

[REDACTED]

From: [REDACTED] hawkinswatton.co.uk]
Sent: 19 February 2019 09:42
To: [REDACTED]
Cc: [REDACTED]
Subject: Minchinhampton Neighbourhood Development Plan

Dear [REDACTED]

Further to your publication of 7 January 2019 I am writing to comment upon the Consultation draft of the Minchinhampton Neighbourhood Development Plan for the period 2018 – 2036. For simplicity I will run through the Document by way of Headings regarding paragraphs and policies as appropriate.

Para 1.16

I find this to be ambiguous with regard to 59 community groups and seemingly by coincidence 59 local businesses and even more coincidental 59 business adjacent to the A419 and A46.

During the Consultation process I queried the methodology of research carried out by Gloucestershire University and I believe the supporting documentation is both inaccurate and incomplete. Accordingly the later chapters with regard to Policies related to Business is not appropriate.

Para 2.11

The plan indicative of growth is incorrect. This was mentioned by me to the Consultation Steering Committee and I am disappointed that the plan is still inaccurate. Moreover the scale of the plan is such that the map and plan are hard to read. It is suggested that the plan is revisited and accurately reproduces the growth patterns to Minchinhampton town.

Policy MP, Env 1

This should include reference to the 'Planning for Real' under para 2.3. The background to the previous Consultation which should be addressed within the NDP is critical.

Policy MP, Env 3

I support the ideals of this Policy

Policy MP, Env 4

I support the ideals of this Policy

Para 4.18

The provision of an improved medical centre is urgent. It is noted that this 'Consultation' has continued since 2003 and in my opinion we run the risk of losing the facility by having a shared facility which has been looked at by the Commissioning Group in the past and which could include Nailsworth, Minchinhampton and Bussage/Chalford. If the procrastination continues much longer the likelihood is that this facility will be lost to Minchinhampton town and parish. Thus it is urgent.

Para 4.65

This is a strange paragraph insofar as it is in bold without necessarily explaining why it is emboldened. Whatever the background it should be noted that commercial development as identified within later policies is not highlighted as potentially available for sustaining local facilities. More of that later in my comments under Para 5.9,

Para 4.73

This is a most peculiar paragraph in that it is not suitable for a published NDP and is in many ways disingenuous. To effectively criticize the non delivery of certain sites bearing in mind that attempts have been made at various times to meet with both the Steering Group and the Parish Council and in the latter's case no such meetings took place.

The provision for housing land should mirror and reflect the progress and eventual conclusion of the SDC Local Plan as it “emerges” towards being the latest Statutory Plan.

Policy MP, Dev 1

I support this Policy but with reference to housing needs survey and the accuracy of the Report should be questioned together with reference to the original ‘Planning for Real’ Consultation process which pre-dates but is the pre-cursor to the current NDP.

Policy MP, Dev 2

I support the principles of this Policy

Policy MP, Dev 3

I support the ideal but caution on ‘pepperpotting’ of affordable housing which might be contrary to that required by an RSL. Thus this Policy should not hamper the delivery of affordable housing.

Policy MP, Dev 4

I support the ideal of this Policy.

Para 5.9

The Statement as to the Over Supply of Employment Land is wrong and incorrect. I have already tabled an objection to the ongoing Consultation process of the emerging Stroud District Local Plan and there is no doubt that there is an acute shortage within the Stroud valleys. Moreover and by implication any expansion of Aston Down is not included while there is demand for that space which should be encouraged by the Parish Council and Stroud District Council. Further evidence will be given at the appropriate time.

Policy MP, Emp 1

I support the overall Policy but conscious that the concern over Change of Use in Minchinhampton is particularly hard to sustain and indeed historically has not been well policed in recent years.

Policy MP, Emp 2

I support the principle of this Policy but in doing so reiterate the need for a more robust and helpful Employment Policy to reflect expansion of existing businesses and new businesses to the Parish over the next few years and beyond.

Policy MP, Traffic 1 and 2, Transport 2 and 3, Parking 1 and 2

This is a strange set of Policies and in particular is noteworthy that for some reason Transport Policy 1 is omitted. Moreover I have attended the Sub-Committee of Minchinhampton Parish Council and it is clear that no resolution was made at that meeting and therefore further work is required in respect of all 6 or 7 of these Policies in concert with the evolution of the Minchinhampton Neighbourhood Development Plan.

Policy MP, PRoW 1

I support the ideal of this Policy as all aspects of the NDP progresses.

I trust that this email is sufficient for your purposes. If however you require any specific clarification now or in the future please let me know. Equally I reserve the right to attend any Public Enquiry as and when the NDP is scrutinized.

Regards

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