

Response to PS16 and PS42 of Stroud District Local Plan

General concerns regarding both PS42 and PS16

Mankley field has always had a tendency to flood. To use it in autumn and winter we always needed wellies even to cross the footpath. I was under the impression that the builders of Saxon Gate knew of the flooding issues as there is a large green space in the middle, beyond what would be expected for the park and for aesthetic reasons. It is locally understood that such a large area was left in the middle as it was the most flood prone part of the field. On walking through the estate the other evening there was a lot of flood water.

Flooding in Woodside Lane, which has always been an issue, got worse after the building of the Dye House Field estate and has continued to worsen since the building of Saxon Gate.

Many issues regarding the proposed buildings in PS16 and PS42 relate to the issue of unsustainability. Key issues are as follows;

- There has been a problem in Saxon Gate with sewerage. It is well known to us residents in Dozule that our sewerage capacity has been reached. As it currently appears the sewerage system cannot cope with the waste from Saxon Gate, we feel there will be no capacity to deal with sewerage from any more dwellings.
- There are no facilities in either Leonard Stanley or Kings Stanley to cope with further households. There are no shops in Leonard Stanley and only one food shop in Kings Stanley.
- It was hoped that the increased houses would at least mean improved public transport. Instead the bus service has been cut. There are no longer any daytime buses going directly to Gloucester, users must change at Stroud or Stonehouse and most journeys take approximately an hour and half.
- An increase in dwelling houses in a small village whose public transport options are being reduced is unsustainable and isolates those who cannot drive or afford a car.
- It also means that those who can choose to drive, do so. However, the increased number of cars in the rapidly growing village is unsustainable with so much traffic it is completely static during commuter time. Bath Road, outside the main entrance to Leonard Stanley Primary School is often at a standstill and if there are to be additional houses here then the problem will intensify.

- Only recently the increased, unsustainable population and the increased flooding due to so much development caused chaos. Every road out of the village, except via the higher ground of Selsley was flooded and inaccessible and the queues stretched throughout the villages.
- Leonard Stanley has now increased its number of households by approximately a third in the last decade. This is completely unsustainable.
- Prior to Saxon Gate, the area was open fields with grazing cows and growing crops. It is still unclear why green belt land, especially good quality agricultural land, is being built upon instead of brown belt land. Our understanding was that, after Saxon Gate, there would be no further building on Mankley field.
- The loss of so much green and agricultural land has been detrimental to the village and to the villagers and is irreversible. We should be protecting the little there is left for both the health of the residents and for our threatened wildlife.

PS42 Land off Dozule Close

This land has always been especially prone to flooding and excessive pooling water. In Autumn and Winter, it was often impossible to walk this section. This has got much worse since the building of Saxon Gate, with flooding now affecting some of the gardens in Dozule that back on to the field. Should houses be placed on this area we are greatly concerned about the threat of flooding to our property. Any new houses and the Saxon Gate estate would also have even greater risk of flooding.

We are greatly concerned about how the proposed 15 dwellings will be accessed. If there is access proposed from the top of Dozule, this will be extremely dangerous. This is a small no-through road that is designed for the 63 households to access their properties. The road curves around and therefore any additional junction would have limited visibility.

If there is an entrance at the bottom of Dozule, near the school, this is where the pedestrian entrance to the school is, next to 51 Dozule Close, and at commuter time will be full of young children walking to school.

Wherever access is proposed, it is unsustainable, dangerous and disruptive and further roads, as with further dwellings, add to the flooding

risk. Furthermore, the width of these small roads is barely two cars worth and not structured for heavy vehicles. Finally, there are two cul-de-sacs enroute to the school where children play ball games and ride their bikes and the idea of increased traffic and heavy vehicles is terrifying.

PS16 South of Leonard Stanley Primary School

It was made very clear when the building at Saxon Gate and Dye House lane was being campaigned against that both Leonard Stanley and Kings Stanley primary schools were full to capacity. As a result, many families in the village cannot get school places and have to travel miles to other schools. The only way that Leonard Stanley school could take the pupils currently wanting space is to build more classrooms, but if the land is sold for building there will be no space to build on and there will be even more households wanting spaces that don't exist.

Conclusion

We chose to live in a small village and made certain sacrifices to do so. We now feel that with all the building that has gone on, and with this new proposed building, Leonard Stanley will no longer be a village.

██████████, 20th January 2020