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Sent: 20 January 2020 13:25
To: _WEB_Local Plan
Subject: Wisloe Green Garden Village

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I am a resident in Cambridge in the parish of Slimbridge. I write regarding the proposed Stroud District Council strategy/draft housing plan in the Cam-Slimbridge area concerning the Wisloe Green area.

I do not believe that this proposed area for development was included in the original 2017 housing distribution plan. On recent inspection it would appear that it is now proposed to build not only on land in the Wisloe area but also on land south of the Slimbridge roundabout in several fields to the east of the A38 and behind Rocket Rentals. Potentially this could amount to something like 1,500 houses. To me this is a gross invasion of the historic and cultural ethos of the village of Slimbridge increasing the size of the hamlet by a staggering and overwhelming three hundred percent. One understands the need for areas of new housing but potential sites should be shared reasonably evenly by all communities in the Stroud district. The magnitude of the proposed development in Wisloe will destroy any semblance of village identity. The term "garden village" is a misnomer in planning speak and in bad taste.

I also have other reasons for not approving the proposed development, besides its sheer scale, mainly regarding the supporting infrastructure.

Existing roads are in no way capable of dealing with the traffic that is likely to be generated. It often takes me over ten minutes to get on to the A38 at present and as most of the traffic likely to be emanated by this largely dormitory development of those seeking employment to the south towards Bristol and to the north in Gloucester and Cheltenham will surely exacerbate the problem markedly. In the public display it was suggested that a new motorway junction might be installed to alleviate the problem but it was not known when. The bridge over the railway is also becoming rapidly unfit for purpose being too narrow and in a partial state of collapse. The footpath is barely wide enough for one pedestrian and impossible to be accessed by push-chairs and, in my case, a mobility scooter, without taking to the dangers road. There is no footpath to the east of the railway bridge, only high kerbs and muddy grass verges. The existing Cam and Dursley station would also be totally inadequate to cope with any increasing demand in its present form. Witness the number of commuter cars left all day along Box Road. The position might improve a little with the reopening of the station on Stonehouse. All these matters should be considered in an overall transport planning strategy prior to any development. The increase in noise and air pollution should also be considered by Stroud District Council which, I thought, prides itself to being environmentally green.

Notwithstanding the above the Slimbridge parish has longstanding issues with flooding and foul water disposal. Severn-Trent Water Authority have recently spent over two million pounds trying to resolve matters with a modicum of success but the planners keep allowing housing development in the parish adding to the problem. The treatment plant in Coaley is unable to cope allowing untreated sewage to pollute the River Cam on thirteen separate occasions in the last year alone. This is after many thousands of pounds has been recently spent on upgrading the river to improve fish stocks and mammal habitats. The building of such a large number of houses with their tiled roofs and hard standing driveways with diminishing soak-a-ways will further add to these existing problems.

There also seems little in the plan to support such an increase in population other than perhaps the eventual provision of a school. What about shops, medical centres, local employment, etc.all of which are overstretched in the area.

From a historical point of view, there is much evidence to suggest that there is a roman road and iron-age ditches crossing the proposed sites. A recent field walk by detectorists unearthed over a thousand artifacts within a few

hours thus giving rise to the probability of Iron-age and Roman settlements. The whole site would need to have a complete archaeological investigation prior to any development.

One should also be mindful that site would be built on prime agricultural land most of which is Grade two. It is also an area where curlew, long-eared owls and cattle egrets visit in increasing numbers.

Finally, what about the visual landscape when viewed from the Cotswold Edge and even the Forest of Dean, a linear urban sprawl – how pretty to the eye!!

In conclusion I believe that there is much to consider before such an undertaking begins to take place. I don't think many would object to a small sustainable development of the right type of housing at Wisloe but this rape of the countryside should not be permitted.

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