

[REDACTED]

From: [REDACTED]
Sent: 05 December 2017 05:32
To: _WEB_Local Plan
Subject: Local plan comments

Dear Councillors,

I wish to discuss the potential development of land in Leonard Stanley. There are factual errors in the p 46 map in the Local Plan Review. The current houses being built on Mankley Field and Woodside Field are not shown on the map that you have submitted! This distorts the view of the size of the village when you consider how many extra houses have already been accommodated there (besides Mankley Road). This also distorts a view of open green space within the village. The impacts on the roads of the large development have also not been seen yet, all roads into the village become single passing points and bottlenecks. The school is already at capacity even without the arrivals of children from the new builds. The impact to the community through the initial building process has been one of great disruption and a lack of concern by the developers and contractors. I feel the safety of children and general villagers walking around the village has already been greatly affected and there has been several close calls in front of the School due to the construction traffic and other vehicles becoming frustrated. I feel both of these fields provide an important environmental resource for protecting areas from flooding. Greenstiles field floods every year. We have yet to see what impacts the current large developments in Kings Stanley and Leonard Stanley will have on water runoff and flooding because both these fields would flood, as did the roads. The roads into and out of the village are single passing and narrow with cars parked. Seven Waters has a particularly long section of road that is suitable for single car passing only. There is already a lot of traffic that uses these roads including farm traffic and other heavy vehicles. We have already seen the road in Seven Waters breaking and needing repair. There are very little amenities (no shop, P.O., doctors, dentist etc) in the village of Leonard Stanley, and this will mean increased traffic out of the village for people to access them. The sewerage system is already struggling to cope with the amount of sewage arriving at Stanley Downton.

The reasons listed below are the reasons why this land was refused planning previously and this is still relevant.

1. The site lies outside the defined settlement boundary of Leonard Stanley where new development except for agricultural and forestry essential use is not promoted in accordance with Policies CP3 and CP15 of the adopted Stroud District Local Plan (November 2015).
2. The settlement of Leonard Stanley is designated as a third tier settlement by Policy CP3 of the adopted Stroud District Local Plan 2015 where recent planning decisions have provided a significant quantum of new housing development such that further development would, in the absence of an identified need, place significant pressure on existing services and facilities in the settlement.
3. The site's open aspect contributes positively to the siting and character of Leonard Stanley and if developed for housing would be contrary to Policy ES13 of the adopted Stroud District Local Plan 2015 which seeks to protect open spaces relating to settlements which contribute to the distinctive form, character and setting of settlements.

I do not feel Leonard Stanley is a suitable area for future development and this area of land should be withdrawn from the potential list of sites

Yours sincerely
[REDACTED]

Sent from my iPhone