

[REDACTED]

From: [REDACTED]
Sent: 15 January 2019 11:16
To: _WEB_Local Plan
Subject: Local Plan Comments PS29

Dear Sir/Madam,

Subject: PS29

Uley Parish Council acknowledge that there is an ever-increasing demand for housing and understand that all the local villages will be impacted by this, however they also consider this proposed site completely unsuitable to be incorporated into the Local Plan. The village already struggles with large amounts of traffic travelling through it and the Parish Council are currently working hard to improve the safety of this road. The potential for up to 80 and possibly more new houses would have a significant impact on this. If Stroud District Council decide to incorporate PS29 into its Local Plan it will lead to a huge increase in vehicles travelling through Uley towards Cam and the A38.

The location has many other factors which would make it unsuitable. It borders an area of AONB and has a key wildlife site and ancient woodland in close proximity. Uley as a Parish highly value these features and strongly object to this potential development which will negatively affect them. This was highlighted when planning application S.14/0966/OUT was applied for it. It was refused at District Council level and in appeal due to the following reasons (taken from the decision notice):

‘Its location is in a pastoral meadow within a Secluded Valley: a characteristic landscape type within the Cotswolds. The site is perceived in both short and long distance views as providing an important transition from the urban edge to the footslopes of the escarpment and the Cotswolds Area of Outstanding Natural Beauty. The proposed development would erode this important characteristic contrary to the objectives of Policy NE10 of the Adopted Stroud District Local Plan, November 2005 and Policy ES7 of the Submission Draft Local Plan December 2013 (as amended) and to paragraph 109 of the National Planning Policy Framework. These adverse impacts outweigh the benefits of providing significant/substantial new housing. Such levels of new housing can be more sustainably achieved at the settlement of Cam and Dursley without creating significant and demonstrable landscape harm. The proposal does not, therefore, contribute towards the achievement of sustainable development.’

The development would also fall within flood site 1 as highlighted by the Case Officer in the planning application 2013/0277/EIAS. This would have consequences for the potential housing site. The Council feel nothing has changed since the applications noted above were considered and therefore believe the reasons for refusal are still relevant.

I trust you will carefully consider Uley Parish Council’s reasons for objecting.

Kind regards,

[REDACTED]
Clerk to Uley Parish Council

Mobile: [REDACTED]