



19 July 2021

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)

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

The proposed site is not meeting a fundamental request for the County Council's request "proposing houses alongside land for employment". No land is being proposed for employment within the local area so reliance on the motor car in any form (production of an electric car and subsequent charging and disposal of batteries are still pollution).

The area is identified as sensitive for medium to large scale solar and wind turbines. Therefore in addition to the proposed houses, there will be unspecified utility work affecting the entire village to accommodate 80 new houses on one site. We experience poor internet and poor water pressure at peak. There is an assumption that green energies will not impact the area. 80 individual air/heat source pumps will emit an audible hum over a very noise sensitive area. I assume these houses will not be designed in a way to use ground source heat due to the natural geography in the area.

The additional sewerage and electrical works and upgrading the water supply to the village are not specified so the impact on the village can not be appreciated in the Plan.

There has been no consultation for site access during construction and the impact on the immediate areas surrounding the site, even on completion when travelling from Tetbury or Avening it will be easier to park in Woefeldane Bottom or Tabacconist Road, Tetbury Street and around the allotments rather than navigate the centre of the village to access the site. There is no consideration for the disruption this will cause during and after the build. Current residents will suffer in the long and short term due to this.

Building on this green sight will spoil the views from Bubblewell Lane to Woefeldane Bottom which is by the gateway to the village.

Minchinhampton is a historically unique village with small paths and narrow roads. The damage to the infrastructure with such a large build up of traffic has not been considered at all and no thought has been given to the protection of the historic houses and the damage constant heavy vehicles passing by could achieve. No consideration to the danger all the extra traffic through the village will give to the many children walking to school during peak times and elderly pedestrians.

No Geographical survey has been done on the land to see if there is further ancient monuments which could be ruined by the development, no consideration for the development being so close to the ancient site of the Bulwarks. A survey should be a requisite for this site to be included in the plan.

I think the plan for Minchinhampton should be modified to allow for the fact there are already 8 houses under construction in the village with 10 more completed since the local plan was drafted in 2015. This gives a total of 18 properties. It will be a natural progression to have 80 new homes by 2040 and this will be a more sustainable managed method the Council can easily regulate by adapting current building plots or allowing small scale brownfield development where applicable. If you allow these 80 houses as part of the plan we will end up with 160 houses with natural progression unless you are to ban all other proposals.

We 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 we would like to participate in the hearing session

I am also writing on behalf of the following person with their agreement

[Redacted]

Yours faithfully

[Redacted]

I am writing on behalf of the following family with their agreement

[Redacted]