

Hardwicke Parish Council

Response to Planning Application S23/1384/OUT

Redrow development of land at Hardwicke

These comments are made against the scenario that the land has already been designated for development in Stroud District Council's Local Plan. Hardwicke Parish Council (HPC) notes the view of the District Council. The comments below **Do Not** indicate that the Parish Council is in support of development in Hardwicke as stated in the Hardwicke Neighbourhood Development Plan

The Local Plan is currently in discussion between Stroud District Council and the Government's Planning Inspectorate. It is the Planning Inspectorate that will determine whether the site(s) identified is/are approved for development.

Hardwicke Parish Council (HPC) has provided these comments on the understanding that the site will not in any way form the basis of, or be part of, any requirement to fulfil Gloucester City's own needs.

- Disappointed as to the location of new dwellings that could be up to 11m high to the ridge in the vicinity existing properties. A maximum 10m could be provided as these are the lowest ridge heights proposed. The Parish Council is disappointed that no bungalows are shown on the proposal. It was understood that some bungalows would form part of the application
 - A secondary access is shown from Green Lane to the proposed Allotments. Any access off Green Lane to the development is undesirable and where proposed is certainly not suitable given that the lane is narrow, is seriously congested in school term time. Cars are only able to pass one another safely at very low speeds, with regularly one of the vehicles having to use the 'grass' verge to pass.
 - Access to the Development from Green Lane and Sellars Road to be restricted to Bus, Taxi and Emergency Services only. This will discourage the use of these routes as an access to and from the development and not introduce even more traffic on roads unable to adequately cope.
 - The proposed access into the site at Pound Lane is along a section of existing lane that is not suitable to accommodate the proposed traffic flow. Pound Lane is the only route to the Industrial areas by the Church and in Stank Lane used by large vehicles. Consideration should be given to 'parallel' Pound Lane along the extent of the existing properties. Hardwicke Church is a grade one listed and requires protection from increased traffic flow and the need to ensure safe access.
 - The Main access to the site off the A38 is still a critical feature of this application which is still to be resolved and if not adequately addressed will put more pressure on the other accesses. Making the suggestion earlier in this submission for the Sellars Road Access, even more relevant.
 - It is assumed that the roundabout on the B4008 is to serve only a small independent section of road network on the site.
 - The Football field known as the Close is integral to providing recreational opportunities in the existing Parish and its importance will be even greater with the development. HPC does not accept that this site is not included in the proposal and insist that it forms part of the submission to secure its future as a designated recreational area.
 - Hardwicke Parish Council has informed the district council and the developer that HPC are prepared to take on responsibility of the open spaces and assets provided for the community on completion of the development in a sensibly phased arrangement. HPC would expect that such spaces and assets would be transferred to an agreed and binding programme that would be bounden on both Redrow, the developer, and HPC.

- All roads within the development signed for 20mph and for 20 mph speed limits to be applied to all access roads surrounding the development.
- The Parish Council notes the proposed Hedgerow removals. The Parish Council would expect to see a full independent tree survey and any remedial action undertaken before the transfer of assets at each phase.
- The Parish Council is concerned that the Severn Trent Water pumping station is unable to cope with the scale of proposed development. How will waste water/sewage be managed
- What works are anticipated to Shorn Brook in respect of safety provisions.
- The Parish Council wants to be assured of measures to be undertaken to protect the Shorn Brook during all construction works and how it will be protected to avoid future flooding.

Hardwicke Parish Council
September 4th 2023