

Sent: 12 January 2020 12:45
To: _WEB_Local Plan
Subject: Washwell Fields Painswick (PS41)

Follow Up Flag: Follow up
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Dear Madam, Sir,

I write concerning the Stroud District Council Local Plan Review - Draft for Consultation November 2019 and the proposal for building 20 new houses on Washwell Fields (PS41).

I write to raise my concerns and objections to the proposed plan.

Traffic/Pedestrian Safety

Access. The proposed access appears to be from a steep corner in Washwell Lane. This is a narrow lane, the length in question being single track with passing places, clearly not made for increasing amounts of traffic. This part of the Lane has no pavement and is also used by schoolchildren walking to school and to school buses, joggers, bikers and walkers. There is a big safety concern with people (children) leaving the Recreation Field and Children's Playground via the exits through the hedge onto this lane where they are unsighted by cars as there is no pavement. The field is regularly used for football matches, there are tennis courts and a Youth Pavilion, which also creates a high volume of parking in the narrow lane (the only parking apart from central Painswick). I believe pedestrian safety would be more compromised with more cars.

Junction with A46

This proposal would increase the volume of cars accessing the A46 at peak times and further increase the risk of accidents here. Traffic moving out onto A46 is unable to see traffic on the main road so it is difficult to negotiate and with the Pullens Rd junction opposite there is often confusion. It is not possible to enter the lane if traffic is exiting the lane onto A46. There was indeed an accident causing more than a bump or scrape there last summer, it involved police and ambulance presence and tow trucks to remove vehicles. With an increase of congestion at this junction, traffic from the new build houses and indeed cars from houses at the bottom of Washwell Lane may well take the alternative route along Vicarage Street, through the centre of village accessing A46 beyond the traffic lights, which is well known to cause problems of congestion and pollution, some front doors opening directly onto the street.

Drainage and Springs

There could be problems for existing properties below the proposed sloping field with alteration of drainage channels and many springs in this field, apart from the consequences of replacing open grassland on a sloping field with housing and roads.

There was considerable feedback to The Council from the Public Exhibition in Painswick Town Hall a year ago. Have any of these comments on infrastructure and amenities been taken into consideration? It is stated that the other sites suggested in Painswick all failed the criteria used for assessment. Looking at the detail of these criteria, the Washwell Fields site also fails on the same grounds and also has the addition of a Grade 2 listed building in the vicinity. This large house has windows and main aspect with views across the valley, not onto The Gyde House side as mentioned in your details. The new build would be on the field immediately adjacent to their lawn.

I am against this proposal to include this site for reasons shown above and would be pleased if these factors are taken into account and this site is withdrawn from the Local Plan.

Yours Sincerely

