

From: [REDACTED]
Sent: 08 January 2019 11:31
To: _WEB_Local Plan
Subject: Stroud Emerging Strategy Review

Dear Sirs,

re : Whaddon Village.

As residents of some forty years in Whaddon we would like to make the following submissions on the possible use of the land here for housing and other development :

1. We have been told for many years that Stroud DC has not been in favour of using this site for housing as it is on the boundary with Gloucester City and not near Stroud town. The general theme of the Stroud Local Plan seems to be to create or concentrate new housing in centres geographically nearer to the Stroud/Stonehouse/Dursley population centres.
2. If this site is being considered on behalf of Gloucester City under the JCS then this goes against the preferred Northern/ Eastern fringes being developed where there is better access to the City and the M5. The nearest access to the motorway from Whaddon is at Hardwicke which involves using a country lane through Haresfield. Using this land for Gloucester City will mean pushing the City boundaries up to the M5 motorway.
3. The village has it's main access as the Stroud Road which is heavily congested in peak and school times, particularly bearing in mind that we have St. Peter's, Ribston, Crypt, and Beaufort schools within a short distance. Between them those schools must have pupil numbers of about 4,000 - 5,000. The traffic queues into the City can start from the junction of Stroud Road and Grange Road. Any proposal as put forward by Taylor Wimpey to add 2,000 houses here will mean exacerbation at that heavy congestion. Their plans show new accesses onto the site from Stroud Road being the only possibility as Naas Lane and Grange Road are unsuitable to take those traffic flows.
4. As was pointed out in the planning process for the recent Grange Road scheme Grange Road has a single file railway bridge on the main access to Cole Avenue.
5. There are no supermarkets of any size in the Tuffley area and the nearest is on the A38 at Quedgeley or Asda at Kingsway. Any major development for housing here would mean extra shopping facilities on site with schooling and medical centres. This is necessarily going to involve less room for housing and therefore more land in total being taken up.
6. The land here has landscape value as evidenced by the contents of the Taylor Wimpey proposals. We have an ancient church on a raised site with views to and from Robinswood Hill and the Cotswold escarpment.
7. All the land here is owned and used by the same farming family and the loss of that land will take about 300 acres out of farming, both arable and animal production. There is also one of only two abattoirs

in Stroud District Council area and this will presumably remain in use with the attendant heavy vehicle movements. Housing near those buildings is no doubt undesirable.

8. Finally, any such development would remove the village environment. Already Church Lane struggles to cope with parking issues for the church and Wynstones School. The church dates back hundreds of years as do Robinswood Cottage in Church Lane, Pound Farm, and Yew Tree Farm which is listed. Church Lane is a single track deadend and will not cope with additional vehicle movements when drivers are looking for the new estate. Already we have cars and lorries sent here by their sat navs looking for Barnwood, Minchinhampton, and Cinderford among other places.

Yours faithfully,

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