

MINSTERWORTH PARISH COUNCIL

www.minsterworthparishcouncil.org.uk



Mr P N Bell
Parish Clerk and Finance Officer



Jo Symons
Planning Policy Manager Tewkesbury Borough Council
17 May 2021

Tewkesbury Borough Local Plan Examination - Minsterworth Settlement Boundary

Minsterworth Parish Council (MPC) are grateful for the opportunity of being able to make further comments on the settlement boundary (SB), and would like to raise the following points:

1. Much of Minsterworth is built along a ridge, with the River Severn and its flood plain on one side, and Long Brook and its flood plain on the other side. The A48 runs along the top of the ridge.
2. When the current SB was being discussed with Tewkesbury Borough Council (TBC) in 2018, TBC were very keen that development was limited to a single row of houses along the A48 (ribbon development) and did not extend laterally from the road. We did not agree, but eventually conceded to the current SB, even though some of the initial Parish Council proposals did include lateral development.
3. If further development is to occur, we would like to retain some of our green open spaces of agricultural land in the Village. Where development does occur, this should be extended laterally, for example two or three rows of houses, away from the A48, thus moving away from the current single 'ribbon' favoured by TBC.
4. We favour the development of small groups of houses, e.g. 3 – 10, where there is a shared exit onto the A48 for each group, as we think this might ease traffic issues.
5. We would like to see more centralisation of the village, with further housing concentrated, where possible, relatively near to the Church, The Village Hall and the Old School, now renamed the Harvey Centre. We believe that this would provide a better 'heart' to the village, it would potentially allow for an area of speed restriction, and for more safe pedestrian crossings in our Village. At the moment, we have only one safe pedestrian crossing along the whole 3 miles of the Village, where the minimum speed limit is 50mph, with some sections having a 60 and even 70 mph limit.

6. Minsterworth also has no mains drainage, and we have had significant planning issues over inadequate drainage, both septic and rainwater, over the past few years. Existing systems have failed, and other developments have been restricted by the high costs of installing a system that can eventually reach a continuously running water course. We feel that more centralisation of houses in our village in the future might allow the development of a sewage processing system that could eventually be extended to many of the existing houses.

7. In relation to numbers of houses, we would like to point out that under the initial JCS proposals, Minsterworth was allocated as being a 'service village' and we agreed to accept 45 – 50 new houses. Since that date, full planning or outline planning (PIP's etc) has already been granted for an additional 80 houses (we accept that not all of these may be built) plus a significant increase in the number of Traveller pitches in our Village. We therefore consider that proposals for further expansion should be for the distant future, perhaps after the A40/A48 highways have been improved to take the extra traffic.

We hope that the Inspector will be able to take these points into consideration.

Yours sincerely,

Paul Bell

P N BELL
For Minsterworth Parish Council