listed building and its associated historic structures.
- 15.3.1.11 Concluding upon the principle of development, it can be seen from the assessment above that the proposals to create a leisure and short-stay visitor accommodation use at Ampney Park find strong support in key policies EC3 and EC11 of the Local Plan, and in Section 6 of the NPPF, and will deliver the objectives of those policies.

#### 15.3.2. Heritage & Design

- 15.3.2.1 The proposals engage a number of designated heritage assets, including Ampney Park (Grade II listed house), Coach House (Grade II listed house), Gate piers, gates, and wall to A417 (Grade II listed), Pumphouse (Grade II listed, derelict, small pumphouse), the Church of the Holy Rood (Grade I listed, adjacent to site), and the Ampney Crucis Conservation Area, within which the application site is partly located.
- 15.3.2.2 These heritage assets and their significance have been a key consideration for the proposals from the outset, with JME Conservation having provided advice upon heritage matters from the earliest stages of the project.
- 15.3.2.3 The statutory provisions relating to listed buildings and conservation areas are set out above. The key policy framework is set out in NPPF Section 16. Paragraph 197 sets out how local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 15.3.2.4 It goes on to state that when considering the impact of proposals on the significance of a designated heritage asset great weight should be given to the asset’s conservation, and that any harm to or loss of significance requires clear and convincing justification. Where proposals cause harm to the significance of a designated heritage that can be considered less than substantial harm, such harm must be weighed against the public benefits of the proposals.
- 15.3.2.5 National policy regarding heritage is reflected in the Local Plan in policies EN10 and EN11. In terms of design policy, NPPF Section 12 *Achieving well-designed places* sets out how the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 15.3.2.6 Paragraph 130 states that planning decisions should ensure that developments, will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 15.3.2.7 Local Plan Policy EN2 (Design of the Built and Natural Environment) sets out how development will be permitted which accords with the Cotswold Design Code, and that proposals should be of design quality that respects the character and distinctive appearance of the locality.
- 15.3.2.8 The *Statement of Significance and Heritage* prepared by JME Conservation provides a full assessment of the significance of the heritage assets engaged, together with an assessment of the impact of the proposed development upon that significance. A summary of the key findings of that report is provided here to demonstrate how the above statutory and policy requirements set out above are met.



## 15. PLANNING STATEMENT

### 15.3 ASSESSMENT

#### 15.3.2.9 Change of use of the residential buildings

15.3.2.10 It is noted in the JME report that the principal building has been through a series of phases of change throughout the 21st century, and has recently been refurbished extensively following the grant of listed building consent. Similarly, listed building consent has been granted for minor alterations to the former stable range and Coach House (now known as Stone Barn). The present proposals do require additional alterations to the listed and curtilage listed buildings. Changes to the overall parkland setting will have a neutral impact upon the setting of the listed and curtilage listed buildings. The Council's Conservation Officer confirmed at pre-application stage that no objection is raised to the principle of the new use within the main listed building.

#### 15.3.2.11 Alterations to the west vehicular access

15.3.2.12 The proposed alterations to the early 20th century west gated access have been modified in response to comments raised by the Council's Conservation Officer at pre-application stage. The proposed opening to be formed in the existing rubble stone wall has been reduced in width by 50% from 10m to 5m, and positioned as far away from the historic gates and piers as possible. This has been achieved by creating a passing place and limiting the passage of vehicles through the wall to single lane movement, and has been discussed with the Local Highway Authority.

15.3.2.13 As detailed in the JME report, the later rubblestone wing wall cannot be considered to be curtilage listed, although it is recognised to make a positive contribution to the setting of the listed gates and to the character of this part of the Conservation Area. Extensive consideration and evaluation of options has taken place and it is considered that the revised smaller opening in the rubblestone wall will have the lowest impact upon significance.

15.3.2.14 The JME report concludes on the access that there will be very minor harm to the significance of this part of the Conservation Area, although the new landscaping will largely mitigate the harm. Whilst the new access and driveway will be visible from within the setting of the listed curved wing wall, gates and gate piers, their impact will be limited and it is considered that the harm arising from this alteration will be at the lower end of the less than substantial scale, such that paragraph 202 of the NPPF applies. It is argued that this very minor harm will be off-set by the public benefits, including from the reduction in traffic through the village and along the narrow east drive.

#### 15.3.2.15 Proposed demolitions and new development within the park, together with associated hard and soft landscaping

15.3.2.16 The later 20th century development associated with previous commercial and equestrian uses is predominantly located along the north side of the park, as is of poor quality architecturally and visually, and this area is notably excluded from the Conservation Area. All buildings and hardstanding in this area are to be removed. New buildings and landscape planting are proposed and are assessed as follows:

15.3.2.17 *Venue Building* – The building has a contemporary design, whilst making reference to the materials and detailing of the mansion and its surrounding historic buildings. The central roof will be traditionally thatched, so that it reads in the landscape as a large barn. The building will be set within a carefully designed landscape setting, including extended parkland planting to the north, and a range of enclosures and new planting to the building and associated car park. The building, car parking and landscaping have been formulated in consultation with the Council at pre-application stage, and relocated to accord with the advice received from the Conservation Officer.

15.3.2.18 It is concluded in the JME report that potential to cause harm to significance has been minimised, the proposed building is largely screened from direct views from the mansion, and that any identified harmful impacts are offset by the enhancements resulting from the removal of the extensive existing buildings and facilities that currently blight the northern part of the park.

15.3.2.19 *Outdoor ceremony space* – Earlier proposals for a multi-functional gathering space have been omitted to accord with pre-application advice from the Conservation Officer. This outdoor ceremony space and pergola will read as a discrete, but discreetly-respectful landscape feature which references the new development whilst remaining a subservient element within its carefully landscaped riparian setting.

15.3.2.20 Additional carefully considered parkland planting between the ceremony space and the west access drive will largely screen the site from view from the park to the south. Its position overlooking the Ampney Brook means that there will be direct views towards and from the listed pump houses however the change to their setting is not considered to cause any harm to their significance.

15.3.2.21 *Car parking, service track and grounds building* – Existing 20th century building and associated hardstanding assessed as causing considerable harm the parkland setting of the mansion. Adjustments to the service roads and low key additions that read as parkland drives and paths have been carefully designed to maintain the character of the park. The Grounds Building is set adjacent to the walled garden and will not harm the setting of the mansion or the park, nor the setting of the curtilage listed walled garden.

#### 15.3.2.22 Replacement and conversion of the east stable yard buildings

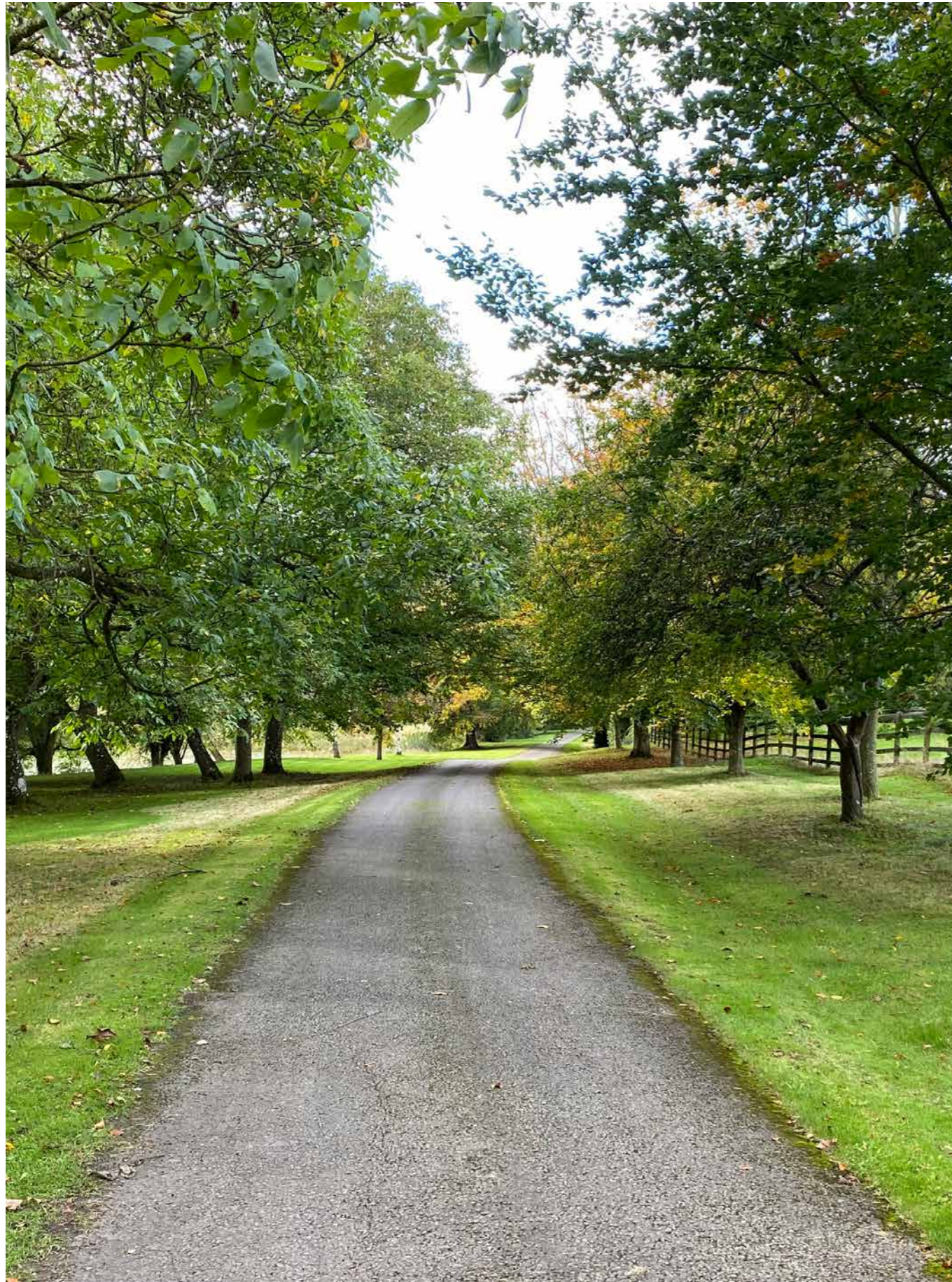
15.3.2.23 The modern former stables and groom's accommodation is to be replaced by a new L-shaped range replicating the original form of the stables, and providing five units of accommodation, with one being fully accessible accommodation at ground floor level. The design has been amended to take into account the pre-application advice of the Conservation Officer regarding the design of the roof. The south range has been previously converted to staff accommodation and is to be converted to provided a combined breakfast room and buffet area, to serve the guest accommodation, with minor alterations.

15.3.2.24 The replacement of the stable ranges is assessed as making a more positive contribution to the wider setting of the house. Minor harm identified at the south range is argued to be offset by enhancements to the front (south) elevation arising from opening up blocked windows facing the house, and internal removal of modern partitions.

#### 15.3.2.25 Proposed repairs and alterations to the listed pump houses and associated features

15.3.2.26 These early 20th century buildings and associated features are in a poor and deteriorating state of repair, and are clearly buildings at risk requiring urgent intervention. They will be carefully repaired in accordance with best conservation practice, as noted on the proposed drawings and preliminary schedule of works submitted. Their restoration is assessed to make a substantial positive contribution to the significance of both buildings and to the significance of the park and Conservation Area.

15.3.2.27 The JME report concludes upon heritage matters that the proposals will enhance the parkland setting and overall they will have a positive impact upon the character and setting both of the main house and the associated listed and curtilage listed buildings and structures within the park. Where some residual harm to significance has been identified in relation to the west vehicular access, this is less than substantial harm, and is offset by the public benefits of safer access and more importantly by the proposed repair to the Grade II listed pump houses to prevent their loss and secure their long-term conservation.



Photograph of Ampney Park Drive

## 15. PLANNING STATEMENT

### 15.3 ASSESSMENT

15.3.2.28 The proposals are therefore considered to comply with the NPPF and Local Plan Policy EN10 and EN11 relating to heritage, and the NPPF and Local Plan Policy EN2 relating to design.

#### 15.3.3. *Landscape*

15.3.3.1 Landscape policy applicable to the Site is set out in the NPPF at Section 15 (Conserving and enhancing the natural environment) and policies EN2, EN4 and INF7 of the Local Plan. Policy EN2 requires development to accord with the Cotswold Design Code and proposals to be of design quality that respects the character and distinctive appearance of the locality. Policy EN4 sets out how development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape, and how proposals will be expected to enhance, restore and better manage the natural and historic landscape. The Gloucestershire Landscape Character Assessment (2006) provides guidance upon landscape character.

15.3.3.2 The pre-application proposals were considered in detail by the Council's Landscape Officer, who advised that *'given the existing equestrian context of much the proposed development area I generally do not have an objection to the proposals'*. Specific comments of concern were made in relation to the positioning of the multifunctional gathering space over the watercourse, the amount of glazing in the venue buildings, ensuring that new access roads are low key and with no fixed lighting. These matters have been addressed in the proposals, most notably with the omission of the multifunctional gathering space.

15.3.3.3 The proposals have continued to be refined and developed with landscape architects Urquart & Hunt following the pre-application stage, and the landscape drawings and report submitted provide full details.

15.3.3.4 As set out in the landscape report, the design approach is rooted in an assessment of the distinctive character of Ampney Park and the surrounding environment, and the opportunity to remove the harmful accretions of past decades and enhance the formal and informal elements of parkland whilst enhancing biodiversity.

15.3.3.5 The landscape proposals aim to incorporate new garden and landscape areas into the scheme, respecting the existing historic grounds and refreshing them with biodiversity and aesthetic value. The proposals include enriched meadows, extensive new tree planting, new hedges and topiary, and a naturalistic riparian area along the brook.

15.3.3.6 A *Landscape and Visual Impact Assessment* prepared by Tyler Grange is submitted to fully assess likely landscape and visual effects of the proposed building, landscape and associated infrastructure proposals.

15.3.3.7 The LVIA key findings are:

- The Site is not subject to any landscape designations the Zone of Theoretical Visibility (ZTV) does not indicate potential visibility from any publicly accessible locations within the Cotswolds AONB to the north. The assessment concludes negligible effects on the AONB and its setting;
- The Site has a high / medium landscape sensitivity overall;
- The overall landscape framework will be retained and enhanced;
- The overall landscape effects on the Site from the proposals are assessed as minor beneficial at Year 1 and Year 15;
- The nature of the development proposed is not uncharacteristic within the receiving landscape context and the proposal represents a landscape enhancement over the existing baseline;
- Visual effects are limited and minor beneficial at Year 1, reducing to negligible at Year 15.

## 15. PLANNING STATEMENT

### 15.3 ASSESSMENT

15.3.3.8 The LVIA concludes that the Development is of a scale in keeping with landscape character and appropriate to its surroundings, with a detailed landscape scheme demonstrating how new development will create a positive improvement on the baseline scenario. Overall, the Development will not result in unacceptable effects on landscape and visual receptors as it will preserve the characteristic attributes of the landscape.

15.3.3.9 In doing so and as illustrated in the plans submitted, the landscape proposals will deliver the objectives and requirements of Local Plan policies EN2 and EN4, and those set out in Section 15 of the NPPF.

#### 15.3.4. Ecology

15.3.4.1 Relevant planning policy in relation to ecology is set out in Section 15 of the NPPF and policies EN8 and EN9 of the Local Plan. These policies set out how proposals for development should seek to minimise impacts on and provide net gains for biodiversity. In terms of designations, the Site falls within the zone of influence of the North Meadows SAC, and is adjacent to priority habitat and a local nature conservation site.

15.3.4.2 The proposals have been informed from the outset by extensive survey work and advice upon avoiding impacts provided by Seasons Ecology, and a number of reports by Seasons are provided in support of the present proposals.

15.3.4.3 The proposals have also benefited from pre-application advice from the Council's ecologist, which confirmed that the conclusions and recommendations contained in the submitted ecological reports were satisfactory, and that updated surveys may be required depending upon timing of submission.

15.3.4.4 The advice also confirmed that biodiversity enhancements should be clearly set out and indicated on a site plan, and that any external lighting will need to be carefully designed to avoid light spill towards key habitat features. Mitigation proposals in relation to the North Meadows SAC would also be required, as the proposal includes additional overnight accommodation.

15.3.4.5 A suite of ecological assessments and survey reports are submitted, with overall assessment provided in the *Ecological Impact Assessment (EcIA)*.

15.3.4.6 The EcIA summarises and assesses the value of features impacted by the proposals during both construction and operational phases. In terms of construction phase impacts it is concluded the distance to the majority of important habitats lowers the magnitude and extent of such impacts, and a Construction Environmental Management Plan should be prepared (to be secured by planning conditions) detailing protection measures, construction working practices and pollution prevention measures.

15.3.4.7 In terms of operational phase, impacts are identified as a result of increased disturbance, however again the distance to the majority of important habitats to the main venue buildings lowers the magnitude and extent of such impacts. A Landscape Ecological Management Plan should be prepared (to be secured by planning condition) detailing habitat creation, enhancement and management. Mitigation is required for potential recreational impacts on the SAC, and this is provided through the SAMM contribution identified.

15.3.4.8 The *North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023-2038* (May 2003) identifies that the Site is within the 'Outer Zone' and mitigation is required at £323.00 per unit proposed.

15.3.4.9 The Applicant is willing to make such a contribution to offset any reasonable additional potential adverse impacts as a result of the development, and would expect that this will be calculated on the basis of net additional bed spaces. Further discussion with officers to agree the calculation and mitigation contribution during the course of the application is expected.

15.3.4.10 The EcIA concludes that with protection and mitigation measures in place, the residual effects on ecological features is assessed as not significant (negligible to minor beneficial). This accords with the policy framework requirement.

#### 15.3.5. Neighboring Amenity

15.3.5.1 The proposals include a commercial events venue use, and have been formulated from the outset with consideration to the potential for amenity impacts upon residential neighbours. Relevant planning policy is set out in paragraph 185 of the NPPF and Local Plan policy EN15, which states that development will be permitted that will not result in unacceptable amenity impacts associated with pollution, including noise.

15.3.5.2 As set out in earlier sections of the DAS regarding acoustics, specialist consultants Sustainable Acoustics have provided advice to the design team regarding the avoidance, management and mitigation of noise impacts.

15.3.5.3 The *Noise Impact Assessment* submitted sets out an environmental noise assessment of the proposed buildings and their events use, and the key findings are:

- Venue building will have an internal PA system for amplified music with breakout noise calculated to the nearest noise sensitive receptors (NSRs)
- Breakout noise from the Dance Area and Lounge are predicted to meet the target noise level of 5dB below background noise levels at NSRs
- Breakout noise from the Main Hall is predicted to exceed target level at NSR A and therefore enhanced glazing specification is required and proposed
- Level of noise from people talking in the pergola and courtyard of the Venue Building and Ceremony Space have been predicted to meet the target noise levels at nearest NSRs
- Noise for doors closing within the car park is predicted to be lower than existing maximum and ambient sound at nearest NSRs but about the target level. A perimeter fence is therefore proposed to the car park reducing the noise from vehicle doors closing to level unlikely to have a high impact on nearby residents
- Plant and noise from the Grounds Building is predicted to meet the target noise levels 1m from the dwellings at the nearest NSRs

15.3.5.4 The Noise Impact Assessment report concludes that with the proposed noise mitigation measures, the proposed development will not cause a detrimental impact on the living environment of nearby existing residents, in line with the requirements of the NPPF and Local Plan Policy.

## 15. PLANNING STATEMENT

### 15.3 ASSESSMENT

#### 15.3.6. *Transport & Highways*

15.3.6.1 Planning policy in relation to transport, highways and movement is set out in section 9 of the NPPF and in the Local Plan. Under the heading *Promoting Sustainable Transport* section 9 of the NPPF states that in relation to applications for development (para 110), it should be ensured that:

- a. appropriate opportunities to promote sustainable transport can be – or have been – taken up, given the type of development and its location;
- b. safe and suitable access to the site can be achieved for all users;
- c. the design of streets, parking areas, other transport elements reflects current national guidance; and
- d. any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

15.3.6.2 Paragraph 111 goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

15.3.6.3 Local Plan policy INF4 sets out how development will be permitted that provides safe and suitable access and has appropriate regard to the Manual for Gloucester Streets. Policy INF5 requires development to provide vehicle parking where there is clear and compelling evidence that such provision is necessary to manage the local highway network.

15.3.6.4 The planning application is supported by a *Transport Statement* and *Travel Plan*, both prepared by Pell Frischmann. The proposals have also benefitted from a programme of pre-application engagement in 2022-3 with Gloucestershire County Council as Local Highway Authority.

15.3.6.5 The *Transport Statement* set out how the proposed venue / guest vehicles will access the site via the existing London Road 'Main Access', which is to be modified to provide a safer arrangement, with a discrete opening provided through the boundary wall allowing mid-sized vehicles to access without damaging the listed gate piers to the east. The modified access has a single vehicle width passing point through the wall to minimise impact on the stone wall and the setting of the adjacent listed gated entrance and curtilage listed wall.

15.3.6.6 Vehicles will be able pass each other on the internal road in proximity to the access, with priority given to oncoming (entering) traffic to ensure no congestion within the highway. The amended site access has been designed accounting for recorded vehicle speeds with visibility splays provided to match the identified design speed. The amended access proposals will improve the visibility splays to those currently achievable, and have been reviewed and supported by GCC Highways Officers at pre-application stage as detailed in the *Transport Statement*.

15.3.6.7 Vehicle access to the site via the rear drive will only be available for the site manager, for whom a 'staff flat' is provided within the main house, together with access for grounds staff. These proposed access arrangements demonstrate that safe and suitable access can be achieved for all users, as required by NPPF para 110(b).

15.3.6.8 As set out in the *Transport Statement*, public transport is available with the site being in close proximity to multiple bus stops, with those stops closest to the site being link by footways to the rear access drive. Further measures to promote sustainable transport in relation to cycling, public transport use, and car sharing associated with proposed development are set out in the *Travel Plan*, compliance with which can be secured by planning condition. These measures will ensure that maximum reasonable opportunity is taken up for promoting sustainable transport, in accordance with NPPF para 110(a).

15.3.6.9 Adequate provision of well-designed and convenient parking is proposed, with a total of 70 formal car parking spaces proposed (including disabled / EV provision) and further space available for any occasional overspill parking. Motorcycle and cycle parking provision is also made.

15.3.6.10 In terms of highway capacity, the trip generation exercise undertaken identifies a maximum hourly trip forecast of 43 trips associated with a full capacity event. This is based on a worst-case scenario and it is expected that arrival and departure times would be more staggered. It is concluded in the *Transport Statement* that the forecast trip generation is not expected to have a significant impact upon the operation of the adjacent highway, meeting the requirements of NPPF para 110(d).

15.3.6.11 The *Transport Statement* concludes that the proposed development is acceptable from a traffic and transport perspective within the applicable policy context.

#### 15.3.7. *Drainage and Flood Risk*

15.3.7.1 Local Plan Policy EN14 *Managing Flood Risk* sets out how development proposals must avoid areas of flooding in a sequential approach, seek to minimise flood risk and provide resilience to flooding, and be designed to take account of flood risk management and climate change including provision of Sustainable Drainage Systems (SuDS).

15.3.7.2 Whilst the application site is greater than 1ha, the area of physical change in the form of operational development is considerably smaller (and falls entirely within Flood Zone 1) as the majority of application site area is landscape that will remain unchanged. For this reason a Flood Risk Assessment has not been considered necessary.

15.3.7.3 A *Surface and Foul Water Drainage Strategy* has been prepared by Mann Williams Consulting Civil and Structural Engineers, and sets out how the proposals have incorporated drainage considerations and include provision of SuDS.

15.3.7.4 In line with good practice the proposed drainage design has been made to develop a scheme which targets the most sustainable disposal techniques identified in the sustainable drainage hierarchy relevant to this site. SuDS infrastructure is proposed to ensure that surface water implements the biodiversity and amenity, water quantity and water quality aims of the SuDS 4 pillars of design objectives.

15.3.7.5 The proposal is based on a site-specific assessment and targets the most sustainable options available in the SuDS hierarchy for this development. The proposal delivers a sustainable solution to minimise the rate and volume of run-off for the lifetime of the development. The proposed development will not increase flood risk off site and therefore complies with the NPPF and Local Plan policies.

## 15. PLANNING STATEMENT

### 15.3 ASSESSMENT

#### 15.3.8. Sustainability

15.3.8.1 Local Plan Policy EN1 *Built, Natural and Historic Environment* sets out how new development will promote the protection, conservation and enhancement of the natural environment, including by addressing climate change. Policy EN2 *Design of the Built and Natural Environment* sets out how development will be permitted which accords with the Cotswold Design Code (Appendix D), of which paragraphs D.59-D.62 state *'the potential impacts of climate change can be addressed through a variety of means, from the incorporation of better insulation and renewable energy technologies, to adaptations for severe weather events, and the use of local and recycled building materials. Re-use of existing buildings is also often more environmentally sustainable than demolition and new build.'*

15.3.8.2 An *Energy Sustainability & Ventilation Statement* has been prepared in relation to the proposals by BJP Consulting Engineers, and is submitted in support of this application.

15.3.8.3 The Statement examines each of the six buildings (three new, three existing) and in relation to each assesses the proposals against Building Regulations Parts F, L, O, S, and the guidance set out in the Cotswold Design Code paragraphs D.59-D.62.

15.3.8.4 The Statement demonstrates how the proposals have been designed to include a range of measures aimed at reducing energy demand, and supplying renewable energy where possible. Further details of sustainable design decision making is also set out in section 6.0 of the DAS above.

#### 15.3.9. Trees

15.3.9.1 Local Plan Policy EN7 *Trees, Hedgerows and Woodlands* sets out how development will not be permitted that fails to conserve and enhance trees, hedgerows and woodland of high value. Where trees, woodland or hedgerows are proposed to be removed as part of development, compensatory planting will be required.

15.3.9.2 Arboricultural survey, assessment and advice from Tree Parts Ltd has informed the design development of the proposals, with the aim of ensuring that trees worthy of retention and incorporation with the proposals were identified. Full details are provided in the *Tree Survey and Report / Arboricultural Impact Assessment*.

15.3.9.3 The *Landscape Report* by Urquart & Hunt provides the following description of the approach taken to trees:

15.3.9.4 *The proposed landscape design embodies a deep respect for the existing flora and fauna, seamlessly integrating with the site's mature trees and shrubs. We've undertaken a meticulous assessment of the estate's significant trees, followed by the implementation of a comprehensive plan aimed at conserving and invigorating these majestic specimens. In the north field, the vestiges of historic tree lines can still be traced through a handful of mature Lime trees that stretch from north to south, roughly bisecting the north parkland's heart.*

15.3.9.5 *This presents a unique opportunity to reinstate this historical tree line and resurrect some of the estate's older axial connections. Strategically, new trees and shrubs will be placed to the northwest of the venue and north of the entrance arrangement, effectively screening the proposed from view at Crucis Park.*

15.3.9.6 *To ensure year-round coverage, we'll deploy a variety of deciduous and evergreen species, planted in clusters. The revival of an existing, well-established holly hedge will play a pivotal role in enhancing the proposed entrance arrangement. Furthermore, our approach to additional planting within the parkland meadow will be considerate of the existing views and tree placements, preserving the landscape's natural beauty.*

## 15. PLANNING STATEMENT

### 15.4. CONCLUSION

- 15.4.1. The assessment of the proposals set out above has taken into consideration the adopted local planning policy, including the Cotswold District Local Plan 2011-2031 (adopted 2018) and the Cotswold Design Guide. Relevant national policy is also considered, including the National Planning Policy Framework (NPPF) (2023).
- 15.4.2. The proposed development at Ampney Park finds strong support in planning policy at national and local level, and will deliver both the objectives and requirements of those policies, representing high quality and sustainable development.
- 15.4.3. Pre-application engagement with the Local Planning Authority and Local Highway Authority has beneficially informed the proposals, and as set out in the DAS all matters raised through the pre-application process have been addressed in this present submission through design amendment or provision of further information.
- 15.4.4. As the proposals accord with the NPPF and Development Plan, will conserve the listed buildings and conservation area engaged together with their settings, and deliver sustainable development, we believe that planning permission and listed building consent should be granted to allow the proposals to proceed.



Photograph of Ampney Park Sitting room



Photograph of Ampney Park south elevation at present

## 16. CONCLUSION

- 16.1. This document, together with the accompanying drawings and specialist background reports, provides a detailed explanation of how Ampney Park today presents an opportunity for positive and carefully considered change.
- 16.2. The Applicant and project team would welcome a meeting to present the concept proposals set out in this pre-application enquiry to officers of the council on site at Ampney Park. We feel that the nature of the site, and the opportunity posed by the redundancy of the equestrian facilities, can only be fully appreciated when seen on the ground.
- 16.3. The nature of the proposed building and landscape proposals can also be properly understood and assessed on the ground, including the relationship with the designated heritage assets engaged.
- 16.4. Following initial review of the submission we would be grateful if a date for a site meeting could be agreed, and we look forward to working with officers further on this exciting project.

