



PARTRIDGE HOMES (COTSWOLDS) LTD

The Clerk
Ashton Keynes Parish Council
23 Beverstone Road
South Cerney
Cirencester
GL7 5XU

28th February 2016

Dear Mr Wingrove

Land at Dairy Farm, Ashton Keynes

Further to the public consultation event on 28th October 2015, our ongoing discussions and meetings with key local stakeholders and following our planning consultant's email of 5th February 2016, we are now pleased to provide you with an initial proposed layout for the residential development of the Land at Dairy Farm Bungalow and Dairy Fields, Ashton Keynes.

The proposals have evolved to address comments made from all parties to date and are shown within the attached initial layout plan (Ref – 100).

It was made clear to us that a key component of the scheme should relate to enhancements to parking, along with highway and pedestrian safety. We have listened to this message and as a result the scheme includes the following:

- Junction improvements in the form of a dedicated right hand turn into the development site (details subject to agreement with Wiltshire Council).
- Traffic calming measures along the B4696, including possible speed reduction, village entrance 'gates' to help reduce speed, speed markings on the road and speed warning signs (details subject to agreement with Wiltshire Council).
- Dedicated parking area within the site for school staff, disabled persons, parents and an area for pick up and drop off.
- An enhanced footpath route from the school and through the development site, off road, towards the church.
- Alternative footpath route towards the Thames Path is included through the development.

A feature of the scheme will be its high quality approach to landscaping and a sense of openness throughout the site. It includes a wide green buffer along the southern edge of the site, retained

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and reinforced hedging around the west and east boundaries and a substantial area of public open space along the northern edge adjacent to the River Thames. A secure children's play area, benefiting from natural surveillance from properties, and the proposed car park will also be provided. The scheme has been designed to ensure that key views from the school grounds to the Thames are kept open.

Other benefits of the scheme include its sustainable location close to the heart of the village and its amenities. In total 40 dwellings ranging in scale from starter homes to family dwellings are proposed, with 40% of these intended as affordable housing (subject to viability). These affordable units are intended to be formed of a mix of shared ownership, starter homes, bungalows and social rented, to meet the identified needs of the village and being made available to local people first. We intend that the design and materials would be true to the Cotswold vernacular and appropriate to the context within the Conservation Area.

In sharing this initial proposed layout with you, we would value your review, input and comments as key local stakeholders. We would like your careful consideration to include this scheme into the Ashton Keynes Village Neighbourhood Plan.

Should you have any queries in the meantime, please do not hesitate to contact us, and we look forward to discussing this proposal with you in due course to hopefully agree how we can potentially help to deliver the much needed benefits that this scheme will enable.

We look forward to hearing from you.

Yours sincerely,

Chris Partridge
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