

**Planning application for the proposed development of 35 new dwellings on Land Adjoining High Dale, The Knapp, Minchinhampton has the [S.20/2667/FUL](#).**

For those who have never written an objection before, we hope this helps. **Objections should be submitted by 26 January 2021.**

For information and guidance on the grounds objection, please look at the [Protect Our Space website](#).

**WAYS TO MAKE AN OBJECTION**

**Email** for the attention of Simon Penketh ([planning@stroud.gov.uk](mailto:planning@stroud.gov.uk))

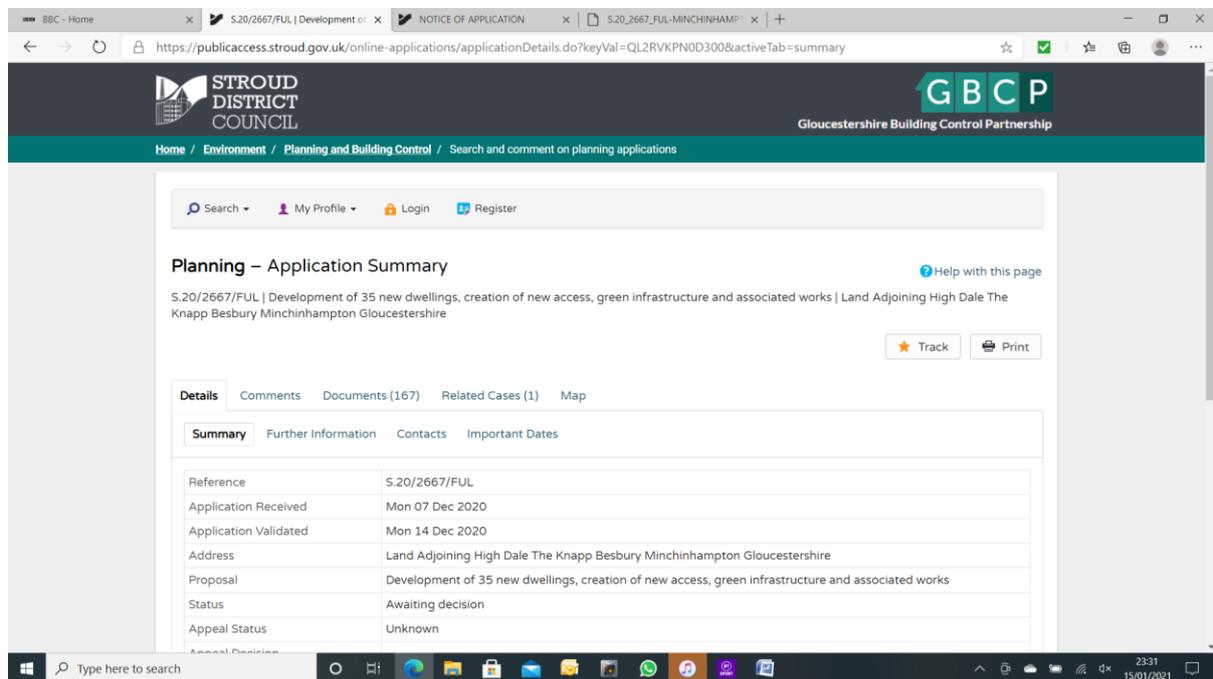
**By post** to Planning Services (for the attention of Simon Penketh), Stroud District Council, Ebley Mill, Stroud, GL5 4UB.

Key points to remember for e-mail or postal objections:

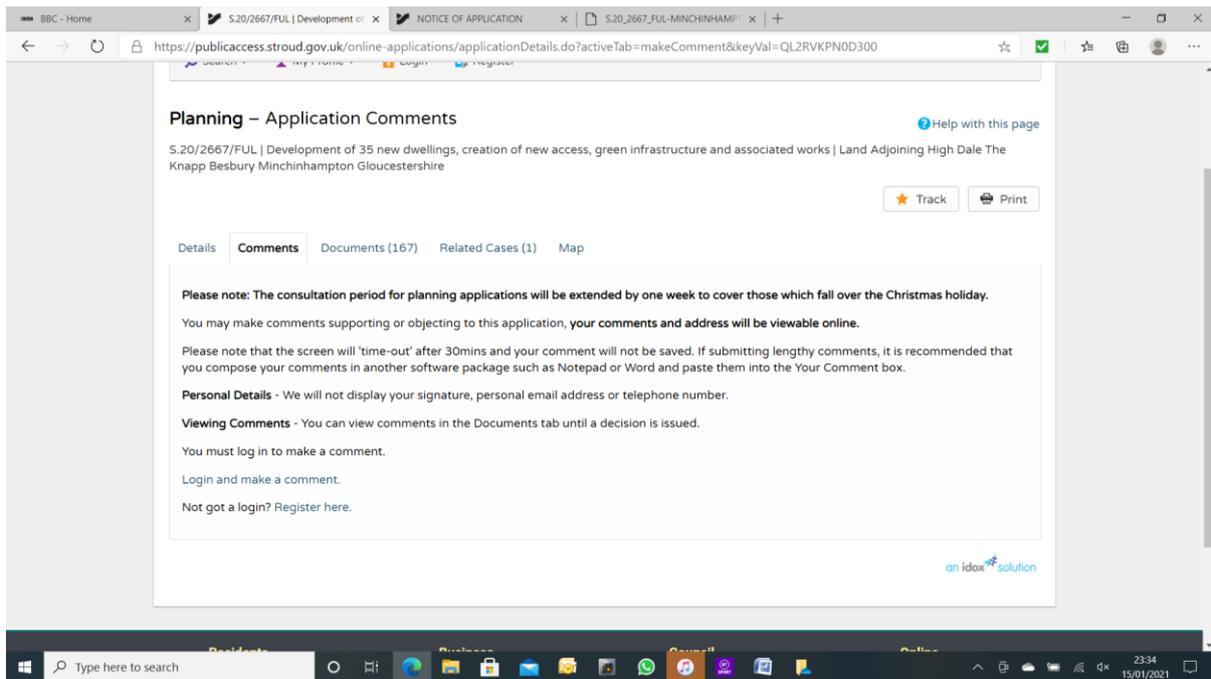
- You must give your name and address. The details will be blanked out when the objection is posted on the SDC website.
- It is important that you begin your objection with **"I object to this application...."**. This is so that SDC file your submission correctly and not simply as a comment.
- Individuals should object separately and, within reason, there is no lower age limit for objecting. Each objection counts separately.

**Online** - follow [this link](#). This should open the application details in your browser.

Alternatively go to the [SDC planning search portal](#) and follow the link [Search planning applications link](#). In the "Enter keyword....." box (bottom of the Planning – Simple Search page) type in "The Knapp Minchinhampton" and then click Enter. Follow the link to [Development of 35 new, creation of new access.....](#) The screen below will be displayed.



Click on the Comments tab. The following screen will be displayed



If you have registered before you can log on and make a comment.

If you haven't registered before, click on "Register here". Enter the details required. You will then be able to log on.

The comment screen will be displayed. Your details, as entered when you registered should be displayed. In the "Commenter type field" select the appropriate answer from the drop down list.

Select one of the options next to "Stance".

Enter your objection, or other comment in the box provided. When you have done that click Submit.

**Your comments should appear on the website. If you have any problems with the on-line tool, please use either e-mail or post.**

### **Objections to The Knapp Development Proposal**

The list the grounds for objection can be found in the attached table, we have made reference to particular planning policies which we think the application fails to address or meet. All of the following points are elaborated with relevant policy references in a letter of objection which will be submitted to Stroud Planning Department.

If you would like to be a co-signatory to our detailed objection letter we are happy for you to do so. Given Covid and contact rules the best way of doing this would be for you to print and sign the slip below and send it to us at 8 The Tynings, GL6 9EJ. We will then collate all of the slips and submit to the Council.

There is no reason why you cannot also send in your own objection in addition to signing the letter. If you want to do that as well you could use some of the grounds in the table in your objection, it would be better if you could express these ideas in your own words. If you are objecting online, you have a maximum of 2,000 characters

If anyone needs help with their objection, please call Sandra Tyler-Haywood or Ian Haywood on 07435 159686.

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I/we wish to support the objection to planning application S.20/2667/FUL for the reasons set out in the Letter of Objection by Members of the Community dated 16 January 2021.

Signature: ..... Signature: .....

Print Name: ..... .....

Address: .....

Land at The Knapp, Besbury, Minchinhampton Stroud District Council reference: S.20/2667/FUL	Contrary to policies or shortcomings		
	NPPF 2019	Stroud Local Plan 2015	Neighbourhood Development Plan 2018 – 2036
<b>OBJECTION</b>			
Lack of early community involvement	Para 128		
The site is outside the settlement boundary, within the Cotswolds AONB and would impinge on the skyline on the Wold edge. “There are therefore potential impacts preventing sustainable development” (SALA 2017). Unrestricted development outside the settlement limits could undermine the strategy of managing growth in the District.	Paras: 170-172	HC1	
<b>Landscape:</b> Land Sensitivity Report 2016 states that the site is “Highly sensitive to housing development”. The development harmful to the character and appearance of the area.	Paras: 115, 172	CP14, ES7	Chapter 3 MP Env1 & 4 MP Dev 1 & 4
<b>Highways:</b> serious safety issues which will be worsened by the introduction of around 70 additional cars to the area plus an increase in delivery and service vehicle use along and countless construction vehicles during the construction period. The Knapp junction with Cirencester Road has major visibility issues.	Paras: 108b, 108c, 110a-c	CP14	Chapter 6 MP Traffic 1 & 2 Annex 2
<b>Sustainable Transport:</b> Poor public transport. Cirencester Road forms barrier due to poor visibility, high volume of traffic and often excessive speed, lack of pedestrian crossing, and lack of footways on The Knapp or any proposals for improvement for the use of everyone, but notably the disabled and those with pushchairs. No safe, continuous route to local services, school and health centre and other amenities. Unlikely that walking & cycling will be encouraged. Increased car journeys will result.		CP8, CP14	MP Transport 1 & 2 Paras: 6.8, 6.13, 6.14
<b>Affordable Housing:</b> This is classed as a major development, not a “Small scale development” as identified in the NDP as being required for affordable housing. The composition of the housing proposed does not properly address the NDP assessed need (based on an unbiased 2016 report by Gloucestershire Rural Community Council). A small proportion of the need was for 3 and 4 bedroom homes, not the significant amount (over 50%) proposed. No proposals to address requirement for increase in capacity required for education and healthcare.		CP8	MP Dev 1,3 & 4 Paras: 4.84, 4.88
The NDP does not consider the proposed site as suitable for development due to the significant changes to the character of the landscape and damage the character and community of Minchinhampton. The proposal does not consider sustainable development since, rather than benefitting future generations, the proposal would significantly alter the traditional Cotswold landscape with the loss of centuries-old views.	Para 11b	CP1, ES6, ES7	Chapter 4 MP Dev 1

This is the link to the [December 2020 Government response to the consultation on Changes to the current planning system](#)