



20 July 2021

The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud
GL5 4UB

Dear Sirs

Local Plan: Publication Stage Representation

Paragraphs 3.1.8 to 3.1.10, Policy Number PS05, Policy Map PS05 (including land PS05a)

We do not consider the Plan is sound for the following reasons:

1. Minchinhampton is in the Cotswold National Landscape (previously known as AONB) where great weight should be given to serving and enhancing landscape and scenic beauty.
2. Further development at Minchinhampton is of great concern, as it will increase vehicular traffic which can adversely impact the common land maintained by grazing animals.
3. There will be a loss of grazing land close to the Common for animals when they are unable to graze on the Common.
4. The sites are inappropriate, due to the potential for the sites to have significant adverse impact on the adjacent Scheduled Ancient Monument (The Bulwarks).
5. The Stroud Plan conflicts with Minchinhampton's Neighbourhood Development Plan.
6. There is no evidence that this number of houses are required in Minchinhampton. Any housing on sites like this should be based on robust evidence of the housing needs of Minchinhampton. Does not fit Minchinhampton's housing need.

7. There is a lack of public transport and local employment – the sites are not sustainable. The bus service is very intermittent and totally unsuitable for commuting to other towns/cities in the area.
8. A housing development of the size proposed will increase the number of cars. More cars will impact on other narrow roads in Minchinhampton, which are also used by roaming livestock - leading to congestion, more parking problems. Traffic is already hazardous, necessitating dangerous manoeuvring including mounting pavements close to people's front doors.
9. Walking and cycling are not realistic alternatives for accessing employment, shopping, leisure, education and other activities. The closest settlements with these facilities (Nailsworth and Stroud) are located within the deep valleys 460-560 feet below and cannot be accessed safely on foot or by bike.
10. The site location does not address the needs of people with disabilities and reduced mobility in relation to all modes of transport.
11. In order to access the site proposed, you have to travel through a convoluted layout of housing estate roads, which were not designed as a main thoroughfare. These roads are narrow, often with cars parked on both sides.
12. The point of access to the site is a narrow cul-de-sac with restricted width.
13. There will be a safety issue near the point of access, with children accessing the playground.
14. The original proposal of accessing the site, via Tobacconist Road, is equally problematic and impractical.
15. Facilities such as the primary school, doctor's surgery and allotments are already at full capacity.
16. Finally, there has been no consultation on the proposed access via The Bulwarks to Butt Street.

We think the Plan should be modified as follows:

1. The Cotswolds National Landscape (AONB) should be protected, and not urbanised.
2. Development should be on brown field sites first, for example Dark Mills in the Parish of Minchinhampton

3. Development should be in locations sustained by good public transport reducing the reliance on cars
4. Development should be closer to places where there is good employment reducing the need to travel long distances
5. Development should be on sites where walking and cycling are realistic alternatives to driving.
6. Development should be on sites that address the needs of those with disabilities and reduced mobility.
7. Development should be on sites where they do not make existing traffic problems worse
8. Minchinhampton's Neighbourhood Development Plan should be reflected in the Plan

We both would like to participate in the hearing session because we think it is important the Inspector hears from local people who will be affected by this Policy.

Yours faithfully

