



26/7/2019

Dear Mr Chaplin

S.19/1418/OUT Development comprises of a 5000-capacity football stadium and other ancillary uses (use Class D2); one full-sized grass pitch and one full-sized all-weather pitch and a goal practice area (use class D2); car parking for cars and coaches and highway improvements to A419 including a signalised site junction and combined cycle/footway. All matters reserved save for access. (378047 - 206562)

Thank you for consulting the us on the above proposal. I write to advise that Eastington Parish Council still **objects** to the proposal.

The decision notice demonstrates that members of Stroud District Council had concerns about the following matters which resulted in a refusal as insufficient benefit was found to outweigh the harm to the character , appearance and amenities of the area to justify a departure from the development plan.

Eastington Parish Council note that these are the:

-) Rural location outside settlement boundary
-) Very prominent from localised viewpoints and the scheme would appear out of character with the Severn Vale
-) There is insufficient information with regards to design and landscaping to ensure that the character of the landscape can be maintained.
-) Impairs rural character and the setting of listed buildings along Grove Lane
-) Scheme would appear overbearing and general disturbance to neighbours
-) Vitality and viability to Nailsworth

The only physical change to the scheme is the change of one of the two external practice pitches to be an artificial pitch. The use of a Section 106 Legal agreement does not overcome the concerns previously raised by EPC.

Eastington has not identified a community need for additional playing pitches, nor an all weather pitch and whilst it is recognised that this may serve a wider population it will be no use to the wider community unless it is genuinely, regularly and consistently, available and useable at times and for period of use when clubs and perhaps schools need to train. This will likely conflict with the needs of FGR and conflict with the condition to prevent floodlighting/manage lighting. Even if good and protected availability of the pitch is negotiated prior to a decision being recommended this does not outweigh the harms found by the DCC committee or the objections of Eastington Parish Council.

No new information on other matters has been submitted to date and as such the Parish Council retains its previous **objections** which were last submitted as Response to FEI8 in January 2019 and representation on behalf of Eastington Parish Council by Troy planning and design , dated March 2018. These are attached here as part of the Parish Council response.

The Parish Council is seeking further advice and as such will forward any further comments in due course.

Yours sincerely
Karen Hayes MRTPI
Planning Clerk