

Response to Stroud District Local Plan – focusing on PS16 and PS42

I live in Middleyard, near Kings Stanley but my parents live in Dozule Close and therefore I have lived next to Mankley field/in the local area for over 35 years.

We used to use Mankley field almost daily to walk our dogs, however we did so accepting the fact that it was always damp and muddy except in the hottest weather and for most of Autumn to early Spring there would be a lot of surface water. My parents and their neighbours were led to understand that the extensive green area in the centre of the Saxon Gate estate (which is larger than is commonplace) was because the centre of the field, in particular, was too wet to build on.

Flooding in the unbuilt portion of Mankley field and in Woodside Lane has got much worse since Saxon Gate was built. With heavy rain (amounts normal for the times of year, not extreme rain) the floods start and often extend across the roads. A few weeks ago, after rain, all roads out of the Stanleys, except for Broad Street through Selsley, were impassable. Whilst that day there was extreme rain, this level of flooding did not happen before Saxon Gate no matter how extreme the rain became (except for the infamous 2007 floods).

I am deeply concerned about my parents, their house and their daily worries about these issues, especially since some of the gardens in Dozule Close that back on to the field have been flooding.

I am also concerned as residents from Saxon Gate have reported sewerage problems and it was known before the building began that Dozule's sewerage system was full to capacity.

The villages themselves are full to capacity and without facilities in either village. Kings Stanley has the co-op but that is the only food shop residents can walk to for both the villages.

Public transport, whilst well-used, is limited and now even more so since most of the direct buses to Gloucester have been stopped last Autumn.

This means that new residents will be forced to drive on roads that are neglected, now flood damaged and completely congested mornings and afternoons.

Both the village schools were full to capacity before Saxon Gate. Now many residents have been forced to send their children to primary schools that are miles away. The only option to add new places would

be to extend Leonard Stanley school but the Council land on which this could be done is the very land that is proposed to be built on (PS16). Presumably some dwellings will have children residing there and so the problem will be even worse than it is now.

It was a great sadness when the greenbelt between the two villages was built on, prior to using local brown field sites, or renovating derelict and empty properties. Especially when it had successfully been used for agriculture for many years.

At the time local residents were assured all the rest of the field would remain green, be maintained and kept to help the wildlife which has decreased since the new building. What remains of the green belt is crucial to mental health and wellbeing.

My final concern is how would the new properties be accessed? Bath Road where the main entrance to the school is, which is already suffering from congestion and/all heavy fast traffic? The bottom of Dozule Close where the pedestrian entrance to the school is, full of young children often walking to school unsupervised (which they should be able to do in what was designed as a quiet estate of 63 houses, where children play by the road). Or will it be the top of Dozule, on a bend where there is no visibility and already too many parked cars. Whatever the scenario the road will be dangerous for my older parents and my young nieces who visit weekly. Furthermore, none of these roads are wide enough or strong enough for heavy goods vehicles and the prospect of heavy goods vehicles where children play and walk to school is unacceptable.

Finally, we calculated that the village has already been increased by a third. This is ridiculous and unsustainable for any small village especially one without facilities. For these reasons I would like to record that the I find the proposal to build on the land marked as PS16 and PS42 is unsuitable and unacceptable.

██████████ 21st January 2020