

20/1/2020

Dear Stroud District Council Strategy Planning Team

Having heard about the proposed development of 'Wisloe Garden Village (PS37) I would like to strongly object against its approval on the following grounds.

- This massive development will join the parish of Slimbridge with Cam and Coaley. the identity of each location will be lost. Coalescence of villages and towns is not allowed as planners are fully aware.
- The roads in the area will not cope with the extra traffic, with the existing and proposed housing developments in Cam and Coaley we could easily see an increase in local traffic, circa, 6000 cars. The approval of Forest Green Rovers stadium nearby will also see a significant increase in traffic on match days and the proposed development at Berkeley/Sharpness even more through traffic. Anyone who lives in the area knows the roads are already bursting and if the M5 is shut the A38 is the only alternative route creating chaos and gridlock. The levels of noise and pollution in the area are already high due to the proximity of the A38 and M5 and this significant increase in traffic will be to the detriment of every 'locals' health and wellbeing.
- Slimbridge is already recognised as an area with severe drainage issues. It is all very well developers stating this is now 'Severn Trent's' problem to sort out but it is local residents who have to live with the results. The pond left at the smaller recent development at Barton Field on Dursley Road is one such example where locals informed the council of sewage issues and the result is an unsightly mess.
- The owners of the proposed land have magically paid for a land survey. Their results have down graded the land two whole steps from 2 – very good agricultural land which should not be considered for development to 3B which could allow development. Their survey was undertaken at a time of year when the soil was least nutritional and should not be trusted. Residents are aiming to have their own survey done on the land. The land owners should allow this survey to happen if they have nothing to hide.
- Stroud District Council (SDC) have already decided that development at places such as Hardwicke are not suitable even though the rejection criteria used for this site is very similar to the objections that are currently being voiced by the vast majority of residents in the Wisloe Green Development area.
- 80% of the new houses proposed by SDC are in the south of the Stroud District. This is ridiculous and unfair. Areas are being forced to fight against each other to stop their communities being destroyed. The only fair way to resolve the housing problem is to disperse new houses across the whole of the Stroud district, this would meet the feed back given to SDC from residents in the catchment who stated they preferred development spread throughout the Stroud District. It unfortunately comes across that SDC's local plan is designed only to suit SDC planning officers as big developments give less hassle. Residents feedback should be evaluated and not ignored.

- New residents at the proposed development would struggle to find a local job. Significant job losses have already occurred with Mawdsley's and Lister's shutting down. In Stonehouse, National Oilwell is about to shut and SKF is on a planned shutdown. Renishaw's have also recently announced 200 job losses. The proposed new commercial buildings will not even touch the sides of the demand for jobs in the area. The result would be obvious, the development would be a commuter town where nearly all new residents would commute a considerable distance to find work in Gloucester, Cheltenham or Bristol. The demand for trains at Cam and Dursley station would far exceed what they are able to currently offer.

Finally, having lived in the village for the best part of my 53 years I would like to express my total disgust at what the developers are proposing. I live in a village because that is my choice. I love the countryside and the wildlife that also lives here. If I wanted to live on a massive housing estate I would move to Kingsway in Gloucester, but I DO NOT WANT THIS and don't see why developers have the right to impose this on me and TOTALLY RUIN the lovely area I have grown up in. As part of my job I occasionally visit new housing developments and the sites never look like the pretty pictures the developers produce. Cambridge has already had its share of new houses, approximately thirty in recent years, this is already enough for a small village to take.

It should now be the turn of those areas that have not allowed any development.

Regards

