

Tewkesbury Borough Council Local Plan

Examination in Public

Additional submission from Minsterworth Parish Council, 9th March 2021

1. It has been brought to our attention that during the EIP of the TBC Local Plan, a submission was made for 70 houses to be sited near to Minsterworth Village Hall.
2. Minsterworth Parish Council (MPC) was not previously aware of this potential planning application, and we would like to make the following comments.
3. The Housing Needs Survey for Minsterworth carried out in 2011 stated that there were 188 households with a population of 530. This figure did not include the residents of the 8 traveller sites in Minsterworth. Minsterworth currently has more traveller sites than any other parish in the TBC area. According to a letter from Mike Dawson to Mark Harper dated 7th March 2016, Minsterworth was home to 43% of the Traveller sites and 39% of the pitches within Tewkesbury Borough.
4. During discussions on the Joint Core Strategy Minsterworth PC were actively involved with the service village discussions, and we agreed that an additional 45 houses being built in Minsterworth would be acceptable, and this represented a 24% increase in the number of houses.
5. However, since that date, if we include PIP's, TBC has now granted planning permission for around 80 new dwellings in our village, despite the Parish Council objections to some of these sites, as they are well outside of the proposed settlement boundary for Minsterworth. The 80 dwellings represents a 42% increase in our housing over the past 10 years
6. Over the same period planning permission has been granted for two additional traveller sites totalling approximately 10 new pitches.
7. We therefore feel that a further 70 houses in the near future is not acceptable, as we do not have the infrastructure to support this degree of development. We have no school, no shops and no public house.
8. If an additional 70 houses are added to the existing 80 houses for which planning has been granted, and of which close to 40 have being built or are in the process of being built, the total increase of 150 houses in Minsterworth represents an 80% increase in the size of our village since 2011.
9. The increase in traffic flow along the A48 – some 12,000 vehicles per day pre COVID – means that the village is effectively split in half by a busy road, as the minimum speed limit is 50mph, and 70 mph in some sections, with only one safe central reservation crossing point over the whole 4 miles of the village.

10. In the longer term, for example after another 10 years, MPC considers that should there be any future development, then it would be more acceptable to concentrate this around the Village Hall area, as this is near to the Church, and near to the Village Hall. It is also in close proximity to the Harvey Centre, which we hope will be opened sometime in the near future as a community building, close to the only safe pedestrian crossing point that we have on the A48, and near to the majority of the current houses.
11. This stretch of the Village could then become speed restricted to 30mph or 40mph. We badly need more well lit and safety railed central reservations to provide safe pedestrian crossings, before yet another fatality occurs.
12. As stated numerous times in the past, the Parish Council are opposed to the trend of TBC to favour ribbon development throughout the entire length of our village, and we would much prefer to have development concentrated in specific areas, leaving green spaces in other areas.
13. We are aware of legislation that states any development should not change the overall character, and appearance and dynamics of the village. In fact Mark Harper quoted this when he was asked about the Churcham development