

[REDACTED]

From: [REDACTED]
Sent: 01 December 2017 14:50
To: _WEB_Local Plan
Subject: RE: DUR A - Land North of Ganzell Lane

Dear Sirs

With reference to your local plan review and potential site at the Land "North of Ganzell Lane" Dursley.

As a local resident I was involved in the objection of the planning application S.14/0966/OUT in April 2014 whereby the Planning Inspectorate turned down the appeal for several reasons.

Some of these reasons were as follows:-

- 1) Main issue is the effect of the proposed development on the character and appearance of the area, including the adjacent Cotswolds Area of Outstanding Natural Beauty.
- 2) Much of the Character Area (65%) also lies within the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 3) The scheme would consolidate existing development and reduce the gap between the town and the AONB. In my opinion the open character of the appeal site makes an important contribution in restricting the encroachment of the town into the countryside.
- 4) The proposal would detract from the open qualities of the landscape and reduce views to the countryside and AONB beyond the site. As a result the scheme would be contrary to saved policy NE10 of the adopted LP and emerging policy ES7 of the draft LP and objectives in both the NPPF and PPG for conserving the natural environment, including landscapes.
- 5) A number of local residents, the MP, Dursley Town Council and other organisations have objected to the scheme. Their concerns focus on issues discussed above but also refer to other matters including traffic, wildlife, flood risk, pollution and the loss of agricultural land.

There were other issues that were a cause for concern for example the fact that the land is on the wrong side of Town which will mean travelling through Dursley to commute on the major roads to Bristol to Gloucester; the access to the land will require an estate bolted onto another estate; and the sewage systems will not be able to cope with the increased houses. Traffic and the safety of the additional cars passing through an open plan estate was a serious concern along with the access roads being on bends with limited visibility.

I find it very difficult to understand why this land has been proposed bearing in mind the rejection of the proposal in 2014 and the major reasons why.

If you have any questions, please do not hesitate to contact me via e-mail or on 07742 949846.

Kind regards

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