



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

(title): <input type="text"/>	name: <input type="text"/>
-------------------------------	----------------------------

Your company name or organisation (if applicable)

Your address (optional)

Your email address *

Your phone number (optional)

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): <input type="text"/>	name: <input type="text"/>
-------------------------------	----------------------------

Your client's company or organisation (if applicable)

Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- i) When the findings from this consultation are made public Yes please No thanks
- ii) The next formal round of public consultation Yes please No thanks
- iii) No further contact please

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number: Strategic Assessment of Land Availability - Site MIN005

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

The proposed Stroud Local Plan's Strategic Assessment of Land Availability 2017 identifies an area labelled as MIN005 as a suitable site for development, which is currently the Tobacconist Farm / Glebe Farm land. This was the subject of a planning application a few years' ago that was fiercely opposed by local residents. It is not shown in the Minchinhampton NDP, and it would therefore appear there has been little (if any) local debate regarding the pros and cons of building upon this land. One of the big problems with the proposed site is access. The vast majority of access would be via Tetbury Street (the only alternative being Friday Street, which is even narrower and has poor visibility).

Tetbury Street leads into the very narrow and congested streets in the centre of Minchinhampton. Tetbury Street (west of the proposed development site), is effectively a one-car wide street with occasional passing places, due to the narrowness of the street and significant stretches of parked cars. Visibility at the cross roads with the High Street and Well Hill is very poor, and at busy times, the cross roads gets completely congested so that occasionally people have to get out of their vehicles and figure out a way to ease a deadlock. There are listed buildings all around, so no possibility of widening the roads. Tetbury Street to the east of the proposed development site is a winding country road with a narrow and pot-holed rat run to cut the corner through to the road leading to the Ragged Cot.

The proposal of building 30, 50, 50 and 20 houses on this land is very controversial. It would also lose a major tourist accommodation site, as the site is currently a very successful and well used camp site, which helps the financial viability of Minchinhampton's cafes, restaurants and shops and pubs in the local area (if the Crown pub was open it would also benefit from their custom). The draft Minchinhampton NDP (section 6, final paragraph, currently p.61) suggests 12 new dwellings per year over a five year period, i.e. 60 new dwellings, and I understand this figure is for the whole parish. This draft Stroud Local Plan proposal of 150 new dwellings for Minchinhampton town would clearly have a much greater impact.

I would therefore ask SDC to re-consider the suitability of this site as a proposed development site in the new Local Plan.



**STROUD
DISTRICT
COUNCIL**

Local Plan consultation on further Post-Submission Proposed Changes
July 29th – September 9th 2015
www.stroud.gov.uk/consult