

The Planning Strategy Team
Development Services
Stroud District Council
Ebley Mill
Stroud, Glos
GL5 4UB

13th January 2020

Dear Sir/Madam

Comments on Stroud District Council Local Plan Leonard Stanley PS16 and PS42

Further to the draft Local Plan relating to the above proposals of further development within the villages of Leonard Stanley and King's Stanley.

We have welcomed growth in both villages and appreciate the need for development. However, the villages have now suffered because of over-development and exceeded a manageable capacity, with no improvement to infrastructure and a great reduction to quality of life.

Over-development

These small villages have seen multiple extensive housing development over the last decade, as shown below.

OCSI Data - Local Insight Profile

Number of households	Census 2011	Dwellings by age 2017
King's Stanley CP	1,030	1,149
Leonard Stanley CP	605	676
Total	1,635	1,825

This shows an extra 190 households in the six years between 2011 - 2017, prior to the Mankley Field development of 150 households.

Highways

While the housing stock has rapidly increased, there has been no improvement to the road network and accessibility to the villages.

There are increasing issues with parked cars on all the roads of the village, both old and new. This impedes traffic flow, especially the bus service, which is often delayed. There are many instances where parked cars would prevent access to any emergency vehicles should the need arise.

It has become dangerous to walk on the narrow pavements (which are badly maintained) as there are so many cars parked on them and people are parking on corners and turning areas. This especially impacts young children going to school and the older population, having to walk onto the road to pass cars on pavements, with restricted views for crossing the roads, as well as making it dangerous for other road users.

The plan does not show access provision on Basilica land (PS42). Currently Dozule Close is used as a main drop-off and pick-up point for Leonard Stanley Primary School. This blocks the road and people frequently park across my private driveway. Also due to the general excess of vehicles and overflow parking for Highborder Lodge, there are always cars parked from the turning into Dozule Close up until the left turn, creating a dangerous access point.

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Facilities

There are very limited facilities within Leonard Stanley (a pub and village hall) and very little in King's Stanley.

Local schools and doctors are already oversubscribed, so people have to travel further afield.

There is no work in the villages, so people will have to travel (by car) to get to work.

Flooding

When Mankley Field was used for crops, it was frequently water logged, as the water drained from the surrounding hills. Specifically, the Basilica land (PS42) was always the wettest and was often not harvested as it was too wet.

Part of the reason why there is a wide strip of grassland in the centre of the Saxon Gate development is because a portion of the land was deemed by the Developers as too wet to build on. That portion of land is far less wet than the Basilica land (PS42).

There have been multiple reports of flooding and rising damp in the Lioncourt development next to Mankley Field (8 houses to date) and in the new houses on Mankley Field.

To build more homes where there is every likelihood of them being flooded would be grossly irresponsible, for them and the surrounding properties. For this reason alone the proposal to build on these sites should be abandoned.

Sewage / drainage

There have been problems in the houses on Saxon Gate with sewage backing up into the houses. It is unknown whether this is due to the build or whether it is as a result of the main sewers not being adequate. However, all of the water and sewage had to be taken off the main supply network on Bath Rd and none was allowed to be connected to Marsh Lane/ Dozule Close.

There have long been issues with the sewage capacity in Dozule Close. Presumably the same restrictions would apply to the land PS42 and PS16 and if the problem is with the main sewer on Bath Rd this will be exasperated by yet more housing.

Wildlife

Since the Basilica land (PS42) has been left uncultivated, there has been a dramatic increase in the bird population, which is typically in decline. To remove yet another habitat, goes against all hope for improving our environment and protecting our wildlife.

Duty of Care

I believe SDC should have a duty of care to its citizens. It was accepted by the Planning Inspector that the village had an elderly population and for that reason strict rules were put in place for the builders by the Inspector regarding site hours and activity. These rules have constantly been disregarded by the builders and despite repeated reports being given to SDC little action has been taken. The site has been opened daily at around 6.15.

We elderly, home all day, have lived with the constant disruption to our lives for what will be 4½ years by the time that work finishes next March. This especially applies to Dozule Close. We have dealt with years of disruption from work vehicles, damage, noise and dirt.

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Further development on the Basilica land (PS42), a narrow strip of land directly adjoining my property, will dramatically impact my life. As the last property on the road, my garden is very narrow and tapers to a point. At its widest, there is only 4 metres between my house and the boundary. Therefore, I am very concerned that a development this close, will remove all privacy from the main living space in my home as well as my garden, block light, potentially damage my property which suffers from ground holes and prevent any ability to spend time in the garden.

See images 1-5.

I look forward to your response and hope that you give strong consideration to the impact this additional development would have on the current community, including myself.

Yours faithfully

[Redacted signature]

[Redacted address]

Image 1



Image 2



Cont...

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Image 3

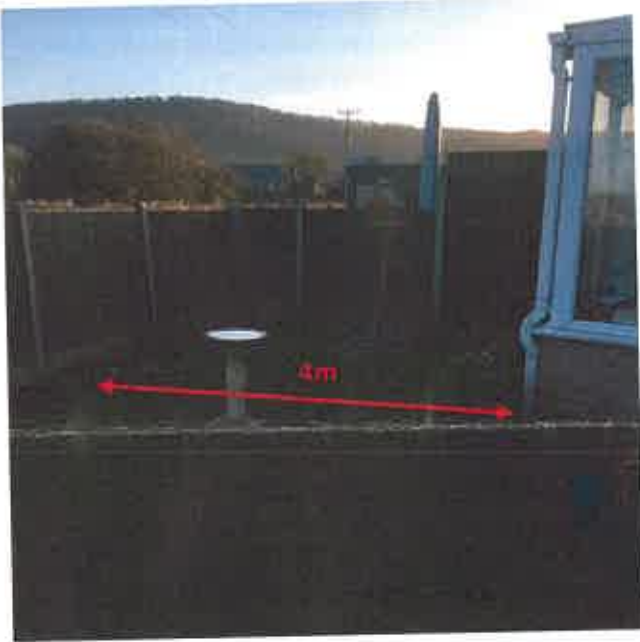


Image 4



Image 5

