

Mr John Goodwin & Mrs Caroline Goodwin

The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud
GL54UB

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)

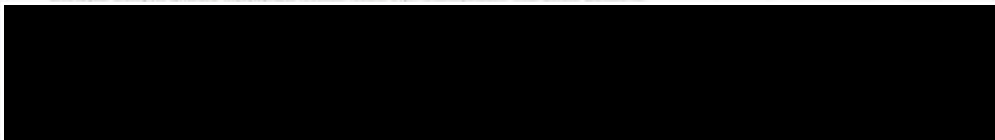
We do not consider the Plan is sound for the following reasons:

- Traffic – The proposed 80 houses would generate far in excess of the 160 vehicle movements stated as this does not give adequate allowance for all residents movements e.g.: trips to schools, work, doctors, dentist, shopping, guests visiting and deliveries such as Amazon, Grocery deliveries etc
- Access Issues – Access to both sites is via existing narrow residential roads where most roads are rendered single file due to on-street residential parking. Access for construction traffic would be majorly disruptive to existing residents and the infrastructure of the roads do not allow safe access which may therefore require the mounting of pavements causing a danger.
- Congestion – Minchinhampton was built before vehicles, as a result the vehicular access around the village already provides many daily challenges for residents, deliveries, and public transport. Adding an additional residential development would only compound these issues and place further strain on the road network. Good examples are access to the school and doctor's surgery as well as access through Tetbury Street & Westend – more residential housing would generate significantly increased daily vehicle movements which would lead to dangerous congestion, particularly in the Minchinhampton town centre.
- Parking – There is already insufficient parking in Minchinhampton so adding further housing would only compound the level of traffic through the village and disadvantage the existing residents who already struggle to park. The inability to park would also impact on visitors to the area meaning a negative knock-on effect to local businesses who rely on visitors for their income.
- Infrastructure – Adding a residential development of this volume would have a negative impact on the local services such as Doctors, Dentist, School, many of which are already oversubscribed. There is no evidence to suggest that these services are to be increased/improved putting additional strain on the existing facilities/staff, not to mention the Public Transport System which is already lacking in a rural village.
- Evidence of Need – There is no evidence that Minchinhampton has a valid need for this number of houses to be built and any new development should be based on robust and sound evidence that Minchinhampton has a need for a residential site of this volume.

We think the Plan should be modified as follows:

- Development should be in locations sustained by sound and adequate public transport, reducing the number of cars. In addition, the infrastructure of public services such as Schools, Doctors etc should already be at a level that would cope with the demand that additional residents would place on them. It is not sound policy to deal with this retrospectively.
- Development should be closer to places where there are good employment opportunities, thus reducing the need to travel long distances.
- Development should be on sites where walking and cycling are viable alternatives to driving, thus reducing the impact on the environment.
- Development should be on sites where they do not make existing congestion, lack of parking and facilities worse for existing residents.
- Minchinhampton's Neighbourhood Development Plan should be reflected in the Plan.

We would like to participate in the hearing session because we think it is important the Inspector



John Stuart Goodwin

Caroline Goodwin

19 July 2021

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

Mrs Sheila Isabel Goodwin

Mr William James Goodwin & Mr Jack Arthur Goodwin

