

Attachment A: Submission Local Plan Review – [REDACTED]

This submission to the Stroud District Local Plan Review (Local Plan Review) is being made on behalf of [REDACTED], sole owner and occupier of [REDACTED], [REDACTED], Minchinhampton, [REDACTED]. [REDACTED] has asked me to make the submission on her behalf. I am her daughter, [REDACTED], and can be contacted on [REDACTED]

This comment relates specifically to the identification of Site MIN B (MIN005), land to the East of Tobacconist Road (for housing and/or community uses) on page 38 of the Stroud District Local Plan Review | Issues and options Report 2017 (Local Plan Review). It is stated on page 38 of the Local Plan Review that the site has been identified through the Strategic Assessment of Land Availability 2017 (SALA 2017) .

This submission considers that the information provided in the SALA 2017 for the MIN 005 Site Assessment (Land at Glebe Farm, Tobacconist Road, Minchinhampton) may not be complete and therefore not accurate for the reasons provided below.

The following statements are made in the SALA 2017 about MIN005:

- **Site Description:** *The site is serviced by an access track from the local road which passes in between two residential properties.*
- **Availability:** *The owner/agent confirms that the site is available now for development, and that there are no legal or ownership problems which could limit development.*

The information presented may not be accurate regarding the second point - Availability. This is because the owner/occupier of [REDACTED] (one of the two residential properties referred to in the first statement above) has a lawful right of way over this access track but **has not** been consulted about the availability of this land for development. This may therefore amount to a **'legal or ownership problem'** about the availability of this land.

This matter first became apparent in late 2015 when a planning application was lodged with Stroud District Council for the development of MIN B (MIN005) for residential and community development. At the time, the applicant appeared to be unaware of the right of access, and consequently proposed to divert the pedestrian and vehicle access from [REDACTED] to a new estate road. At no time during the planning application process was the sole owner/occupier of [REDACTED] ([REDACTED]) consulted about this. A submission explaining the occurrence of this omission was made to the applicant's planning consultant, Barton Willmore, and Stroud District Council at this time. The submission was made by email and is included below as Attachment B.

To further clarify the situation a copy of the Title (Title number [REDACTED]) for the property known as [REDACTED], Tobacconist Road, Minchinhampton, is also attached (Attachment C). You will note that Clause 4 relates to the benefit of the 'right of way' and a copy of the Conveyance made 29/10/1986 (as referred to in Clause 4) is included as Attachment D. An annotated copy of a Plan from the Conveyance made 29/10/1986 is also included (Attachment E), with the area shaded yellow showing the 'right of way'.

Currently, the red-line boundary for MIN B, land to the East of Tobacconist Road, in the Local Plan Review and MIN005, in SALA 2017, appears to include the access track to the proposed residential site, but does not include [REDACTED], Tobacconist Road. This might be a significant omission if access to the proposed housing /community site is dependent upon access via this access track. Although clearly the suitability of Tobacconist Road and the access track to provide vehicular access to a site of this size would need to be fully assessed by a fully qualified traffic engineer, should development at this site be considered.

However, if the MIN B (MIN005) is to be accessed by Tobacconist Road and the access track, the matter of the 'right of way' constraint could be resolved by altering the proposed red boundary line in the Local Plan Review documents for MINB/MIN005) to **include** [REDACTED]. Not only would this help to resolve the access issue to future development site MIN B/MIN005, but it would also reduce the real possibility of [REDACTED] becoming unreasonably blighted due to its location, directly adjacent to, but not part of a significant development site.

In summary this submission requests the following:

1. That the Council recognises that there maybe legal/ownership problems with access to MIN B / MIN005 for housing / community development; and
2. That the Council realigns the red-line boundary for Local Plan Review Site MIN B/MIN005 to **include** the land under Title GR98728, being the land known as [REDACTED], Tobacconist Road, Minchinhampton.

Should the above changes to the red-line boundary not be made and Site MIN B / MIN005 is kept in the Local Plan Review for housing / community development, it is strongly requested that alternative access routes to the site, that do not use Tobacconist Road and the access track, be identified by Council.

This submission is made in good faith on behalf of the sole owner/occupier of [REDACTED] Tobacconist Road, Minchinhampton and is based upon the information available at the time of preparing the submission.

Please contact [REDACTED] on [REDACTED] should you require any further information.

Thank you for your consideration of this matter.