

██████████
Neighbourhood Planning Officer
Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

4th February 2019

Dear ██████████

Submission Minchinhampton Neighbourhood Plan - Comments

Please find below our comments on the submission draft of the Neighbourhood Plan, which we hope are of assistance.

Archstone are promoting the land east of Tobacconist's Road, Minchinhampton, which is identified as a potential site for housing and community use in the emerging strategy for the new Stroud District Local Plan.

The draft Neighbourhood Plan does not seek to allocate sites for development, but instead includes policies to guide development so that it is compatible with the local area and will contribute towards improvements to highways and community infrastructure.

We have reviewed the draft Plan and generally support the policies and text. We believe that our site could come forward to meet the Plan's aspirations for high quality development (a good mix of market and affordable homes and land for community use) in keeping with Minchinhampton and provide contributions towards addressing the key issues for the town.

Please find below our specific comments on the draft Policies and text:

POLICY MP Env 1 Landscape Conservation

The Parish Council will:

- *seek to ensure that decisions on new development have regard to SDC policy ES7 Landscape Character, including the use of appropriate materials, whilst recognising that within the parish of Minchinhampton some limited development within the AONB may be necessary*
- *Support the approach in Local Plan Policy ES8 for the enhancement and expansion of the Parish's tree and woodland resource.*

Comment

We support Policy MP Env 1 to limit development to the least landscape sensitive locations and seek good design with the use of appropriate materials.

POLICY MP Env 3 Nature Conservation

The Parish Council will:

- *Support Stroud District Council's Local Plan preparation by encouraging and assisting with the collection of information on the biodiversity of the parish and its incorporation into the planning framework*
- *Seek the protection and practical conservation of statutorily designated sites, non-statutorily designated Key Wildlife Sites and other Priority habitats including ancient woodlands, grasslands of high biodiversity and watercourses and their catchments*
- *Support development that is consistent with other policies of the NDP and respect the natural environment by enhancing and re-connecting existing natural features such as trees, hedges, protected wildlife habitats, adjoining Key Wildlife Sites, wildlife corridors and water courses.*
- *Require developments to demonstrate that the conservation status of protected species will be maintained, including protection of their foraging habitat*
- *Require new development to incorporate additional features for the support of protected species, such as bat roosting and swift nesting facilities*

Comment

We support Policy MP Env 3 with the aim of protecting the most ecologically sensitive areas and seeking new development which conserves protected species and where possible enhances biodiversity.

Policy MP Env 4 Minchinhampton Common

- *Development proposals that provide enhancement to the functioning of the Common will be supported if they also comply with the requirements of the NPPF, the Stroud Local Plan and the other policies contained within this NDP.*
- *The Parish Council will encourage GCC Highways to redesign the Aston Down roundabout to reduce the propensity for traffic to cross the Common.*
- *The Parish Council will support traffic management measures to reduce the speed of traffic across the Common and support projects, policies, and administrative and practical measures, to secure the long-term future of grazing on Minchinhampton Common, including; traffic control measures and the protection of run-back grazing land (grazing land for cattle whilst off the Common) within the parish*
- *Seek the adoption by SDC of new measures to secure funding from all new development to mitigate the effects of recreation on Minchinhampton Common in parallel with the similar measures for Rodborough Common*

Comment

We support Policy MP Env 4 with the proposal for development contributions to go towards helping to maintain the Common.

Para 4.70 *The sites identified as potential allocations in the 2017 Consultation Draft Review Local Plan have not yet been tested, but it cannot be excluded that either or both may be pursued. There is no published information on the likely number of dwellings that either site is envisaged to accommodate, but previous proposals at Glebe and Tobaccoist Farms that were the subject of public consultation have been considering around 130 dwellings.*

Para 4.71 *The Cirencester Road site has not previously been identified as a possible housing site, but it is much smaller with a capacity of perhaps 30 dwellings.*

Comment

These paragraphs need to be updated to reflect the Emerging Strategy version of the Local Plan review.

Policy MP Dev 1 New Development

The Parish Council will encourage development proposals that support the environmental and social aims of this NDP, particularly where the proposal:

- *Demonstrates a high standard of design that respects and reinforces local distinctiveness and character through attention to matters of scale, density, massing and height, use of natural materials, landscape layout and access;*
- *Respects the natural environment, terrain and demonstrates how it might be enhanced through the incorporation of natural existing features such as trees, hedges, protected wildlife habitats, adjoining Key Wildlife Sites, wildlife corridors and water courses;*
- *Optimises the potential of the site to accommodate development incorporating green spaces appropriate to the scale of the development;*
- *Respects the setting of Listed Buildings and buildings considered to be heritage assets and significant buildings and street frontages;*
- *Respects the integrity, character and appearance of designated Conservation Areas and provide good broadband facilities for homes and businesses.*

Comment

We support this Policy.

However, we suggest it could be improved with a bullet point added to reflect the aspiration for developments to provide for a good mix of dwellings, as explained in paras 4.79 – 4.84.

Policy MP Traffic 2

Whilst recognising that any development inevitably leads to more traffic on the commons, development proposals should contribute to the improvement of traffic movement and circulation within the Parish, especially around the centres of the communities and around the schools. Proposals that improve and enhance the situation will be encouraged.

Comment

We support this policy for contributions from new development to go towards improving traffic movement and circulation, particularly around the town centre.

Policy MP Transport 2

Development proposals should provide safe and convenient walking and cycling routes to local services and facilities.

Comment

We support this policy.

Policy MP Parking 1

Development proposals should contribute to the improvement of parking facilities within the Parish for businesses and their employees as well as for customers, especially around the centres of the communities and around the schools. Proposals that improve and enhance the situation will be encouraged, including the provision of cycle racks and provisions for electric car charging points.

Comment

We support this Policy for contributions from new development to go towards improvements to parking in the nearest centre.

Policy MP PRoW 1

New development should protect and, where possible, enhance the existing rights of way network and its ambience. Where associated public footpaths or bridleways are proposed to be re-routed or realigned, they should be designed as part of the landscaped wildlife corridors, rather than being routed along estate roads as part of highway improvements.

Comment

We support this policy for new development to provide a high-quality alternative route, if public footpaths are re-routed or realigned.

Yours sincerely

[Redacted Signature]

[Redacted Name] MRTPI
Planning Director

Email. [Redacted]

Mb. [Redacted]

CC. Minchinhampton Neighbourhood Plan Group

Minchinhampton Parish Council