



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

As an alternative to using this form, you can give us your question responses via our online survey at www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

(title): [redacted] name: [redacted]

Your company name or organisation (if applicable)

RESIDENT

Your address (optional)

[redacted]

Your email address *

[redacted]

Your phone number (optional)

[redacted]

STROUD DISTRICT COUNCIL RECEIVED

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): [redacted] name: N/A

27 NOV 2017

Your client's company or organisation (if applicable)

N/A

DEVELOPMENT SERVICES

Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- i) When the findings from this consultation are made public Yes please No thanks
- ii) The next formal round of public consultation Yes please No thanks
- iii) No further contact please

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number:

Please see attached pages.

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

Please see attached
pages 3 of
ref DTG SDC LOCAL PLAN
RESPONSE NOV 17

Thank you.

STROUD DISTRICT LOCAL PLAN REVIEW

CONSULTATION RESPONSE PART B.

Having seen the Information presented by SDC at Dursley Methodist Church on 11 11 17 I would like to make the following observations. I am sorry that they are not related to a 'Question Number' but the headings will, hopefully, allow you to allocate them to the appropriate area.

Dursley Infrastructure.

Roads

The information showed that interest has been made by 'Developers' to use Green Fields to the East of the Town, i.e. land to the east of Shakespeare Road and off the Uley Road.

It is noted that these lands are outside the Town's urban boundary and therefore are not in any current Local Plan (LP).

If these areas were developed it would mean an increase in the volume of traffic through the Town as the main road links are to the west of Dursley. Currently Silver Street acts as a bottle neck and becomes congested at various times of the day and is therefore dangerous to both pedestrians and vehicles.

Access to the 'Green Fields', in certain cases would be via existing estates with a high 'vehicle population', therefore similar conditions would exist on the 'door step' of any proposal.

Dursley has not been 'designed' for today's volume of traffic.

Drainage

The estates to the east of the town were built in the late 1930s or early 1960s and the drainage systems both domestic and road were designed to cope for the population expected. If new developments take place their systems will have to 'plug into' these older pipe works. When the development, which was rejected behind Shakespeare Road, it was proposed to be incorporated into that estate or Highfields pipe works both of which have suffered over the years from blocked drains etc. Therefore the practicality of such development is questionable.

With the possibility of more housing/roads being built on Green Fields the natural drainage would be affected as 'surface water' would be channelled into the local rivers resulting in an increase in flow and possible flooding risk.

(Cont.)

Environment

Using Green Fields, which would be lost for ever, would result on a significant adverse effect on 'Nature'. There would be the loss of habit to many species and the loss of ancient hedgerows. In the area under review we have a varied number of species that could be affected e.g. crested newts, badgers, deer and various birds.

Building in these areas to the east would remove the buffer zone with the AONB in the Uley/Dursley Valley and the wooded escarpment.

These Green Fields have been used for agriculture in the past years, all be it hayledge, hay, straw for animals and grazing. This asset would be lost as no doubt the country looks toward more self-sufficiency.

Public footpaths criss-cross these fields and these would go removing the 'good feel' factor from those who regularly use them.

Loss of this Environment of Green Fields was the main reason the Government Land Inspectorate rejected the previous application in this area.

Losing these 'amenities' would also affect the Tourist Industry in the area. The Cotswold Way which overlooks this location and its loss would change the ambience of the area.

Support Services

Support Services, by this I mean Doctors, Schools, transport, waste/recycling etc. In the past years Dursley and its surrounding district have been growing with an increase population. We are seeing it more difficult to get appointments with the local GPs and Medical services.

With new families coming into the area would local schools be able to support the increasing need.

Further 'large developments' will only worsen the current situation for all of these services and will affect the general welfare of the town as a whole.

Employment, in the local area, is much reduced, although small industrial estates are planned. This would mean that Dursley would become more of a 'Commuter Community' requiring better commuting routes (road/rail) but as previously mentioned Dursley is not designed for this eventuality.

The current level of Support Service are, in my opinion, at their limit today.

(Cont.)

Future Development

Dursley has over the past years undergone major increases in new housing development. Littlecombe, yet to be completed, the BiMack Factory development and the Maudsley Factory Development. Plus the numerous opportunistic builds of single houses in large gardens etc. There are still 'Brown Field' sites around town that could be used to increase the housing numbers.

It is considered that Dursley has contributed considerably to the District's housing needs.

It is considered then Dursley should only be considered for the opportunistic one off/two off builds and available 'Brown Field' sites. Development applications outside the existing Urban Boundaries should not be supported.

Dursley and Cam are two urban areas that abut therefore growth in these areas have been considerable recently and further growth on a larger scale would be detrimental to both communities.

To meet the Government requirement for more housing a larger location away from existing communities would be the preferred option subject to it being sustainable and non-damaging the Cotswold Environment. Existing communities could still be used where 'Brown Field' sites and opportunistic applications.

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