

[REDACTED]

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

Categories: Consultation 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

[REDACTED]
Minchinhampton

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 area 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.



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 redevelopment 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 difficulties 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 sufficient 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.



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 manoueuvering 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 unnecessary 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.