

The Planning Strategy Team
Planning Department
Stroud District Council
Ebley Mill
Stroud GL5 4UB

Tuesday 15th January 2019

Dear Sir / Madam,

Reference: SALA Site PAI004 Washwell Fields - 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

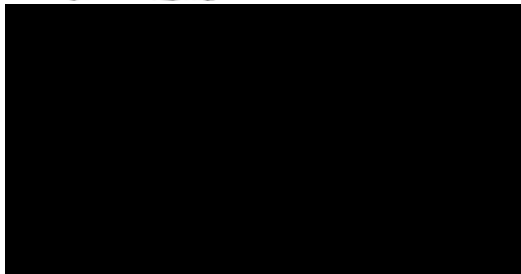
1. Lower Washwell Lane is predominantly single track with a series of sharp/blind bends. Towards the East it steepens sharply and narrows as it joins Vicage Street. It is predominantly used by residents of Lower Washwell Lane and Vicage Street as access to the A46. The addition of 20 or more houses would have a severe impact on the usage of the lane.
2. Lower Washwell Lane is 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. As a result cars are already forced to the middle of the road on Bends W, X, Y and Z.

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.
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 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. Stroud District Council is already well aware of the traffic and parking issues in central 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.

For all the above reasons we consider the use of Lower Washwell Lane as an access route to Washwell Fields wholly impractical and dangerous.

Yours faithfully,

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