

BROOKTHORPE-WITH-WHADDON PARISH COUNCIL

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5th February 2020

DRAFT LOCAL PLAN

Dear Sir,

The Parish Council would like to respond to your local plan stating that we agree with the document policies as detailed below. These appear to be in line with our opinion that future housing developments previously proposed for our area, particularly a large development in Whaddon is simply not permissible.

CP 13 advises that transport links should be sustainable and not cause or contribute to significant highway problems and road safety.

With the local road network at full capacity and the situation of single-track railway bridges any development at Whaddon will indeed cause significant highway and road safety problems.

CP 14.4 advises that there should be no increased risk of flooding as a result of any development.

The land at Whaddon is historically extremely wet and part of a flood plain being made up of mainly clay and with a very high-water table. Development of this site would cause additional flood risk.

CP 14.6 advises that brown field sites should be used.

The land at Whaddon is almost all a green field site.

CP14.13 advises that there should be safe sustainable connections.

The site at Whaddon, due to the already full and unsafe surrounding road network cannot supply a safe sustainable connection to anywhere.

CP 14.14 advises that any location is required to be near to essential services and good transport links.

Again, this site has no good transport links due to the existing road network being at full capacity.

CP 15 advises that development should be essential to farming, forestry, public enjoyment of the countryside, and support the local economy.

Developing the site at Whaddon would not facilitate any of the demands of CP15.

New Core Policy DCP 1 states the wish for the District to be Carbon Neutral by 2030

Building at Whaddon when there are no transport links and as mentioned earlier the Highway network is already at capacity any CARBON NEUTRAL plans would be impossible.

In conclusion the Parish Council feels that the above policies give protection to the land at Whaddon and that should this land remain within the Emerging Local Plan, either as land offered to make up Gloucester's shortfall or to be included in Stroud District's figures, this would go against the District Council's own Policy Statements.

However, Core Policy **CP 8** together with effective Local Parish Council consultation should underwritten and strongly adhered to should any development take place at Whaddon. Should any development plan be put in place at Whaddon or anywhere else within our Parrish we retain the option to review these plans and comment on restrictions such as sustainability, carbon neutrality, and it being of low density.

Yours Sincerely,

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Parish Clerk

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