

[REDACTED]

From: [REDACTED]
Sent: 21 January 2020 11:15
To: _WEB_Local Plan
Cc: Kingswood Parish Clerk; [REDACTED]
Subject: Concerns regarding Redrow proposal (North of Charfield Road) at Kingswood Parish Local Plan meeting on 20/1/20
Attachments: 20200109_232729.jpg; 20200110_082928.jpg; 20200120_190120.jpg
Follow Up Flag: Follow up
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local.plan@stroud.gov.uk

Good morning,

Yesterday evening I attended the Kingswood Parish Local Plan meeting where I heard from several Developers about their concepts for housing proposals in and around Kingswood. I understand from the SDC Planning officer that SDC has not endorsed or supported the Walk Mill Lane (Bloor) or Land North of Charfield Road proposals (Redrow).

I understand that one of the key issues being raised locally is the lack of current and future primary school capacity and that therefore proposals that include a plan for a new school may gain local support which as a parent of primary age children I agree with in principal.

However I am very concerned about the draft proposal by Redrow home for up to 150 houses in terms of the drainage implications (attached is a photo of the largest scale option). Due to the topography of the area and slope of the land in question, much of the surface water drainage from this development would inevitably end up in the "leat" that feeds Renishaw's "New Mills" sites and the main river running parallel (after they split at a weir near Hopyard farm).

I live at [REDACTED] GL128JP, just next to Bushford Bridge on the B4058 New Road. The river flows under this bridge I have attached a couple of recent photos I took after the heavy rain last week showing the river level under the bridge. The higher level was when it was dark but I will try to find a better photo in daylight. From experience, as soon as the water level passes the "keystone" between the arches, due to the nature of an arch it rapidly rises up until the arches are full. Because the bridge is solid walled and the bank of the south side is high, the only escape route for the backing up water is northwards onto my neighbour's property and from there into mine

To compound the issue, Gloucestershire highways recently added a storm drain collection from the road north of my property that feeds into a culvert that runs under the front of our property's. In times of heavy rain though the water backs up in this culvert and builds in the ditch beside my house and then risks flooding over from the side.

Last night your planning officer answered the question related to this from my neighbour who owns Hopyard Farm by saying that the drainage issues would not be considered at the initial local plan stage but I want to ensure that this issue is high on your radar as I believe that any development that would contribute water to the river needs to include a plan to deal with the water capacity issues especially at Bushford Bridge which I would suggest may be best solved by a different bridge that has open sides to allow the river water to pass through better at times of flood and then to access the natural flood plain of the fields below.

It is worth noting that this bridge has no pavement and the section of road is known locally as an accident black spot (even though we (fortunately) haven't had a recent fatality) so it is not officially recognised by highways and this is one of the major obstacles to the green way plan. Many Renishaw employees use this section of road to walk to work however I believe they understandably fear this section and I expect that many more would walk if the path was safer. This is something you may want to discuss with Renishaw and see if they would like to help to address as part of any further planning applications they submit in line with reducing car based commuting and increasing greener transport and commuting.

I think it would really make sense for the interested parties including GlosCC Highways / SDC Planning / Kingswood Parish Council / Environment Agency Drainage / Greenway Group / local residents and Renishaw to communicate and form a joint plan for this stretch of road especially the bridge itself as currently they all seem to either ignore or deal in isolation as naturally any developments in Kingswood and Charfield will increase the traffic across this bridge and road.

Due to the closeness of the county border with South Glos, the developments in Charfield & Wickwar for which Wotton is a major service provider don't seem to be joined up with the plans in Gloucestershire/SDC even though the reality is that it is the same local infrastructure that is impacted by it all.

Naturally I would gladly talk or meet to explain my concerns further.

Kind regards

