

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

Dear Sirs

**Local Plan: Publication Stage Representation**

**My representation relates to Paragraphs 3.1.8 to 3.1.10, Policy Number PS05, Policy Map PS05 (including land PS05a)**

Firstly, I understand fully the need for additional housing in all parts of this country. Secondly, I am not a NIMBY but there have to be sensible proposals put forward to enable everyone availability to affordable housing.

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

- The centre of Minchinhampton cannot cope with any more traffic as it hardly copes with the existing.
- The lower end of Butt Street which is all but one way is not going to be helped by the possible addition of 160 extra cars causing more congestion, bad tempers and bad manners.
- A question – WHY does every new build require two parking spaces per home when we are trying to go greener and reduce carbon emissions by limiting driving?
- The congestion caused by the actual build with heavy machinery accessing the site via roads that really are not suitable for cars let alone HGVs will cause even more damage to the pox ridden tarmac that we all have to suffer on a daily basis. We need to sort out existing problems before causing any more.

In addition, the following points desperately need to be taken into consideration.

- There has been no consultation on the proposed access via The Bulwarks to Butt Street
- The Stroud Plan conflicts with Minchinhampton's Neighbourhood Development Plan
- Safety issues regarding additional traffic flow.
- Access issues – for owners and anyone wanting to access a property if you live near the two proposed development sites.
- Parking - near the two proposed development sites and knock-on effect elsewhere in the town. The only benefit in more cars parking is revenue for the Council in parking fines.

- Loss of grazing land close to the Common for animals when they are unable to graze on the Common – the sight of the cows and horses roaming is something that should be encourage despite small delays for impatient drivers – enjoy our beautiful natural surroundings.
- Any housing on sites like this should be based on robust evidence of the housing needs of Minchinhampton. This plan does not fit the protocols of Minchinhampton’s housing requirements.
- If permission is given for this development what is going to stop more and more developments being given the go ahead until the whole of this lovely area is covered in ill thought-out planning apart from the financial benefit to the builders etc..
- Inappropriate sites due to the potential for the sites to have significant adverse impact on the adjacent Scheduled Ancient Monument (The Bulwarks)
- Impact on the landscape – already we have beautiful views marred by recent builds from the town into the Cotswolds AONB and views from the Cotswolds AONB towards the town
- Development on this site conflicts with the Stroud Landscape Project.

On the matter of modifications to the plan, the groups are considering some of the following points:

- Most importantly development should be on brown field sites **first**, for example Dark Mills in the Parish of Minchinhampton.
- Development should be in locations sustained by good public transport reducing the reliance on cars and on sites where walking and cycling are realistic alternatives to driving.
- Development should be closer to places where there is good employment reducing the need to travel long distances.
- **Development should be on sites where they do not make existing problems worse.**
- Minchinhampton’s Neighbourhood Development Plan should absolutely be reflected in any future planning for this area.

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

Yours faithfully

