

Comments received and responses

1. Development Need

Comment	Response
<p>Do we really need this development? Not convinced there is a need for this development.</p>	<p>Housing need in the village suggests a small number of new homes are needed in the village. This local need for affordable and open market homes is identified through a current Parish Housing Needs Survey undertaken by the Gloucestershire Rural Community Council (GRCC) in conjunction with the Parish Council. In addition, the council has used evidence from Gloucestershire Homeseeker & Help to Buy databases. Together this evidence determines the numbers and type of Affordable Housing required for a new housing project.</p>

2. Design

Comment	Response
<p>1. Bungalows need small gardens.</p>	<p>1. The bungalows have been shown with smaller gardens than the houses</p>
<p>2. Do not like the styles. Not in keeping with Village Hall and surroundings. Wooden timbers would match in with houses on the opposite side of the A48, called Lyn Paddock. Match wooded timbers from Village Hall onto the porch front façade.</p>	<p>2. The scheme is deliberately different from the Village Hall for two reasons; the traditional style is hard to replicate well and we also want to ensure that we do not detract away from the Village Hall.</p>
<p>3. Would like a fewer detachable properties.</p>	<p>3. Detached properties have not been included as they add significant expense. The designs of the units have been based around semi-detached, and are most suitable in this form.</p>
<p>4. The protrusion on the roof is unacceptable. Is it possible to have something flush with the roof line?</p>	<p>4. The 'protrusion' acts as additional light into the stairs, whilst also creating interest within the roof scape. Further discussion likely around this point and ways to maximise light entering the homes.</p>

<p>5. The open ended road is not acceptable.</p> <p>6. The land behind the development drops away and could be a problem with the drainage and land owner may have contamination concerns.</p> <p>7. Would like to see chimney's options of another heating method.</p> <p>8. Porch too heavy for the house</p> <p>9. Benefit from a window in each side wall.</p> <p>10. Like the roof light but the cowl around it is too modern. Replace with a dormer window.</p> <p>11. Use of PV</p> <p>12. Houses 13 and 14 are very close to current houses opposite. When so much land is available are the houses so close to the main road?</p>	<p>5. The open ended road is to serve future possible development (none planned at present), which has been agreed as a suitable approach by the development group consisting of parish council reps and land owner.</p> <p>6. Drainage concerns can be discussed in more detail once the engineers have undertaken their initial assessment.</p> <p>7. The properties will not be designed with open fires.</p> <p>8. The porch is designed as a traditional brick built structure. We feel that the scale is correct in relation to the houses.</p> <p>9. Windows have been included on gable walls.</p> <p>10. The roof light has been designed as a deliberately modern feature. The scheme is looking to reflect the past but look to the future.</p> <p>11. The inclusion of PV panels is yet to be discussed in detail and will depend on the sustainability standard the scheme is aiming to achieve.</p> <p>12. Houses 13 and 14 are used to create a visual end to the development, helping to create a sense of community. These properties are over 30 metres away from properties on the opposite side of the road.</p>
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3. Village Hall land

Comment	Response
<p>The likelihood of abuse of the Village Hall parking spaces. The revised approach appears to encroach too far onto Village Hall land. Resurfacing of Village Hall Car Park. Thought needs to be given to how best the Village Hall car park can be dealt with to further enhance the whole site – not sure that a boundary hedge is the best way; might be better to try and leave the whole area more open.</p>	<p>We have worked with the Village Hall Chairman on initial plans with regards to the land. There will be a note sent out by the Chairman to the Trustees to update on such issues. Parking on Village Hall land and adding potential barriers or such like can be addressed with the Village Hall Trust along with how the whole area (new housing and the Village Hall car park and overflow car park) will look – much of this will come down to finance. Therefore the Borough Council is working with the Village Hall Trust with regards to other funding streams to enhance the car park and its provision of spaces.</p>

4. Highways and traffic

Comment	Response
<p>Road is so busy and more cars will be coming and going. The ghost island outside appears the same as existing and causes me great concern.</p>	<p>Initial comments from Highways are that impact will be low due to the size of the project. A more thorough Highways impact assessment will be undertaken by Tewkesbury Borough Council via the planning process.</p>

5. Maintenance charge for public areas

This will be determined once costs are known and will be administered by Rooftop.

6. Other comments

- The proposed development looks very attractive and should enhance the village.
- I think the plan is very good and will rejuvenate the village.
- Here representing 3 children, all wanting to live in Minsterworth.
- Fantastic to have houses for young people in village.
- Area perfect for village.
- The plan is open with lots of room – Very good
- Can't wait to see the built and lived in.