



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website www.stroud.gov.uk/localplanreview. You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5th December 2017. Please email completed electronic responses to local.plan@stroud.gov.uk or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

Consultation response form PART A

Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

Your name

(title): <input type="text"/>	name: <input type="text"/>
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Your company name or organisation (if applicable)

Your address (optional)

Your email address *

Your phone number (optional)

If you are acting on behalf of a client, please supply the following details:

Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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Your client's company or organisation (if applicable)

Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (* we will do this via email)

- i) When the findings from this consultation are made public Yes please No thanks
- ii) The next formal round of public consultation Yes please No thanks
- iii) No further contact please

Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

Your client's name/organisation
(if applicable)

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at www.stroud.gov.uk/localplanreview).**

We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:

Question number: All relevant

Please use this box to set out your comments:

(Attach additional sheets of paper or expand this box if you need to)

Regarding application PA1004 - Washwell Fields

The proposed site is in the grounds of a Grade II listed building and development would harm its character and alter its historic or architectural interest significantly, materially affecting the aspect of the property including potential removal of mature trees which are in excess of 100 years old and are home to owls and other wildlife.

Access to the field is very restricted, any access from Lower Washwell Lane would be dangerous, being:

- on a double blind bend
- accessed from a narrow road
- on a significant gradient
- at a point with very limited paving and used by many pedestrians, including many school children, putting them at even greater risk
- adjacent to the entrance to a public park, frequented by many pedestrians, especially children, but also host to a number of events weekly which generate dangerous parking already. Further developments will only exacerbate this.
- requiring the removal of a number of mature trees, precluding any urban development, which would detriment the character of the area.

Whilst the proposal may not be visible from the A46, it will be visible from almost all other angles, particularly the East, materially affecting the landscape of an Area of Outstanding Natural Beauty.

The local council has on repeated times, recorded in the Painswick Beacon and elsewhere, already had it's attention drawn to dangerous overcrowded vehicular parking in this road and to emergency service access, particularly by the fire service.



The land composition is heavily clay with spring waters underground. The four recent builds, including the East and West houses in Lower Washwell Lane, required significant pile driving to be undertaken.

The proposal for detached dwellings will inevitably mean the building of premium properties which is unlikely to do anything to address the issues you face of the need for social housing (the one in four (low cost to premium) policy will have impact in addressing this).

For similar reasons another application earlier this year for land owned by Hindes Farm was rejected. It may be worth reconsidering this option?

Note: this proposed development was only made aware to me, an owner of adjacent land, courtesy of the Painswick Beacon, an independent publisher, two weeks ago. This enquiry has been ongoing since June and as such calling this a public consultation is somewhat untrue. Is it necessary to request a public enquiry via the Planning Inspectorate to ensure consultation is communicated efficiently to those in the immediate vicinity?