

[REDACTED]

From: [REDACTED]
Sent: [REDACTED]
To: _WEB_Local Plan
Cc: [REDACTED]
Subject: [REDACTED] comments on proposal for housing at Naas lane - Whaddon

Categories: Consultation response

I have read the parts of the strategy review and would like to comment on the proposals to designate for housing the area between Naas Lane and Whaddon. In this connection I have also studied the indicative proposal by Taylor Wimpey.

I have grave concerns about these proposals. I have lived at [REDACTED] Tuffley, for thirty years and am very familiar with the area concerned.

Transport

It seems to me that the proposal would add hugely to the existing pressure on the local infrastructure, in particular on local road traffic. There is very little local employment, so most of the working age inhabitants of the new housing would have to drive either into Gloucester or to areas such as the commercial estates along the A38, or towards Cheltenham etc. Added to this will be the school run for secondary age children. The A4173 will have to bear the brunt of this, and I believe simply will not be able to cope with such a large additional burden of traffic. At peak times the road is often congested from St Barnabas roundabout back to Grange Road, even without any adverse circumstances such as road works. And that is before the effect of the new houses now being built at Grange Road.

In my view it would be quite wrong to consider zoning this massive additional area of land for housing, until the effect of this first tranche of housing in Grange Road has been properly assessed.

I am aware that there is a very tentative proposal for a new rail station to the south of Gloucester but that is not likely to happen for many years if it all. Besides, experience shows that comparatively few people are prepared to forsake the comfort and convenience of private transport.

Loss of green space

The loss of this agricultural area would be deeply regrettable, for obvious reasons. This is one of the least developed approaches to Gloucester, with fine views to and from Robinswood Hill and from the Cotswold escarpment AONB.

One also has to consider the effect of water run-off, given the huge conversion from agricultural land to roads and buildings.

Social amenities

The indicative proposal by Taylor Wimpey shows a generous provision of open space and public facilities including a pub. This may well act as an inducement to accept such a destructive scheme. Unfortunately experience shows that in practice these things are watered down as the planning process proceeds, in order to extract the maximum development potential from a given area, and the planning system has limited ability to prevent this.

I believe this proposal would be a disaster for this area of Gloucestershire. It should only be brought into the equation as a last resort, when other less harmful areas have been used up, including the many brown field sites.

