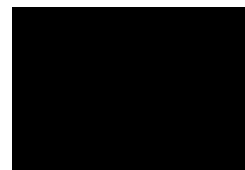


Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud



Issued electronically to:
[Redacted] [@stroud.gov.uk](mailto:[Redacted]@stroud.gov.uk)

14th January 2019

Dear Sir / Madam,

Emerging Strategy Paper: Objection to proposed development of 'PS29' and adjacent land

I understand that Stroud District Council is currently consulting the public in relation to its Emerging Strategy Paper issued in November 2018 in relation to the Stroud Local Plan. I hereby write to register my objection to the inclusion of land identified as potential development sites within the Dursley area, identified within the Emerging Strategy Paper as 'PS29' (North of Ganzell Lane) as well as alternative adjacent sites described as DUR010, DUR011, DUR012, DUR013 and DUR014 (together, herein described as the "Proposed Site").

The reasoning for my objection to construction at the Proposed Sites is as follows:

(a) The Cam and Dursley area has already seen a substantial increase in new dwellings over recent years, including significant constructions at Strawberry Fields, on the former premises of Mawdsleys and Listers as well as the ongoing development at Littlecombe. Whilst the Emerging Strategy Plan claims that Cam and Dursley together constitutes a Tier 1 settlement with 'excellent transport links and services', the truth for those who live here is that local amenities are already under significant pressure from a swollen population of circa. 15,000 people. From a public transport perspective, these services are woefully inadequate and are certainly not reflective of the fact that, as a dormitory settlement with a net export of workers, the populous requires frequent, value for money public transport to reach employment in neighbouring cities and, sadly, this is not the case today.

(b) The proposed site at PS29 is broadly disconnected from existing public transport links. As a case in point, if one wished to utilise public transport to reach employment in Bristol from this site, you would need to reach the Cam and Dursley train station which is some 4 miles from the Proposed Site. Whilst there are bus links from the neighbouring estate, the frequency of these buses during peak hours means that inhabitants of the Proposed Site will most likely need to rely on private cars to reach the train station – placing further demand on already over-crowded local roads and the train station car park. In view of the above, anyone wishing to commute using public transport from the Proposed Site to Bristol Templemeads would need to face a trip of at least 90 minutes each way. In view of the considerations set out within Paragraph (e) below, it is clear that the Proposed Site is wholly unsustainable from a public transport perspective.

(c) Road access to the Proposed Site is not ideal. Access would presumably be routed from the A4135 which is a high-use road, the safety of which is arguably less than that of the average main road due to the fact that it traces a twisting path down a steep slope with precarious drops into surrounding woodland. It is noteworthy that there have been numerous accidents on this stretch of road in recent years. The A4135 road surface is also somewhat degraded and it would not be

unreasonable of the existing local population to expect this main artery to the town to be refurbished in the event that additional vehicle traffic were to begin making use of it.

(d) Settlement at the Proposed Site will increase pressure on local schools which already have limited capacity. The nearest primary school to the Proposed Site is Dursley Church of England Primary Academy (URN: 139337). According to Ofsted, this school has a capacity of 315 pupils of which 290 spaces are currently filled. A new settlement of 80 dwellings at the Proposed Site will undoubtedly place pressure on this amenity, requiring families (both existing and new) to travel farther afield for education. This will undoubtedly compound the transport challenges described above.

(e) The Proposed Site is not sustainable from a jobs perspective. According to the Department for Work and Pensions, there are currently just 23 jobs advertised in Cam and Dursley, mostly of an administrative nature. An additional new development of 80 dwellings will put further pressure on the town to be sustainable for its inhabitants, meaning that most new occupants to the Proposed Site will need to travel farther afield for employment, further compounding pressures on the local road network given the lacking public transport arrangements.

(f) The Proposed Site is close to the boundary of the Cotswold Area of Outstanding Natural Beauty (Cotswold AONB) and represents stunning natural pastures which provide wonderful scenery for walking along the valley towards Uley. For me personally, this is one of the very reasons I moved to the Stroud District and the Dursley area itself. In my view, the ease of access to beautiful wildlife areas is unparalleled in the local area and makes it one of the key reasons why I stay here. The construction of any further new developments in this area, let alone the proposed 80 dwellings, will further erode the beauty of the local area, fundamentally undermining one of the key assets of Cam and Dursley.

(g) In addition to the points raised under paragraph (f) above, the Proposed Site will also sit across existing public footpaths, rendering those routes spoilt by urban sprawl. As well as this, the adjacent woodland and land has a number of public footpaths which run from Dursley up the valley to Uley. The outlook from these routes will be significantly degraded by the construction of a new development at the Proposed Site, as will the aspect of the Dursley valley when viewed from Uley.

(h) I also wish to draw to your attention further considerations in respect of DUR010 and DUR014 specifically. As well as the points raised above, these sites sit approximately 4-5 metres above the plain upon which the Cotswold View estate is built. As a result, any development here will significantly overshadow the Cotswold View development and will appear as a significant eyesore on the landscape when viewed from land north of the B4066. The DUR014 site is also currently designated as a recreational sports field used extensively by the inhabitants of the neighbouring housing estates. Building upon this site therefore further erodes access to open space and recreational fields within the Dursley area.

In respect of both DUR010 and DUR014, surface water run-off from these alternative sites will, presumably, need to be routed through the Cotswold View estate which brings two key issues:

- Firstly, the Cotswold View estate has a privately owned and maintained dam which controls surface water flow into the valley below. The owners of this dam would need

to be consulted as any additional demand upon the capabilities of this dam would need careful consideration and investment.

- Secondly, water from the Cotswold View estate flows into the river which runs parallel to the B4066 road. The pressures on this watercourse have increased significantly in recent years as a result of the multiple developments in the Dursley area as described within Paragraph (a) above. Careful analysis is therefore required to understand the implications of additional surface water run-off for this river.

(i) In November 2018, the local electorate was asked to vote on 'Stroud District Council's 'Dursley Neighbourhood Development Plan'. To my recollection, there was absolutely no mention of the development of the Proposed Site within that plan which was a material consideration in my support for it. I am frankly appalled that, just a mere few weeks later, Stroud District Council is consulting on yet another substantial planning document of circa 120 pages which counters that to which public approval was sought. At best, this appears overly bureaucratic and, at worst, could be described as underhand and misleading. I would therefore be grateful if you could consider this feedback as part of any internal activities within the Council to improve public transparency, as is promoted by Central Government. With regret, I feel completely misled by the manner in which these activities have been managed and concerned by the Council's intentions for development in the Cam and Dursley area.

I would be grateful if you could confirm receipt of this letter in writing and register my details as an interested party that wishes to be kept informed by the Council of any progression in relation to the Emerging Strategy Paper and the Local Plan.

Yours faithfully,

[Redacted signature]

[Redacted contact information]