

[REDACTED]

The Planning & Strategy Team
Local Plan Review
Stroud District Council
Ebley Mill
Stroud
GL5 4UB

Wednesday January 21st 2020

FAO : [REDACTED]

Dear [REDACTED],

Ref : SDC Local Plan Development – Washwell Fields PS41 – OBJECTION

I wish to make clear my objection to any plans to build upon Washwell Fields as unsuitable on the following key basis:

- Accessibility and Public safety
- Loss of privacy to existing residents of Lower Washwell Lane
- Environmental impact
- Meeting the objectives of the strategic planning review intent

Accessibility and Public safety – The current design of Lower Washwell Lane is complex and contains a number of hazards to public safety which will be exacerbated by the increase of 40+ residential vehicles and associated tradespeople. Most notably:

- it is a single lane road leading to the heart of Painswick via Vicarage Street, at no point is it safe (in most places impossible) for two cars to pass.
- there are 4 blind corners in the space of less than 500m on this single lane road, vehicles regularly park on these corners forcing vehicles into the middle of the road and oncoming traffic
- there is no pedestrian walkway, meaning pedestrians, including many children, wanting access to the A46 for buses, as well as the recreational fields, must walk in this narrow road
- access from the major trunk road A46 has very limited visibility, both for the A46 entering Lower Washwell Lane and from Lower Washwell Lane exiting on the A46.
- during winter this road is not gritted and sheet ice occurs for days at a time each winter, preventing any access. Vehicles move up to park along the higher aspects of Lower Washwell Lane and onto the main A46, again making access and visibility a safety hazard.

The proposed entrance is on a part of the road with a double adverse camber and would in effect create a cross roads with very limited visibility at each intersection.

Examples of the current situation shown below, including the proposed entrance:





Loss of privacy to existing residents of Lower Washwell Lane. The position of the current properties will encircle any proposed development. Due to the contour of the land, the proposed development site may well allow direct visibility into the bedrooms and bathrooms of existing properties.

Environmental impact. Washwell fields is a circa 8-acre plot without residential status and is outside of the existing boundaries, in an area of outstanding natural beauty, home to much incumbent wildlife, including owls and deer. There is also a covenant protecting certain parts of the field as well as, I believe, tree preservation orders.

Meeting the objectives of the strategic planning review intent - I appreciate there is a need to identify solutions for housing to a number of people, most notably for economical housing to enable younger families starting out. However, the likelihood of Washwell Fields being used to deliver 20 executive style homes with an £750k+ price tag (taken from the most recent developments on Lower Washwell), would actually in no way help resolve the issues trying to be resolved, even if a small percentage were classed as low cost. I believe it would actually force up the cost of existing housing, detrimental to the good aims of the SDC Planning review.

Other far more economical, environmentally beneficial and infrastructure-ready options exist, which could make far more significant contributions to the aims of the strategic planning review.

Kind regards

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