

Mail Room Services

20 JUL 2021

Received

The Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud GL5 4UB

Dear Sirs

Local Plan: Publication Sage Representation

It is quite clear to me that the above proposed development is completely inappropriate from the following key points.

There was no consultation on the proposed access via the Bulwarks to Butt street.

Most importantly, the proposed development site is **outside the settlement boundary** of the town of Minchinhampton and would result in a loss of Greenfield space.

The land on the site is classified as Good grazing and carries commoners' rights for the grazing of up to 14 cattle on the Commons. Its loss would further jeopardise the viability of Minchinhampton and Rodborough Commons.

The proposed site is in an Area of Outstanding Natural Beauty. Exceptional reasons are needed to permit development. There are no exceptional reasons in favour of this application.

The loss of Minchinhampton's only campsite shown on the reserve list is contrary to national planning policy to protect leisure and tourism facilities.

Local and national planning policy call for major developments to be located on brownfield sites before considering Greenfield options. The Local Plan has identified a strategic site for 100 homes on a brownfield site within the Parish.

Traffic and parking are already serious issues in Minchinhampton, which will be made much worse.

Minchinhampton is not a sustainable location for development because of its poor public transport, which is likely to get worse.

The additional 80 homes would put an unsustainable burden on the existing infrastructure of Minchinhampton. This includes on its school, surgery, recreational facilities, roads and parking.

Any planning development levies would go to Gloucestershire's central funds, with no guarantee that money would be spent in Minchinhampton.

To build 80 houses on a 20 acre site would be a very low level of housing density.

Minchinhampton has no shortage of open space, starting with 600 acres of common.

Any proposals to alter the flow of traffic in the centre of Minchinhampton are against the wishes of the town's residents.

It is highly unlikely that the residents of the proposed houses will find employment in Minchinhampton so they will have to commute by car.

I think the Plan should be modified as follows:-

- Development should only be on brownfield sites. One example is Dark Mills in the Parish of Minchinhampton.
- Development should only be in locations sustained by good public transport.
- Development should be closer to places where there is good employment.
- Development should be on sites where walking and cycling are realistic alternatives to driving.
- Development should be on sites where they do not make existing problems worse
- Minchinhampton's Neighbourhood Development Plan should be reflected in the plan.

Therefore I strongly **object** to this development.

I do not want to be involved in the hearing session

Yours faithfully

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