

Local Plan Review
 The Planning Strategy Team
 Stroud District Council
 Ebley Mill
 Westward Road
 Stroud
 Glos GL5 4UB

Stroud District Council
 Received

08 JAN 2020

Development Services

7th January 2020

Dear Sirs

Re: Local Planning Review, Leonard Stanley, PS16 and PS42

We should like to make the following observations regarding the above proposed planning sites.

The Basilica land (ref PS42) and GCC land (PS16) are green field sites. PS42 is wet marshy land, constantly water logged with water running through it. The houses which are built on the Mankley field site (next to the Basilica land) are now suffering from water rising through the floors with others reporting rising damp in their houses. We understand that the local school was flooded a few years ago. We also hear of sewage backing up in the Saxon Gate houses. Possibly this is due to the main sewer being inadequate as the sewer capacity in Dozule Close has been reached, as is well known. Therefore, how is it proposed to overcome this problem if you allow building on the PS42 and PS16 land?

The local infrastructure is not in place to accommodate people having access to local doctors (you can't register with a Doctors in Stonehouse) because they are full. Leonard Stanley school is also full and local children are currently having to travel to Nympsfield, Cashes Green etc because there is no room locally. We are given to understand that Leonard Stanley is building a new classroom for the 2020 intake but if the community continues to grow in the same way they will require a further 6 new classrooms which will thus effectively use up all the current playground. This suggests that the land PS16 will be required to provide a playing area in the future.

With regard to transport we wish to make the following points.

Is there a plan for a low carbon economy and an improvement to the local bus service? There is no work in the village and people have to travel outside the area. Whilst we currently have a bus service to Cheltenham the Gloucester bus has been withdrawn which usually means a half hour wait in Stonehouse for a connection to Gloucester. Therefore, this is completely useless for anyone working in that town and obviously cars will thus be the obvious choice for any of the new development workers. We would suggest that there is some 300 or so extra vehicles using the roads currently which are, to say the least, inadequate and which we believe was not taken into consideration when permitting the Mankley Field site.

Where are the proposed access points located for the new building? Dozule Close has a weight limit of 7 tons as does Marsh Lane. Trucks weighing 44 tons were used building the Mankley Field houses. This has resulted in severe damage to Marsh lane and the part of the road between

Church Road and Dozule Close has a large crevasse in the middle. The alternative is, therefore, only Bath Road. It is extremely unfair to keep building more housing into small villages without the infrastructure updated.

We have an elderly population in Dozule Close and we have had to put up with constant noise, both from reversing machines, radios blaring out, dust and dirt from as early as 6.15am. We back on to the proposed PS42 and our retirement has been ruined by this. The land is very narrow and the houses will, therefore back right up close to our homes. The thought of more building work horrifies us. Self build homes (which have been mentioned) will no doubt result in work being carried out night and day.

These sites were not included in the previous plan and are most certainly not the right place for more housing. We did check with the planning department before purchasing our bungalow and were informed that there were no plans to build on PS42 in the foreseeable future after the development on Mankley Field! We are devastated, therefore, to hear of your new proposal.

Surely with all the flooding in this country these days building more houses on wet marshy land would not be a wise or practical solution. It is the home owners who bear the brunt of bad planning decisions by having their homes flooded. Does the local Council not have a duty to make sensible planning decisions based on the local area and not be influenced by another Authority such as GCC who is more interested in the money.

One last observation. In these days of stress and wellbeing would it not be healthy, moral and traditional to keep villages as villages and not to keep infilling all the green space creating more concrete jungles?

We sincerely hope you will reconsider your planning proposals.

Yours faithfully,

