

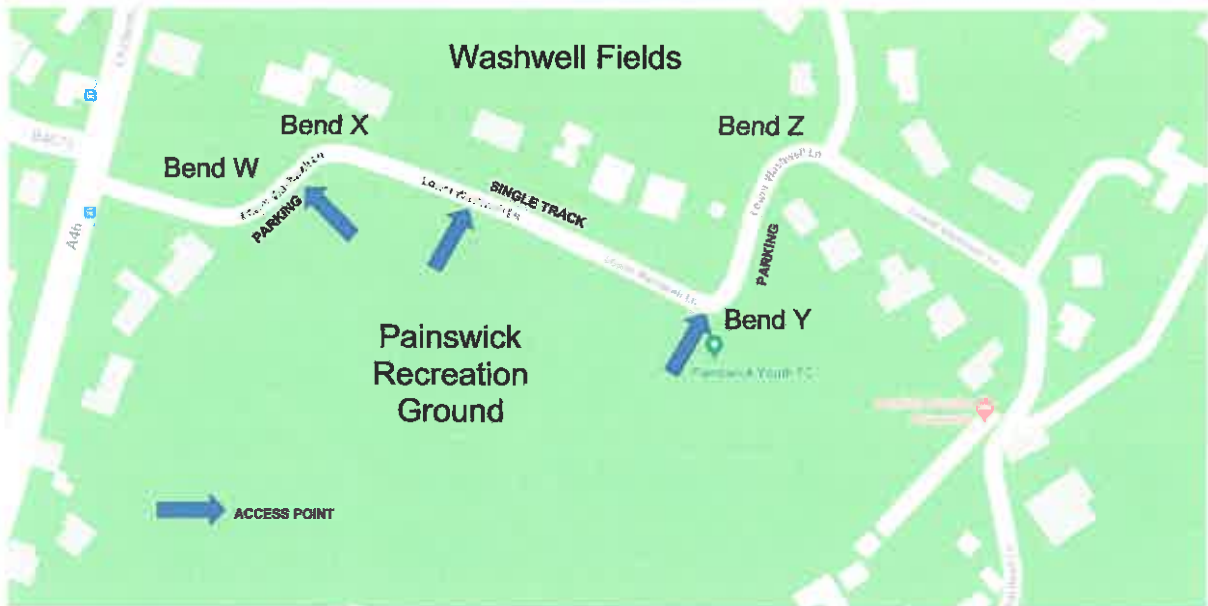
The Planning & Strategy Team
 Local Plan Review
 Stroud District Council
 Ebley Mill
 Stroud GL5 4UB

Thursday 19th December 2019

For the attention of: [REDACTED]

Reference: SDC Local Plan Development - Washwell Fields PS41 - OBJECTION

We wish to register our strong objection to any plan to build on Washwell Fields with access via Lower Washwell Lane on the grounds that any increase in traffic will make the lane even more hazardous than it already is.



Map of Lower Washwell Lane

1. Lower Washwell Lane is predominantly single track with a series of sharp/blind bends. Towards the East it steepens sharply and narrows as it joins Vicarage Street. It is predominantly used by residents of Lower Washwell Lane and Vicarage Street as access to the A46. The addition of 20 or more houses would have a severe impact on the usage of the lane.

2. Lower Washwell Lane is predominantly a single track lane with few passing places. Those areas where the road widens are generally used for parking by tradesmen and users of the Painswick Recreation Ground, particularly at weekends. As a result cars are already forced to the middle of the road on Bends W, X, Y and Z.



Photo 1: Bend Y looking East



Photo 2: Bend Y looking West



Photo 3: Bend Y looking East



Photo 4: Bend X looking West

3. Eastbound cars approaching Bend Y are forced up onto the grass verge by westbound cars, and transfer mud from the verge back to the road resulting in a slippery surface across the approach to a blind bend. This is at a point where users including the elderly, children and pets are regularly exiting the Painswick Recreational Ground.



Photo 5: Bend Y heading East



Photo 6: Mud on verge approaching Bend Y



Photo 7: Hidden exit from The Rec



Photo 8: Exit from The Rec on to Lower Washwell Lane

4. The westerly junction with the A46 is already difficult to negotiate as there is virtually zero visibility of northbound A46 traffic when southbound A46 traffic is backed up beyond the junction waiting for the lights. Northbound cars often rapidly accelerate after clearing the traffic lights making this a dangerous blind junction.
5. This junction is particularly difficult for older drivers in the dark due the glare of lights. A significant and growing number of the residents in Lower Washwell Lane are elderly.
6. There is also a junction on the opposite side with Pullens Road where confusion over right of way creates hesitation leading to further hazard.
7. When there is a build-up of westbound traffic on Lower Washwell Lane waiting to access the A46 during rush hours, then residents will chose to route their journey via Vicarage Street and through the centre or town creating further traffic problems at the choke points in the narrow streets. Both our Parish Council and Stroud District Council are already well aware of the traffic and parking issues in central Painswick.



Photo 9: One of many choke points in centre of Painswick

8. Lower Washwell Lane is often impassable when it snows, particularly at Bends Y and Z where there is a steep slope. Furthermore when it snows residents park their cars along Lower Washwell Lane to reduce the risk of being snowed in. This is at a time when use of the Painswick Recreational Ground is at a high with children playing in the snow.



Photo 10: Bend Z - point of proposed access to Washwell Fields site

The photographs provided in support of these arguments were taken randomly mainly during the summer months. The situation is exacerbated in the winter when darkness and gloomy weather further reduce visibility and road conditions become slippery.

For all the above reasons we consider the use of Lower Washwell Lane as an access route to Washwell Fields wholly impractical and dangerous. For a development of the size planned, access directly on to the A46 would be advisable to minimise danger to users and avoid further traffic disruption in Vicarage Street and the centre of Painswick.

