

## Comments on Stroud District Council Draft Local Plan 2019 - PS16 and PS42

### PS42 Land off Dozule Close

Part of the land on the Saxon gate development was deemed by the developers to be too wet to build on. This land is even wetter, so much so that in previous years crops could not be harvested and were left to rot in the ground.

Houses in Lion Court and Saxon Gate have been flooded by water rising through the floors, and this was on land deemed **suitable** for building. These issues are in spite of there being two attenuation ponds on the Saxon Gate site.

Since the construction of Saxon Gate there has been flooding of some gardens in Dozule Close that are adjacent to this land. Adding more houses on this land would almost definitely increase the risk of flooding.

Obviously, this land is totally unsuitable for house building.

### PS16 Land South of Leonard Stanley Primary School

To contemplate building houses on this site which is adjacent to the school is inexplicable. This land should clearly be used to substantially extend the school buildings (i.e. classrooms etc.) and sports field, which is an essential requirement. Due to all the extra homes, there is not currently enough capacity for the village. When Saxon Gate was proposed, it was suggested that there would be local schooling, but Kings Stanley school, as well as Leonard Stanley is now oversubscribed. Many children now have to travel miles to school, which increases traffic congestion and is environmentally unfriendly.

The obvious resolution, of extending the school, will not be possible if the new buildings are permitted. Furthermore, the presence of additional households with children will make the bad situation worse. The PS16 land provides a great opportunity to extend the buildings for additional school rooms and sports field, and provides a school that is in easy walking distance of both Lion Court and Saxon Gate. The PS42 land, with some landscaping, could provide a pleasant green space and a safe area for walkways from Saxon Gate to the school at PS16. Yet this opportunity is also being taken away.

I appreciate that there are financial benefits to the council for building houses on this land, but it would very unfortunate to miss the chance of adding a much-needed extension to the existing school, that is in the right place at the right time.

### General Comments

There has been so much disruption during the last few years e.g. noise, road damage, increased traffic and loss of environmental habitat, that building yet more houses adds more misery and turmoil to a small village that has had more than its fair share of house building.

It is well documented that having green space within housing complexes encourages wildlife and is good for both physical and mental wellbeing. The PS42 land would,

with a little land scaping, be suitable for this, as it is not suitable for house building. It would also maintain the feeling of being in a village rather than a sprawl of housing.

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