

Stroud District Council
Ebley Mill
Westward Road
Stroud
Gloucestershire
GL5 4UB

For the attention of [REDACTED]
Principal Planner, Planning Strategy

[REDACTED]

2nd November 2020

[REDACTED]

STROUD DISTRICT LOCAL PLAN REVIEW; DRAFT LOCAL PLAN PUBLIC CONSULTATION, PERIOD 21ST OCTOBER TO 16TH DECEMBER 2020.

WASHWELL FIELDS (PS41)

I wrote to your Strategic Planning Department on 2nd January 2020 recording my objection to the possible development in Washwell Fields, Painswick. Subsequent to this letter you have opened up the subject for further consultation as defined in your circular e-mail timed at 19:58 hours, 21st October 2020. My final comments are therefore recorded as follows:-

1. **Overall Objection:** I consider my letter dated 2nd January 2020 to be relevant and the points therein worthy of your attention prior to submitting your final draft plan. I am particularly concerned about the disposal of surface water. I enclose a copy of this letter which I hope will be of help to you.
2. **Tiering:** Please note my support of the contents of an e-mail sent to you by [REDACTED] [REDACTED] (e-mail timed at 20:34 hours, 30th November 2020 – copy enclosed).

Thank you for providing me with an opportunity to contribute to your study and I look forward to reading the final draft plan in due course.

Yours sincerely,

[REDACTED]

Mail Room Services

- 3 DEC 2020

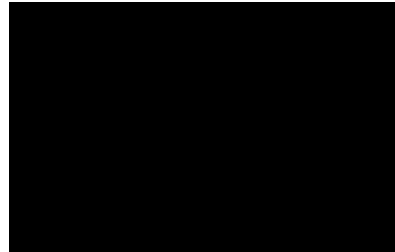
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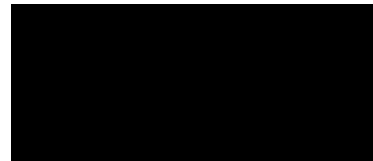
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RECORDED DELIVERY

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



For the attention of the Planning Officer



2nd January 2020

Dear Sirs,

STROUD DISTRICT LOCAL PLAN REVIEW; DRAFT LOCAL PLAN PUBLIC CONSULTATION, PERIOD 20TH NOVEMBER 2019 TO 22ND JANUARY 2020

WASHWELL FIELDS (PS41)

I refer to your e-mail timed at 13:50 hours on 20th November 2020.

Following a consultation with a registered Chartered Surveyor I write to ask you to record my objection to the selection of Washwell Fields for the following reasons:-

- 1. Disposal of Surface Water:** Consideration needs to be made prior to the presentation of the plan regarding the effect of water run-off into the main sewers and Painswick Stream. Building 20 houses and associated garages, roads and walkways will in effect create a large concrete slab from which water will run off downhill and potentially overwhelm the existing sewerage system. Additionally the water flow and downstream volume effect along Painswick stream will be considerable particularly in times of heavy rainfall. The relevance of global warming should be taken now and not at a later date.
- 2. Disposal of Dirty Water/ Sewerage:** The existing sewerage system is known to be inadequate for current needs. This is exemplified by the last four new build houses in Washwell Lane required to have individual septic tanks installed. If the proposal requires a complete overhaul of the Painswick sewerage system there will be a knock on effect that will affect all Painswick residents, their homes, roads, and traffic flow.

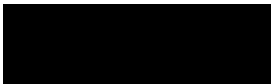
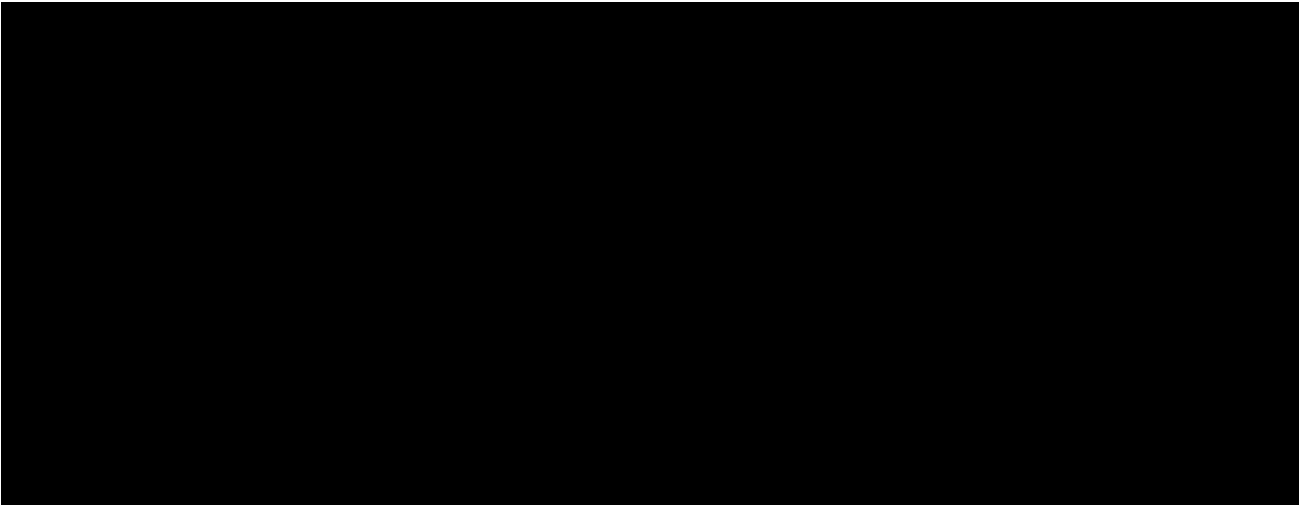
3. **Piling:** Any house/garage construction in Washwell Fields will require piling in order to guarantee stability. Your records will show that the 2017/8 construction next to the West House involved considerable piling. As a result damage was caused to the West House. For local residents to be faced with a large piling exercise during the proposed development of Washwell Fields will risk considerable disruption and damage to existing properties. The potential for land slippage also needs to be considered for existing properties and roads/pathways.
4. **Increased Traffic Flow:** The proposed access point to Washwell Fields (see enclosed) is, in my opinion, inappropriate. Lower Washwell Lane is a small country lane, only just passable for two vehicles coming from different directions. To accommodate the proposal the road will need to be widened plus a one way system around the village instigated because of increased traffic volumes. Consideration also needs to be given to the Junction of Lower Washwell Lane and the A46 because it is currently a blind turn. If Washwell Fields has to be developed the only safe point of access is from the A46 near to Washwell Farm.
5. **Pedestrians/Horses:** Lower Washwell Lane is currently also used by pedestrians (including children) and horse riders. No consideration appears to have been made for their needs.
6. **Wild Animals/Birds:** Washwell Fields has an abundance of wild animals including, mont jacks, pheasants, foxes, badgers and numerous nesting birds. A colony of bats nest in an unused property/garden trees adjoining the proposed development site.

Overall, I believe the proposal to use Washwell Fields to be inappropriate. My objection to the plan is based on the points recorded above.

To conclude my response to the Public Consultation I wish to record my opinion that Stroud Council, its Parish Councils and Gloucestershire County Council should be considering future housing needs on a wider basis than proposed. To this end I recommend that individual councils put their competitive instincts to one side and get together in order to plan the development of a new town that will be at the heart of regional development. I feel **Sharpness to be ideal** for this purpose, particularly as there is an existing large brown field area already available. Transport and employment links to Bristol, Gloucester and Stroud could be developed by using the M5. Surely this has to be far more preferable than nibbling into green field areas and risking encroachment into areas of natural beauty.

Yours faithfully,





I refer to the letter sent to you by Painswick Town Council on 21st February 2020 concerning the incorrect reallocation of Painswick from Tier 3 to Tier 2. A copy of your response dated 5th November 2020 was forwarded to me by the Town Council.

Your response would appear to suggest that you have not as yet provided justification as requested for this potential reallocation of Painswick from Tier 3 to Tier 2. Nor have you corrected this error in the Draft Local Plan (Stroud District Local Plan Review 2019 page 145).

If the same analysis were undertaken today using the correct and up-to-date information instead of outdated and incorrect source data, it would clearly show that Tier 2 as defined, is inappropriate for Painswick. This is further demonstrated by a simple comparison with other larger settlements placed in Tier 2 which clearly have a different level of services and facilities to those in Painswick. Furthermore, the allocation of Painswick to Tier 2 would also be counter to the views expressed by the Government Inspector in the last Review.

The timescale provided by the Council for the final draft Local Plan is February 2021. I am therefore surprised that you have again gone out for consultation, asking for conclusions to be drawn and recommendations to be made on the basis of the draft Local Plan with clear inaccuracies.

I look forward to hearing from you shortly.

Yours sincerely

