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17.01.2020

To Whom it May Concern

**RESPONSE TO STROUD DISTRICT COUNCIL DRAFT LOCAL PLAN**

Firstly I do not support the SDC strategy or Draft Local Plan with regards to meeting future housing growth. It is deeply flawed and many aspects run contrary to existing policy guidelines.

I wish to make the following observations with particular reference to the proposed building of a 'garden village' at Wisloe consisting of some 1500 homes and light industrial units.

1. The proposed Wisloe site will see a massive urban sprawl from Cam to Slimbridge. This will fundamentally change the dynamic and rural nature of the Parish of Slimbridge. It is contrary to your own Planning Policy guidelines regarding coalescence of individual communities.
2. The proposed site will be bordered by the M5 motorway, the A38 and the main Bristol/Gloucester railway line. The M5 is elevated here and I do not believe developers will be able to mitigate both noise and pollution levels.
3. It was extremely disappointing to learn that a recent survey commissioned by the Earnest Cook Trust and Gloucestershire County Council (the landowners!) suggests regrading the Agricultural Land Classification from Grade 2 (as Natural England does) to Grade 3b. This has always been quality agricultural land and I strongly believe that this land change assertion needs to be independently verified and robustly challenged.
4. The Draft Plan identifies a Government target for a need of 12670 homes over 20 years. Why does the Local Plan show a plan in excess of 15000? This is well in excess of forecasted population growth in any case. Wisloe is not needed!
5. Cumulative developments along the A38 corridor are having serious impacts on our local roads. The A38 at Junction 14 is already operating at capacity as recognised by Highways England. This development will only stress the system further. There is not the employment for 1500 homes – Wisloe will be another dormitory village and commuters will be travelling in the main to Bristol or Gloucester. This does not accord with SDC policy of ensuring homes are closer to main work areas to limit carbon footprints etc.
6. Our local infrastructure will be massively strained. Services such as doctors, dentists not to mention Rednock Secondary School are already at capacity.

SDC should be looking at Brown Field site options not tearing up Green Field sites. Surely the best way forward is dispersal of homes throughout not the massive impact a new 'village' will have. I

strongly believe that this plan has been produced because it is 'easy' for the Planners with willing landlords. This needs to be challenged.

