

[REDACTED]

From: [REDACTED]
Sent: 17 December 2017 22:08
To: _WEB_Local Plan
Subject: Document1.docx
Attachments: Document1.docx

Dear Conrad.

First of all, many apologies for not getting these comments to you before, I hope they can still be used. I only found today the Clerk had not sent them before he took his family away for Christmas

Most of the comments refer to the PC's on Whitminster, I've added a couple of my own which we discussed at the consultation evening at Frampton.

Many Thanks.

[REDACTED]
[REDACTED]
Chairman Whitminster PC.
Stroud District Councillor Severn Ward.

Comments from Whitminster Parish Council on Local Plan revision consultation

Whitminster is currently designated as a Tier 3 settlement, and should remain as that.

Whitminster Parish Council would not like to have the Village Settlement Boundary extended into the countryside, as is shown on page 58 of the Consultation document, in particular the areas marked A and E. However, support could be given to plots such as B, C and D, which might enable the compactness of the village to be kept, **providing all provisions of infrastructure, roads, primary school provision, and foul drainage in the village,** were put in place at the same time as any development took place. This could enable the aims of Tier 3, i.e. limited development, to happen during the life of the Revised Plan. Council is still supportive of conversion of redundant farm buildings into dwellings and feels brownfield development should be preferable to green field. However, it still feels that even Tier 3 settlements should have some development to enable the settlement to stay “alive”, as Whitminster has done over the last 25 to 30 years. It still has its shop, school and 2pubs, having practically doubled in size in the last 30 years.

Infill Development

Consideration should be given to include a Policy in the Plan whereby support is given for infill development on small plots of land, eg, up to 4 dwellings, currently situated outside the defined Settlement Boundary, but still within a village location as long as other relevant criteria are met. Any dwellings built on such plots must reflect the characteristics of surrounding properties.

Affordable Housing.

While the needs for local people can be met by exception sites, it is not always possible to find landowners willing to give up land for a small development of four or five houses. To enable particularly young people, or indeed more elderly couples wishing to downsize, to stay in the village where they have lived for many years, consideration has to be given to a new Policy. Any new development built of ten or more dwellings that attracts 30% Affordable Housing, as in the current Plan, then priority be given to people from that village to live in an Affordable House on that site. In order claim a property there, a Housing Needs Survey will have had to have been carried out in recent years by the Parish,(or Town) Council, showing that a need exists, and applicants are registered with Gloucestershire Homeseeker. These houses would then remain as first choice for local people, unless other priorities indicate otherwise.