

[REDACTED]

From: [REDACTED]
Sent: 16 January 2019 15:32
To: _WEB_Local Plan
Subject: Stroud District Local Plan Review

Dear Planning Strategy Team

I would like to register my objection to the Emerging Strategy proposal. I am a resident of Hardwicke.

Existing Local Plan and Hardwicke Neighbourhood Development Plan

I understood that the existing Local Plan was thoroughly researched and drawn up to take into consideration the districts needs up to the year 2031. In addition to the Local Plan, reverence needs to be given to the Hardwicke Neighbourhood Development Plan, that has taken considerable amount of consultation and time to draw up. In both documents, to meet local housing needs in this area between now and 2031, land at Hunts Grove has been designated. I do not believe any further housing is a requirement in this area or within the district because I believe that this was thoroughly considered at the time these plans were drawn up.

Despite Gloucester City Council not having available land to meet their housing needs currently, I should imagine that this is a rolling-road, and that given time, opportunities will reveal themselves as current industrial / brownfield sites become derelict. I appreciate that this is not something that can be planned for easily, but it is an inevitability that happens with regular occurrences i.e.: the Gardner Denver factory site in Barton Street, and the massive housing development on Bristol Road at Earls Park etc. I feel that instead of the Planning Inspectorate pushing housing into satellite districts, that a more dynamic way of planning future housing in the city needs to be developed so that the city doesn't end up with undeveloped parcels of land, and with the populace living a hard commute away from the centre of our city. Consideration therefore needs to be given to Gloucester City Council whilst it waits for these sites to reveal themselves, without pushing Gloucester's housing quota into neighbouring districts.

Hardwicke as part of the Local Plan Review

To quote page 2 of the Redrow representation, the development 'will constitute a small extension to the current urban form'. This is an absurd statement. To designate further land in this area to housing would completely destroy the rural character of Hardwicke. 1,200 houses on top of the existing surfeit is not a 'small extension' in anyone's book.

[REDACTED] and every year we are very aware of surface water pooling in our garden, in the field next to our property and in surrounding fields - even after just short spells of rain. We think this is due to the clay soils and also, in the proximity of our property, may be due to the amount of water our septic tank deals with. The surface water cannot drain away because there is already a saturation of water beneath the soil, so rainwater has to sit on top. We wondered if we could join mains drainage, but currently we would need to cross the B4008 Bristol Road and 2 gardens before we could connect. Should a developer be allowed to build on land in Hardwicke, I wondered if they could be made to connect any adjacent properties on septic tanks to mains drainage as part of any s.106 agreement, should property owners wish this? Please can this looked into should any further talks with a developer take place.

Can I also suggest that as so few existing houses are affected on these parcels of land, and as they all have a rural feel to them at present, that consideration be given in the design and street layout of any future housing, so that crowding of the existing houses is minimal or that screening / vegetation is earmarked for planting? Page 8 of the representation seems to show mine and my neighbours houses totally surrounded by new housing, as do other properties on the representation, which is totally different to the consideration given to the houses on The Green. We value our privacy and current lack of neighbours, which is why we moved here in the first place, and as nothing is set in stone yet, could this be given consideration at the design stage. Please can this looked into should any further talks with a developer take place?

From other settlements in Gloucestershire, traffic can radiate out 360 degrees, however, Hardwicke is located adjacent to the Gloucester and Sharpness Canal and the River Severn, and therefore traffic can only radiate away from the settlement in 180 degrees. This means that that the road network in the area is chock-a-block at peak times. I understand that junction 12 of the M5 is already at capacity, and that junction 13 is almost at capacity. It would be irresponsible to add even more vehicles to this dilemma. Consideration also needs to be given to emissions and air quality. We do not know how the incinerator at Javelin Park is going to affect air quality in the area yet, (previously published information I have seen does not look at micro pollution) and it would further adversely affect people who live in the area to have additional vehicles on local roads. Further towards Gloucester, the road network creaks under the pressure of peak times along the Hempstead Bypass and at the Over Causeway. In my mind the only way to alleviate some of this pressure would be to build another crossing on the Severn, south of Over. This would be a massive infrastructure investment, but something that perhaps needs to seriously be considered if it's deemed that the west side of Gloucester is to carry the burden of more housing.

Last year I found a dead otter on the up-slip from the A38 Quedgeley Bypass up onto the Bristol Road. This is within 20m of Shorn Brook. Otters are a species that have their own Biodiversity Action Plan, and this needs to be taken into consideration when dealing with the development of Shorn Brook. This sighting has been logged with GCER. We have also seen kingfishers along Shorn Brook. We have bats living in the hedgerow. We had a family of a mother hedgehog and 4 hoglets in the garden last summer. We also saw a weasel last year and a few years ago a badger made a set in our garden, although he doesn't live there now. I have heard owls, but I don't know where they roost. We have slow-worms and smooth newts in our garden and we have found shed snake skins there too, although the owners remain elusive. We regularly heard a cuckoo each May, but I didn't hear him/her last year. I have seen foxes, rabbits and hares in the fields surrounding our property. I have found deer remains in the field behind my house and have spotted them from afar in other fields under consideration for development nearby, although I do not know what kind of deer they were. I trap and record moth species, and a few years ago I trapped an emperor moth in the garden. At the time, there had only been 4 sightings of this moth in the county within the previous 10 years - a rarity! Despite the land in these parcels being spoken of as being 'of low ecological value' and the vegetation being 'not species-rich' a wide variety of wildlife lives here, and I hope that as much consideration as possible is given to them if any building work commences in the area. Please can my wildlife finding be taken into account should any further talks with a developer take place?

The Redrow proposals talk about the building of a new primary school, but what about local secondary school places? Severn Vale and Beaufort schools in the area are currently increasing their pupil numbers by 30 students per year at each of the schools, and had to have massive building works (which have cost millions of pounds) to accommodate these new students - but that is to try and help accommodate the existing shortfall in secondary school places. How many secondary school places will be needed to accommodate children living in another 1200 homes in Hardwicke? Where will these children go to school?

I hope that these points will be considered in your review.

Kind regards

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