



Comments on Stroud District Council Local Plan Leonard Stanley PS16 and PS42

I have already commented about the proposal to further develop the land owned by G.C.C. and Basilica Ltd in my letter of 18th December 2019 but I would like to add further comments.

Might I please ask the Planning Inspector to liaise with his colleague [REDACTED] [REDACTED] who gave planning consent for Mankley Field. [REDACTED] in his verbal decision at S.D.C. in June 2014 made it clear that there would be plenty of green space left as the remainder of the surrounding land (ie G.C.C. land and Basilica land) and the green space on Mankley Field would not have housing built on it and that any future development in the village would be at the other side of the village. Indeed the original draft plan for this village showed exactly that.

Suddenly the draft plan got changed and that appears to be because G.C.C. decided that the land that they owned next to the school, and which all the longer term residents in the village have always referred to as "land for extension to the school", was no longer needed by them. The timing of G.C.C.'s decision to sell or develop the land was not made recently. The decision to dispose of that land was made in 2013. That was at the time that Gladman were trying to force through planning on Mankley Field. There is a minute at G.C.C. dated 6th February 2013 referring to an agreement to sell some land. This land was the land adjoining Mankley Field. The way in which this was done implied that the land was worth less than £250,000 pounds but the person pushing this through was overheard in at a bar at a local pub boasting that he would achieve a million from the sale of the land in Leonard Stanley. Far from this being a new decision by G.C.C. to sell this land or develop it G.C.C.'s decision to sell or utilise the land for other purposes was made long before the decision given by [REDACTED]. Perhaps the Authorities have either themselves forgotten or had hoped that the Public had forgotten the remarks made by the Planning Inspector.

Mankley Field should never have been built on. The clay does not absorb the wet. The two pools that are in place have little or no water in them in wet weather but meanwhile all the green spaces are saturated with the water sitting on the surface turning the grass yellow and where the land slopes the water overflows onto the roads and driveways of the houses on the lower slope. In the last three months there was a period of two weeks when a number of vehicles were daily on the site pumping out the sewers. That has been followed by the original ground workers being back on site digging holes etc. This continued until mid June.

Despite the surveyor for Barratts telling me that he was hopeful that the area where the public footpaths end with the kissing gate on Dozule would be drier when work was completed it is now far worse. In wet weather the bungalows at the far end of Dozule, ie nearest the school, which have tiny back gardens have a stream running down the Basilica land adjoining their gardens.

The Basilica land has always been the wettest part of what was Mankley Field. The two plots of land are separate as can be seen from the map attached.

The strip of land for building behind the bungalows is narrow and will only allow for a road and a single line of new build properties. Because they will be overlooking the existing bungalows they will need to be single storey in order not to intrude on the privacy of the existing properties and so that they do not block the light. Rumour has it that they are to be self build which may mean that any building could go on for years adding to disruption to the existing community. One also wonders, if a site such as this, with known problems is suitable for self build.

This village probably has the most bungalows in it of any District within S.D.C. It follows that many of the residents are elderly, many in their seventies and eighties, and, as a consequence, home all day. The constant noise, pollution and inconvenience of Developments have therefore a far greater impact than in the scenario where people are at work all day. I am aware that a number of my neighbours have suffered mentally from the continuous Developments. Dozule Close has been particularly badly affected as Mankley Rd that is behind the left hand side of the road was largely demolished and rebuilt between 2014 and 2015. The Lioncourt Estate one field over from Dozule Close was built from the beginning of 2016 until sometime in 2017 and then Mankley Field was developed between the start of January 2017 and finished at the end of June 2020, albeit that there are a number of things unfinished. The noise of reversing vehicles, blasting music and foul language and constant heavy traffic to and fro the sites has been a constant to everyday life for some 7 years. [REDACTED] acknowledged the age of the population and set out specific regulations for the Developers, eg. no work before 8.00 am. Unfortunately the regulations were constantly broken and although these breaches were reported by many residents to S.D.C. little or no enforcement took place. It really is time that this part of the village is left with a bit more peace and quiet.

How can the General Public have any confidence in a system in which a Planning Inspector gives assurances to the community but it is then ignored by the Local Authority? If we are to have any confidence in the future in respect of Planning Inspectors' decisions then these two Developments should not be included in the Local Plan.



