

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 16:25
To: _WEB_Local Plan
Subject: Proposed review Brookthorpe with Whaddon

Re the above I wish to make the following comments:

In the interest of food security is/should it be acceptable to build on land which is actively farmed and improved year on year? We share 2 boundaries with Court Farm and witness how much effort is placed on ensuring the land is able to support livestock grazing, grass for silage and grain for feed. Should emphasis not be placed on utilising poorer quality land first, such as that which is found in Naas Lane close to the railway bridge? I am not advocating this particular plot be built on - it is too distant from facilities - but use it only as an example of what should be considered first.

How is the extra traffic to be managed? There is already an increased volume on Naas Lane due to the housing/employment at Kingsway and Hunts Grove. A planning application has also been placed for a leisure park with access of Naas Lane on a narrow blind bend. Any additional traffic on Stroud Road must surely be avoided as the St Barnabas roundabout is already at capacity and can only be improved with a reduction of the roundabout itself and/or demolition of housing which is surely self defeating. Do not think that a bus service is the answer. As an early adopter at Abbeymead I am only too aware that it can be a number years before a bus service appears by which time commuters are settled into their routines and are unlikely to change.

Looking at the scope of the development it appears as if Gloucester is making a land grab as far as the M5 and would swallow up Whaddon leaving little evidence of its character. What next - a push east to join with Matson? Much of this land can be viewed from Gloucester Services north and as they promote local produce and tourism what better connection than to see rural land with grazing livestock. Somehow a large housing estate and business park does not have the right effect.

IF this development should be approved will you afford those of us at the end of Church Lane the continuation of our view of Haresfield Church as you are to maintain the view of St Margaret's Whaddon? There is also a large specimen tree viewable from our property - perhaps a perry pear - so should this be preserved as a connection to what went before? Additionally any housing should be a mix of types, not just large family homes and poky flats which make a nice profit for developers. Bungalows are in short supply and it should be noted that not all pensioners want a "retirement" flat (or can afford the ongoing costs which go with these) and would welcome a small garden in which to potter and make life worthwhile.

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