

From: [REDACTED]
Sent: 15 January 2020 16:01
To: _WEB_Local Plan
Subject: Objection to Local Planing Review

Follow Up Flag: Follow up
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I would like to Object to the Wisloe Green (PS37) Proposal;

Wisloe and surroundings was until after this proposal was introduced grade 2 agricultural land, but since this proposal it has miraculously been downgraded to be 3b, how convenient. If we loose this land we can't change it back later. Why not bring forward the Hardwicke proposed site or one or many of the ones that SDC have ignored previously. Last year you ran a similar survey and it came out people were against the Wisloe Green Development so why is it still in? In 2017 it wasn't even mentioned in the consultation plan? Is it true what the ECT rep said "it will happen there is nothing you can do about"? Dispersal would be a better option but obviously it's more work and less profit than Wisloe.

In last years survey even the few people who thought Wisloe was prime for housing voted against it for commerce so why add that too. It would appear it most plans ECT have decided to use industrial units to deaden the M5 noise which would mean the commercial traffic constantly driving through these green communities plus possibly just replacing one noise with more or another.

The proposed Wisloe Green would cause the coalescence of Slimbridge, Cambridge and Cam I believe this is against good planning principles.

There would be far more people (3:1) in the new green village than the rest of the Parish! Wisloe would have the voting power to rule the Parish. Slimbridge, Gossington and Cambridge would just be the outskirts of Wisloe green!

I see a noise survey has been done, in such a way that doesn't include things like the football club which will have a bigger impact than road noise to many of the new residents. Also the survey says the business park is open from 7:00am - 5:00pm Mon - Fri, 8:00am - 12:00pm Sat and closed Sundays this is not the strictly the case, these are the times it might be open to the public but there are people and vehicles in and out all days and all hours. One Company even says on it's website 24/7 365 day of the year! This survey also does not take into account all the other new communities that have yet to be completed and the extra traffic they will inflict on the A4135/A38 junction or busy times of the day now, so what was the point?

Yes Wisloe is not an AONB but will show-up from a number of AONB locally as a sore thumb in what would be a rural landscape.

The Stroud area was supposed to be designated a Rural District with Severn Vale being the most Rural part of that, Wisloe Green will put an end to that.

I can't imagine residents of Slimbridge or Cambridge will be impress when it rains, at present Wisloe occasionally can flood but it drains away after the rain stops. If this Village and associated roads, business Units, car parks and facilities are built then that rain water has to go somewhere and Cambridge and Slimbridge are down stream, we already know Slimbridge has problems coping with run off and foul water what will this do.

We look out on to the fields at Wisloe farm(as used in the pamphlet for the plan, where houses will be) and have enjoyed seeing lapwings and the like coming into the field in the winter but where will they all go, as too swallows, bats, etc. that use the farm building to roost in the summer?

The traffic is not great at the moment, but add 3000+ car to the mix and it will be far worse plus the other new communities that have yet to be completed locally and that's only locally. Most of us use the M5 or A38 to get to and from work and the queues for those get worse week by week as more houses go up and get occupied. How does this sit with SDC's commitment to be carbon neutral by 2030?

Wisloe Green Can never be "A community" first it is spilt by the A4135 so straight away we have 2 communities but then looking at all the various plans put forward these all split into smaller communities which we were told would be by cost so we'll end up with a gated community for some wealthy people and so on so if these do create communities it will be us and them throughout the various parts. That does not make a community.

The Railway commuter idea doesn't work, the station car park is already over flowing onto the road outside. Trains are nearly at capacity now and that's before all the new housing around the station are finished and occupied. However you try there is no safe route to walk or cycle to the station from Wisloe. Building bridges over the railway and M5 sounds good but on a wet windy day you'd be soaked through before you got to the station. That leaves us with a few thousand cars leaving every morning, trying to negotiate the A38 round about or whip across the A4135 and through the other housing estate to miss some of the traffic. As when the motorway is blocked now, with all the extra traffic drivers from outside the area will use the estate roads as short cuts to miss the roundabout.

I'm guessing as with all new businesses the parking will be less than they need, look at the recycling plant just down the A38 from day one workers have had to park outside, luckily it's a lay-by.

Why has SDC concentrated so many of these developments in the southern parts of the District?

In your own final Sustainability Appraisal Report for the Stroud District Local Plan Review - Draft Plan November 2019 you make a number of conclusions

Only 3, SA1: Housing, SA16: Employment and SA17: Economic Growth, get "Significant positive effect Likely". Is this really good enough 3 out of 17! And will the new employment be for locals or existing employees when their companies move here because they get a good deal to relocate? Are the people who work going to want to or afford to move here and are the people likely to buy here going to want to work in the local businesses?

SA2: Health, only gets "Mixed significant positive and minor negative effects" and SA4: Crime, manages to get Negligible affect likely. What does that mean my experience of living near new housing is that crime shoots up as there are white vans in and out all the time and no one knows who supposed to be there, and can we really believe that 1500+ new homes and families won't attract more criminals?

SA5: Vibrant Communities, SA6: Services and Facilities and SA14: Climate Change, are only Minor positive effects likely, this doesn't say much for the point of this proposal.

Surely SA11: Water Quality, SA12 Flooding and SA13: should be the nails in the coffin for this plan if by your own study it isn't good for the water quality or land use and could have an negative effect on flooding. I can see the headline now SDC causes historic Village to flood in-spite of numerous warnings including their own reports.

As for SA10: Air Quality, mixed significant negative and minor positive effects likely, this would appear to say you care nothing about the people living here. Also not sure how that sits with SA2:health(see above).

Stop this madness [REDACTED]

P.S. perhaps this year you could redact names and address first before putting them online?