

Comments on Supporting Documents

Settlement Role and Function Study

All Rural settlements are not the same. At its smallest a Rural Settlement may comprise only a few dwellings with the number of electors in the low hundreds in contrast to a larger Rural Settlement where the number of dwellings may be measured in hundreds and the number of electors as over a thousand. In the latter case it is likely that the Rural Settlement will have a number of facilities that need to be sustained through controlled growth of the settlement. Without such controlled growth, there is a clear danger that those facilities will close, increasing the need for local travel. Kempsford Parish is one such Rural Settlement with an increased number of community facilities and a population of 1,164.

Kempsford is also in the unusual position of having a major military base of which the vast majority is within the Parish Boundary (a small part extends into Wiltshire) providing some local employment opportunities. Kempsford is also adjacent to The Lakes developments that lie midway between Fairford and Lechlade which also provide employment opportunities to residents. This would seem to be reflected in the relatively high position (4th) in Table 3 showing the Economic Activity Rates by Settlement, whilst Table 4, Workplace Population and Employment Density per Settlement, shows Kempsford to be a net importer of working people reinforcing the capacity for limited controlled growth.

In terms of “Local facilities and services per settlement” (Table 8 etc.) Kempsford has two Community Halls (one in each of Kempsford and Whelford) and two Play Areas (one in each of Kempsford and Whelford).

In terms of “Accessibility” (Table 9 etc.), it is difficult to understand the assessment without understanding the definition for each category. For example, if Fairford is classed as having two Supermarkets (perhaps better classed as Local Convenience Stores) then Kempsford residents are within 15 minutes of them. Similarly, there are no public access Fitness Facilities located in Fairford with the nearest one to both Fairford and Kempsford being in Cirencester. Similar issues lie in relation to Hospital Access and what is defined as a Hospital. For both Fairford and Kempsford the closest Emergency Department is at Great Western Hospital in Swindon some 20minutes travel (on blue lights). Cirencester Hospital offers a limited hours nurse led Minor Injuries Unit whilst Fairford Community Hospital hosts a very limited number of outpatient services. As such the assessment is extremely subjective and can not be relied upon for assessing the viability/sustainability of an individual settlement.

In terms of “Sustainable Transport Provision” (Table 10 etc.) it is unclear if the assessment takes account of School Buses. If account were to be taken of School Buses access to a Secondary School and possibly a FE College should be recorded as “possible”, although “poor”.

In respect of “Settlement scores on community facilities and services” (Table 13 etc.), will this now need to be recalculated for Kempsford given the comments above?

In examining the “Total Scores per settlement” (Table 14 etc.) The calculation in respect of Kempsford needs to be checked. In any case as the methodology acknowledges that Kempsford is a Rural Settlement that is close to being considered a Non-Principal Settlement. Whilst it may be appropriate for some Rural Settlements to “be preserved in aspic”, the Parish of Kempsford has maintained its record as a dynamic and vibrant community through occasional well thought through development that ensures that in being crafted to meet the needs of the community in terms of

additional housing, access, facilities and community infrastructure, the benefits of any development outweigh the harm that might be implicit in any Local Plan Policy that prohibits any development in communities classed simply as a Rural Settlement on the basis of an overly simplistic algorithm.

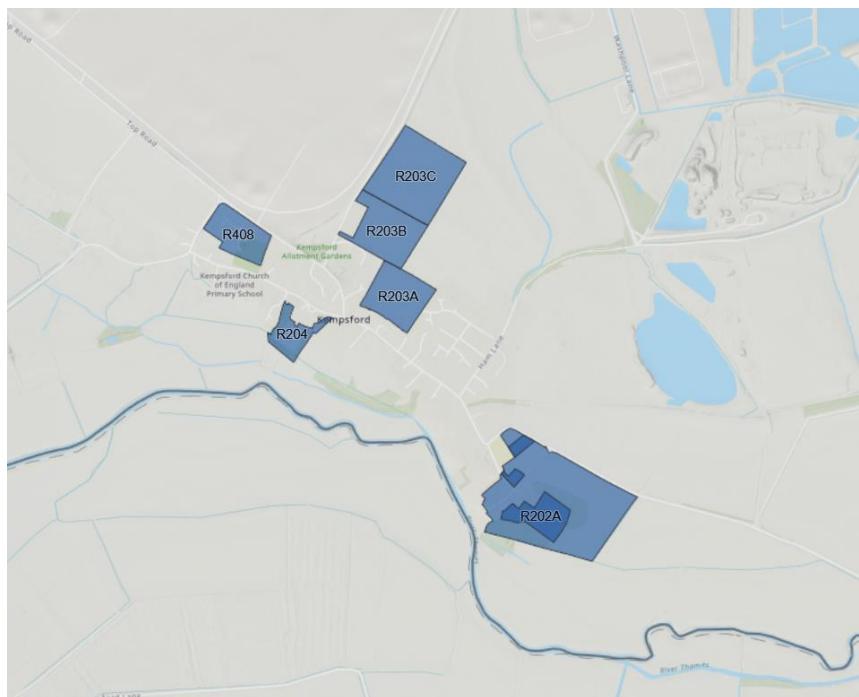
Assessment of Broad Strategic Development Locations

The constraints of RAF Fairford and the continuing mineral extraction to the West of Kempsford do not allow for any area around Kempsford to be considered for a Strategic Site. However, sites suggested within the extant SHELAA indicate that some development may be possible to the West along the Whelford Road subject to well defined development that meets local needs to ensure the sustainability of the local community

Kempsford is included in the Broad Zone assessment at Table 9 (Broad Zone 13) which is generally endorsed by the Parish Council as indicating the unsuitability of Kempsford as a Strategic Site. However, it should be noted that the Kempsford STW only rarely overflows and it is noted at Annex A that there is currently capacity for c100 additional properties, Subject to further research, some limited expansion of the community may be possible.

Site Assessment within Broad Zone 13

The results of the current “Call for Sites” is not yet known. This assessment, focussed upon the Village of Kempsford, is therefore based upon the extant SHELAA dated 2021.



These are assessed as:

R202 Kempsford Kempsford Manor Farm 9.14 Mixed use, housing, commercial Not currently developable - not within or adjacent to one of the District's 17 Principal Settlement as identified by Local Plan Policy DS1

[Comment: The bulk of this site lies within or adjacent to a Conservation Area and whilst some small scale bespoke development may be appropriate any large scale or development of a modern appearance would be detrimental to the setting of the Church and other sites of

historic importance. The exception is that to the NW of this area there is the line of the Thames Severn Canal. Should that Canal be developed, it would probably be appropriate to allow appropriate canal-side facilities to be developed, particularly if they were to benefit the community as a whole, e.g. as in the provision of a shop/caf  .]

R202A Kempsford Kempsford Manor Farm Buildings 1.69 Mixed use (housing and commercial) Not currently developable - not within or adjacent to one of the District's 17 Principal Settlement as identified by Local Plan Policy DS1

[Comment: See above comment to R202]

R203A Kempsford Land to rear of the Knoll, Whelford Road 2.29 Housing Not currently developable - not within or adjacent to one of the District's 17 Principal Settlement as identified by Local Plan Policy DS1

[Comment: Two planning applications have been put forward in the last ten years with both being refused. In both cases the issue of access to the completed development was a key issue in preventing the community identify any benefit to the proposals that might have outweighed the Position of the Local Plan that development was inappropriate.]

R203B Kempsford Land rear of the Knoll, Whelford Road 2.58 Housing Not currently developable - not within or adjacent to one of the District's 17 Principal Settlement as identified by Local Plan Policy DS1

[Comment: See above comment to R203A. Access to R203A through this site might link any proposal to develop these sites.]

R203C Kempsford Land rear of the Knoll, Whelford Road 4.34 Housing Not currently developable - not within or adjacent to one of the District's 17 Principal Settlement as identified by Local Plan Policy DS1

[Comment: See above comment to R202]

R204 Kempsford Land to the rear of Paradise Farm, High Street 1.14 Housing Not currently developable - not within or adjacent to one of the District's 17 Principal Settlement as identified by Local Plan Policy DS1 R408 Kempsford Land between The High Street and Top Road 1.76 Housing Development complete

[Comment: This site lies within the Conservation Area and whilst some small scale bespoke development may be appropriate any large scale or development of a modern appearance would be detrimental to the setting of the nearby sites of historic importance. This was emphasised in the reasons for Refusal of a recent planning application]