From:
Sent: 23 January 2018 17:51
To: _WEB_Local Plan
Subject: Stroud local plan review
Attachments:

Categories: Consulation response

Sir/Madam

Please find attached my response to the local plan review. I realise that I have missed the deadline but I hope that my contribution will still be of interest.

Many thanks

Minchinhampton



Stroud District Local Plan Review Issues and Options Consultation October 11th – December 5th 2017

[For office use only]
ID ref. / comment no.

www.stroud.gov.uk/localplanreview



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 na	me	
(title):	name:	
our co	mpany name or organisation (if applicable)	
Your address (optional)		Your email address *
		Your phone number (optional)
•	re acting on behalf of a client, please supply ent's name	the following details:
(title):	name:	
our cli	ent's company or organisation (if applicable	e)
Keepi	ing you updated:	
Nould y	ou like to be notified of future progress on the	e Local Plan review? (* we will do this via email)
i)	When the findings from this consultation are mathematical that the next formal round of public consultation. No further contact please	ade public Yes please No thanks Yes please No thanks

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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: 1a

Please use this box to set out your comments:

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

Providing good quality affordable housing must be the number one priority, providing a stable and sustainable base for young people to live and work in the area. The over-riding criteria must be that development is carried out in the right area, close to existing amenities and transport hubs. It makes no sense to place these developments in villages and hamlets with few or no shops and a minimal bus service.

Improving broadband and mobile phone reception in the area would encourage more business expansion, start ups and particularly homeworking, which seems to be a major feature of the area.

Innovative support for local businesses, encouraging the development of arts & crafts, food production and local crafts. These activities are extremely popular and interesting to the modern population and feature very heavily in mainstream media. Thriving local businesses would help to minimize or at least reduce the daily commuting exodus. However some people are content to move to the area from those same commuter destinations and take advantage of what this are has to offer, whilst continuing in their existing jobs.

Aggressive marketing of the area for tourism/short breaks, highlighting the dramatic scenery, agricultural and industrial heritage, and other holiday activities, all linked and backed up by a thriving modern artisan economy. The Cotswolds is universally famous and a huge draw for people looking for short breaks and longer holidays in the UK, however Stroud district tends to be over-shadowed by other areas.

Question 2.1a.

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

Mobile phone reception and broadband speeds are key to business success in the area. Both need dramatic improvement. Poor public transport in terms of coverage and frequency is a major factor in preventing employment mobility, which undoubtedly hinders sustainable growth.

Question 2.1b&c.

A programme to identify unused/semi derelict buildings and brownfield sites suitable for redevolpement should be the first priority, with careful tailoring of the size, position and accessibility to the proposed usage. Sizeable new-builds should ideally be sited close to existing industrial areas and designated areas of the M5 corridor.

Question 2.1d

It would be economically sensible to keep these for purely B class use. There seems to be little or no demand for additional "leisure" facilities in the area, particularly when the existing ones seem to be struggling.

Question 2.1f

Agricultural diversification should be allowed within reason but with restrictions to safeguard the rural nature of the setting in the surrounding landscape and means of access.

Question 2.2

The proven method of bringing people into town/village centres is public events. People want to be entertained and made to feel they are participating in something interesting and worthwhile. The Stroud Farmers Market is such an "event" with people browsing and taking an interest, not just "shopping" as is the Stroud Wassail and the August festival. More of these events and entertainments need to be developed for each of the centres mentioned.

Question 2.3a,b &c

There is undoubtedly a demand for affordable housing in the district, but it would not make sense to simply tack these on to existing settlements that have little or no public transport. People on low incomes do not want to have to own a car out of necessity, and even if they do it could still cause diffculties for a partner working in a different area, or stay at home parents with children. Better to co-ordinate these developments in areas with good transport links. Homes being available for rent are dependant upon potential landlords in the private sector having the confidence and sufficent support to embark on it as a business, and not many do. More purpose-built "retirement" villages charging reasonable fees could perhaps answer the elderly "down-sizing" needs.

Question 3.1

Option 4 - a designated growth point would be the most sensible solution.

Question 3.4

Minchinhampton should not be in tier 2, it has no more "modest potential" to provide jobs/homes than many of the other places in tier 3 - for instance Painswick. It does not, as you state "accommodate a large number of jobs" The one and only pub has been closed for over 4 years, one café is closed and the other is up for sale, as is the only restaurant. The local Boots is under threat due to the proposed relocation of the doctors surgery on the far eastern edge of the town. The remaining shops (with the exception of M&B stores) are far from thriving. The town can hardly be described as "offering an excellent level of local facilities and services"

Question 3.5a

Option 1 - continue as now.

MINCHINHAMPTON -



Local Plan consultation on further Post-Submission Proposed Changes
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Regarding the SALA identified site MIN005, this is a highly controversial site that was the subject of a recent
planning application. This application was vigorously opposed by the majority of residents during a series of
highly charged public meetings, resulting in a very high number of objections. The residents believe that the
town centre road system cannot cope with a large-scale development in that area where access is dependent on
using Tetbury Street and the single-laned Tobacconist Road. The streets through Minchinhampton are too
narrow, and even now are subject to hold-ups and difficult manouevering when larger vehicles are trying to
drive through the town. The residents of the terraced housing on Tetbury Street and West End are routinely
endangered by vehicles mounting the pavements next to their front doors in order to pass oncoming traffic.
They would be severely affected by a higher volume of traffic. Cows and horses roaming freely through the
centre add to the traffic problems. Rather than attract yet more traffic more effort should be made to deter
uneccessary traffic passing through. The only possible way of utilising this site for large-scale development
would be to provide access directly from Cirencester Road, with no access via the top end of Tetbury
Street/Tobacconist Road.