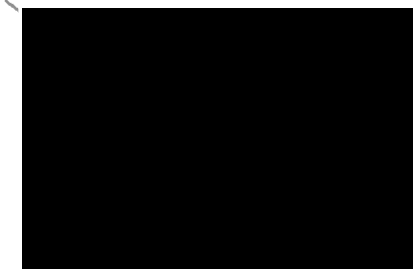


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3. LEONARD STANLEY LOCAL COUNCIL
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18 DEC 2018

LEONARD STANLEY LOCAL COUNCIL



17 December 2018

I attended the presentation given at Stonehouse on the 13th December 2018 and have looked at "The Emerging Strategy Paper" to see what was proposed for Leonard Stanley. My comments are as follows:

1. Tier 3a category.

Page 34 At Berkeley, Minchinhampton, Nailsworth, Painswick and the smaller villages of Brimscombe and Thrupp, Kings Stanley, Kingswood, Leonard Stanley, and North Woodchester, the fewer and smaller development sites will be focused on meeting local housing needs and on enhancing or delivering new services and facilities which have been identified as lacking in those places, as set out in **Chapter 2 (2.4)**. The focus will therefore be on using development to overcome existing infrastructure deficiencies and to deliver enhancements to places.

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These medium-sized and large settlements are generally well-connected and accessible places, which benefit from their proximity to higher order settlements and / or good transport routes. Or, in the case of Eastington, Kings Stanley, Leonard Stanley and Whitminster, they have the potential for accessibility improvements because of where they are located. These settlements generally lack any "strategic" role or function but they all provide a good range of local services and facilities for the community. Although several of these villages are relatively big employment providers (notably Brimscombe & Thrupp, Hardwicke, Eastington, and Kingswood), the principal role of almost all these settlements is as a 'dormitory', where most people have no choice but to commute to work elsewhere. Some have environmental or physical constraints to growth.

- Brimscombe & Thrupp ... *Thrupp up from Tier 4*
- Chalford ... *Remain Tier 3*
- Eastington ... *Remain Tier 3*
- Frampton-on-Severn ... *Move down from Tier 2*
- Hardwicke ... *Remain Tier 3*
- Kings Stanley ... *Remain Tier 3*
- Kingswood ... *Remain Tier 3*

Leonard Stanley ...*Remain Tier 3*
Manor Village (Bussage) ...*Remain Tier 3*
Newtown & Sharpness ...*Remain Tier 3*
North Woodchester ...*Remain Tier 3*
Whitminster ...*Remain Tier 3*

On page 34 it would appear that you accept the fact that Leonard Stanley is a small village but at page 40 you include Leonard Stanley in a list of medium sized and large settlements. The statements would seem to be contradictory.

Leonard Stanley is neither a medium sized or large settlement. It is a small village. The only facilities that it has are a Primary school, a public house a church and an inadequate village hall. This is the same degree of facilities that the villages in Tier 3b have where you state that the settlements in that list "Typically have a more basic level of services and facilities than the 3a list."

When compared to Manor Village (Bussage) it seems quite obvious that the category to Tier 3a for Leonard Stanley is totally incorrect. Manor Village has a Primary School, a Secondary school immediately abutting its boundary, if not actually in Bussage, a public house, church, shops including a chemist, a doctor's surgery; in other words fairly good facilities.

If you are seeking to argue that Leonard Stanley should be in Tier 3a because of its proximity to King's Stanley then the same argument would apply to Eastcombe situated next to Bussage but you accept Eastcombe as Tier 4. It seems incredible that you can make such a large distinction in the tiers when both villages have the same facilities and accessibility to similar adjoining settlements.

The quote at page 40 refers to "the potential for accessibility improvements". It is hard to see how this could be accomplished given that the Ryeford access, the Stanley Downton access and the Seven Waters access are constrained by rivers and the canal and the only other access is through Middleyard and King's Stanley. Might I suggest that the people who are deciding this issue should come and take a look at the chronic problems that there already are in accessing this village.

The housing put in on Mankley Field by Barratts and David Wilson is not meeting the local housing needs. It is a dormitory **BUT** largely for people who have come from outside the area and are using it for commuting to their work in their original locations eg. Bristol, Gloucester and Cheltenham and further afield. They have, however, discovered the problems which we in the village raised with you when fighting the plans for Mankley Field -- namely that the schools are over- subscribed and the Stonehouse Doctors are refusing to register any new patients as their lists are full.

In other words those 150 houses were not a sustainable development.

Leonard Stanley should be categorised as Tier 4 or at a stretch 3b.

Turning now to the preferred site and the alternatives.

A. The preferred site next to Leonard Stanley school has only recently become the preferred site, a few months ago it was the site behind Seven Waters.

1. The map does not reflect the 150 houses that are already either built or in the process of being built immediately beside and behind the proposed site and as such is misleading. Most of Mankley Field is now developed.

2. The site next to the school is owned by GCC and it has always been known to be a piece of land for an extension to the school playing field. My understanding is that there is a covenant on the land to that effect.

3. You are referring to this as a "brown field site." Where did this come from? If you refer to the documents lodged by the Godsell family when they were fighting the Village Green application you will see that they produced copies of annual rental agreements, covering many years, between themselves and GCC for them to use the land for agriculture. The land was used as pasture for the cattle for many years and in the three years to and including 2015 for crops. There are plenty of photos in the Village Green documents showing this. The documents are held by GCC. This is not nor ever has been a brown field site.

4. That parcel of land needs to be used for the purpose for which it was intended as the school needs to be greatly extended on its present playing field. The school is currently full and has a waiting list of 17 children. 14 of the affordable homes on Mankley Field have not yet been occupied so there is likely to be a great increase in that number plus children from the non affordable homes which as yet remain unbuilt/unsold.

I understand King's Stanley school has only 1 place available and there is of course nowhere for them to extend their new school. Thus this will in no way assist the problem in Leonard Stanley.

In addition there is already planning consent for a very large development of in the region 200 units of housing at Ryeford Mill so yet more children will need to find schools.

The alternative schools in Eastington and Stonehouse also do not provide a solution as the new houses on the site west of Stonehouse are being built and the children from those houses will require schools until the school on that new "town" is built, which is some years away, and

because of the proximity to Eastington and Stonehouse those schools if not full will shortly be so.

5. The Planning Inspector's Decision on Mankley Field in dealing with the S106 monies acknowledges the school problem "The primary school would be left with a shortfall of spaces requiring capital works;"

6. This village was given assurances that neither that portion of land owned by GCC or the land owned by Basilica Ltd both of which formed part of the Mankley Field site would be built on. It was to remain as a green field area.

In conclusion that parcel of land next to the school needs to be kept for the purpose for which it was intended.

B. Land at Seven Waters.

1. A few months back this was the preferred site and whilst it is not now shown as such discussion the consultation at Stonehouse indicated that rather than just trying to push the 30 houses next to the school SDC is also trying via the Exception rules and through another Department to have another development at the back of Seven Waters. To argue that it is not so marked as a preferred site on the documents because it is being done by a different department may not be intended by you to be dishonest but it is certainly not transparent to most people and many would assume that only one development might ensue. Houses built as affordable homes are counted as being part of the overall number required.

2. This site has already had planning consents refused and the refusal upheld by the Planning Inspector. This is merely a backdoor way of forcing through yet more unwanted housing.

3. This village already has more than its share of affordable homes. At a meeting in September it was made clear that the inhabitants of this village want no more.

4. Exception sites are I understand intended for local people and if you recall the Exception site at Middleyard that site was intended for the local people of Leonard Stanley and King's Stanley but because there was insufficient take up people from outside the villages were then housed there. Why just a few years on do you assume that there is now a demand when there wasn't then? Indeed since then 200 houses have been built on the 2 large estates in the villages with 60 odd affordable homes. Might I suggest that instead of targeting this area as an easy option you look at areas , for example Painswick, where few if any new affordable homes have been built in recent times.

5. This site is not a sustainable site as it is more than a mile from the shops at King's Stanley. Whilst nearer to Stonehouse there is no

footpath on the road from Stanley Downton to the top of Seven Waters and so again the site is more than a mile away from facilities.

C.Land next to the Scout Hut.

1. This has already been a site where planning consent has been sought and turned down.

D. Land adjoining the Stanley Downton Road.

1. The access to this land would be off a road which is narrow and where there are numerous minor accidents because of the width. The pavement on one side only is narrow. It is totally unsuitable for any development let alone the scale presumably envisaged by the size of the site indicated on the map.

Summary.

In short :

1. The tier should be altered to tier 3b.

2. The land adjoining the school should be use for the purpose for which it was intended namely as an extension to the school playing field.

3. It should be accepted that this village wishes to remain a community not a dormitory for surrounding cities. Leonard Stanley has already had 50 new homes at Broad Meadow, an increase of 25+affordable Council homes in Mankley Road and 150 new homes of which 30% will be affordable in Mankley Field. 225 new homes are more than enough and far more than our fair share.

Leonard Stanley has a large elderly population who are home all day and have had to put up with constant noise, dirt and chaotic amounts of traffic, road surfaces ripped up, constant road closures (for a full 12 months one or other of the four roads out of the village was closed), gas pipes broken and consequent gas leak, telephone lines ripped out etc. This has been ongoing for over three years and there is at least another year to go. It has been detrimental to the health of many and to continue this by way of yet more development is unacceptable. It is time for other communities to take their share.

This village does not want any more new houses affordable or not.

