



Eastington Parish Council

Please reply to:

Mary Gribble
Clerk to Eastington Parish Council
Bridlepath Cottage
Westend, Eastington
Stonehouse, Glos GL10 3SJ

23rd July 2007

Mr Humphrey Mpezeni, Planning Officer
Stroud District Council
Council Offices, Ebley Mill
Stroud, Glos GL5 4UB

Dear Mr Mpezeni

Ref: S.07/1256/FUL, Relocation of Stroud Rugby Football Club, football club and squash club and the provision of new sporting facilities

Eastington Parish Council has considered this application most thoroughly, and objects to the application as presented. Eastington Parish Council has consulted extensively with our parishioners. There have been articles in the last three editions of "Eastington Community News" which is delivered to every home in Eastington, a drop in session and two public meetings. A working party was formed specifically to look at this application. We have collated all the letters and emails sent to us, and noted the results of the exit poll conducted at the drop in session. The overwhelming majority of those parishioners that expressed an opinion were against the development.

We feel this application is contrary to Gloucestershire's Structure Plan (Third Alteration) on grounds of sustainability, particularly due to the increased car journeys that would ensue.

Eastington Parish Council can find no benefit to the overall community in this proposal. Eastington already has its own sports ground, the Owen Harris Memorial Ground, and the community project is very close to erecting a fine new facility. Some concerns have been expressed that the SRFC proposed development may indeed compete with Owen Harris Memorial Ground Charity, particularly with the hire of community facilities.

We are pleased to note that the provision of residential accommodation on the site has been removed, as this would be residential development and therefore clear grounds for objection.

The following are our main objections, with reference to the Adopted Stroud District Local Plan:

GE1 We believe this development would breach GE1 on several counts. The development will have an overbearing effect on neighbouring properties, and cause loss of privacy to them. There would be noise and general disturbance to the area.

GE3 Residents of the Old Peoples' Home at Eastington Park, East Lodge, and the Steiner School residents at William Morris House will all be affected by increased traffic, car parking, events and

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functions disturbing the quiet of the area. It is our understanding that many of the students at William Morris House would be particularly sensitive to the changes resulting from this proposal and that they would be adversely affected.

GE5 This development would increase traffic on the main road into Eastington and along the A419, causing further congestion and increased fumes. The increased traffic density is related to road safety, increasing the risk to road users. We are particularly concerned for the safety of the students at William Morris House.

BE5 The proposal does not show that it is respectful of BE5.

(i) The development would be in an Industrial Heritage Conservation Area. It is immediately adjacent to Eastington Park, a Grade II listed building, and close by are several listed buildings, some 16th century cottages, a 13th century church, the lock keepers cottage, and the industrial workhouse building.

(ii) The design, materials and proportion of the development is not in keeping with the other buildings in the area.

(iii) It would alter the characteristic of the area, notably the characteristic of Churchend.

(iv) Important views from Churchend to the canal and from Eastington (particularly Cress Green) to the church and canal would be affected.

BE12 The development is yards from, and affects the setting of the Grade II listed building at Eastington Park.

NE11 The ecological survey is incomplete. We recognize there are protected trees in the area, protected by virtue of being part of the Conservation Area.

NE14 This is Grade 2 agricultural land which will be degraded due to the leveling necessary for the pitches; good agricultural land is at a premium in Eastington. As this site is 5 miles from the current site, we note there is no evidence that all the locations in a 5-mile radius have been explored (an area of approximately 75 square miles)

RL4 The intention to put a residential development on the existing site at Fromebridge contravenes this policy.

RL8 The development would affect the Stroudwater and Thames Severn Canal. We believe the proximity of the arena to the canal would create an adverse relationship to the canal.

TR1 As this development would increase traffic it contravenes this policy. Traffic congestion, noise and fumes in the area will increase.

We also note that there is no provision made to deal with the sewage. The nearest public sewer is half a mile distant and a rise of 75 feet. In anticipation of the large quantity of sewage from the site, we could not support an application which fails to deal with this issue.

Further, we would refer you to the agreement drawn up 4th December 1938 under Section 34 of the Town and Country Planning Act 1932 between Major Claude de Lisle Bush and Gloucester Rural District Council, restricting the land that would be used for this development to a private open space not to be used otherwise than:

(a) a private ground for sport, play, rest or recreation or as an ornamental garden or pleasure ground (other than a sports or recreation ground ordinarily open or intended to be ordinarily open to the public on payment of a charge).

(b) arable, meadow or pasture land, orchards or nursery grounds or as a plantation or wood.

The commercial aspects of the proposed development clearly fall outside the permitted uses of the land.

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We urge you to reject this application, however, if Stroud District Council is so minded to consent to this development, we would wish to see a number of restrictions for the use of this site. In addition to planning conditions, we would ask the applicant to prepare a covenant for Eastington Parish Council to hold, and to include limitations on the following:

- To limit noise by limiting events where music is played in marquees or tents to no more than three occasions per year;
- No Car Boot sales to be allowed;
- Licensing hours should be restricted;
- Policing and security measures should be defined, and be appropriate to avoid antisocial behaviour and nuisance;
- Use of floodlighting should be limited to two evenings per week and the lights should be no higher than 6m. All other lighting should be low level and designed not to give light outside of this site; and
- A plan detailing the integration of the site sewerage system with the Stanley Downton Treatment Works

Yours sincerely

Mary Gribble (Mrs)
Clerk to Eastington Parish Council