



LEONARD STANLEY

P A R I S H C O U N C I L

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Draft Planning Response to the following Planning Application (after using AI).

Leonard Stanley Parish Council Objection to Planning Application S.24/1165/FUL Land North of Bath Road, Greenstiles

Date: 3rd September 2024

Leonard Stanley Parish Council has reviewed Planning Application S.24/1165/FUL for the erection of 34 low carbon dwellings, including 10 affordable units, with vehicular access off Bath Road and associated public open space. The Council strongly objects to this application and requests that, should the Planning Officer recommend approval, the application be referred to the Development Control Committee for consideration.

Relevant Planning History

A *similar application for development on this site was dismissed by the Planning Inspector in February 2017. The current application, despite proposing fewer dwellings, covers the same area as the previously dismissed proposal.

** Appeal Reference: APP/C1625/W/16/3150621 for application S.15/1417/OUT. The Inspector's decision to dismiss that appeal was based on the adverse impacts of the development on the local landscape, the encroachment into the open countryside, and the site's unsuitability for development outside the settlement boundary.*

Key Considerations

Since the previous application was dismissed, several important factors have emerged:

1. **Strategic Land Availability Assessment (2017):** The sites identified as LEO 004 and LEO 008, which encompass the proposed development area, were rejected in the 2017 Strategic Land Availability Assessment (SLAA).
2. **Stroud District Local Plan Review:** During the recent review of the Stroud District Local Plan, this area was not included for development consideration. It has therefore not undergone the comprehensive public consultation process that other identified sites have experienced.
3. **Local Development Context:** Leonard Stanley has already experienced significant development in recent years, with 48 dwellings at Dyehouse (KS), 150 at Saxon Gate, 51 at Mankley Road/Sandford Close, and permission granted for an additional 13 dwellings off Dozule. Furthermore, a Planning Application for over 40 dwellings on Land to the South of Leonard Stanley School (PS16), identified in the Local Plan Review, is forthcoming.
4. **Local Infrastructure and Services:** Leonard Stanley, classified as a Tier 3 settlement in the Local Plan, is designated for 'lesser levels of development' due to its limited

facilities, which rely heavily on neighboring Kings Stanley. The local services, particularly healthcare, are under considerable strain due to existing developments, including the Great Oldbury site, which already exceeds 1,350 dwellings with further expansion planned. The closure of both Public Houses in Kings Stanley and Leonard Stanley contradicts claims that additional development would protect local services. There is no longer a bus service to Gloucester.

5. **Environmental and Landscape Impact:** The site lies approximately 600 meters from the Cotswold Area of Outstanding Natural Beauty (AONB) and is visible from the Cotswold Escarpment. The proposed development would harm the landscape's intrinsic character, which plays a vital role in defining the distinctive form and character of Leonard Stanley. The development would also negatively impact the enjoyment of Public Rights of Way that traverse the area.
6. **Tree Preservation Orders:** Two Tree Preservation Orders have been placed on the remaining Oak Trees following the felling of a significant tree by the landowner, which was likely done to facilitate this application. The loss of these trees further underscores the detrimental impact of the proposed development on the local environment.
7. **Highways and Road Safety:** The cumulative impact of existing and planned developments has placed immense pressure on local roads, raising significant safety concerns. The proposed development on Bath Road would exacerbate these issues, particularly due to inadequate parking and potential overspill onto Bath Road. The Council have had several site visits with Gloucestershire County Council's Highways Manager and Road Safety Officers.

Policy Objections

This Parish Council objects to this application based on the following Local Plan policies:

- **Core Policy CP2 (Strategic Growth and Development Locations):** The site is outside the settlement boundary and is not identified as an exception site. Developing this land would constitute inappropriate encroachment into the open countryside, contrary to the principles of sustainable development.
- **Core Policy CP15 (A Quality Living and Working Countryside):** The proposal would result in the loss of agricultural land and adversely impact the open character of the countryside, which contributes to the distinctive form and character of Leonard Stanley.
- **Delivery Policy ES7 (Landscape Character):** The development would significantly harm the landscape's intrinsic character and beauty, particularly affecting views from the AONB and Cotswold Escarpment.
- **Delivery Policy ES8 (Trees, Hedgerows and Woodlands):** The recent felling of a significant tree and the need to place Tree Preservation Orders on remaining trees illustrate the detrimental impact of the development on the local environment.
- **Delivery Policy ES12 (Better Design of Places):** The proposal fails to respect the existing character of the area, with the development being set too close to Bath Road and adversely affecting road safety.
- **Delivery Policy EI12 (Transport):** The development would exacerbate existing road safety issues, with inadequate parking provision likely leading to increased pressure on local roads, including Bath Road.
- **Core Policy CP3 (Settlement Hierarchy):** Leonard Stanley's classification as a Tier 3 settlement indicates it is unsuitable for large-scale development. The proposed

development would place undue pressure on already strained local services and infrastructure.

Conclusion

The proposed development would cause significant harm to the open countryside, local landscape, and community infrastructure. The limited social and economic benefits offered by the development do not outweigh the considerable environmental and infrastructural harm it would cause. Therefore, Leonard Stanley Parish Council strongly objects to this application.