

**From:** [REDACTED]  
**Sent:** 20 January 2020 21:28  
**To:** \_WEB\_Local Plan  
**Subject:** Proposed development at Wisloe Green

**Follow Up Flag:** Follow up  
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Dear Sir/Madam

I am writing to object in the strongest terms to the proposed development at 'Wisloe Green'.

It seems to me the Council has chosen the path of least resistance to the Government requirement for additional housing. I say this because a significant chunk of this land is currently already in public ownership (via the County Council) and much of the rest is in the ownership of a charitable trust which seems prepared to betray its purpose of advancing productive and environmentally friendly land use. Thus, your plan seems to disregard many of the planning considerations for sustainable and appropriate development you yourselves have put into place, in favour of an 'easy' dumping of a large chunk of your housing plan onto a valued rural community.

What is even more unacceptable is that your plan appears to be proposing housing developments in excess of the government requirement. This is the only possible interpretation of the figures in your own local plan document page 32 (item 2.44) along with page 193. The figures make clear that the government target is set at 638 dwellings per annum for SDC (12,760 over 20 years) but the current plan shows a total in excess of 15,300 new homes. Population growth during the next 20 years is expected to be 20,000 which does not require 15,300 new homes! In addition to this It is apparent that there are 1000's of empty properties in the district which could be freed up to meet the number required.

So, why is a massive 'mini-town' of 1500 new homes being proposed on largely green field sites when this is clearly not even necessary to meet the government target?

Of course this would not just be a 'mini-town' in itself. The effect of this development would be to join up Dursley with Cam, the new Box Road development, Wisloe Green, Gossington, Cambridge and Slimbridge into a virtually unbroken conurbation, destroying green fields and any notion that people in this area live in a rural or semi-rural area. We and our neighbours came to live in this pleasant part of near-rural Gloucestershire and this unnecessary development will blight our neighbourhood, destroy much the surrounding country-side and its wildlife.

I list below some of my other serious concerns about what the Council is proposing:

- A great deal of productive farmland will be lost. I note that the grading of the land has recently been downgraded. Are you able to reassure local citizens that this was done on its own merits and not as a way of diminishing resistance to your Wisloe Green proposal?
- Noise and air pollution levels are already appalling due to levels of traffic on M5, A38 and even the incinerator at Junction 13. Already, we have problems in our upstairs bedroom of motorway and A38 noise at night. This pollution will become even higher and potentially cause damage to health on an even greater scale.
- Traffic flow is already extreme and can only increase with at least two cars per new household. Two car ownership is common now and is unlikely to reduce in the future. The streets of our 'rural' area are already being cluttered with all the cars which cannot be

parked next to their owner's houses. They are already causing me and my family a significant hazard as we try and leave our house in Narles Road on to Old Dursley Road, our only way out. This large extra housing development will undoubtedly spill numerous cars onto the Old Dursley road amongst other local roads.

-This is in addition to your proposal to allow buses and cars to travel along the narrow and cluttered Old Dursley Road from and to the A38 from the Wisloe development, across the Narles Road entrance, virtually guaranteeing serious accidents.

- Local lanes have been made dangerous and damaged badly by the huge amount of traffic, often going at motorway speeds, and obviously this can only get worse.

- Surely, given the reality of Brexit and its ambition to revive British agriculture and industry , we need to treasure our agricultural land not build houses on it.

- Despite the huge developments which have already blighted the surrounding areas no infrastructure that I am aware of, has been put into place, hence Schools, doctors and the like being pretty much overwhelmed. I have been told by planners that developers will provide these but as I understand it there is no requirement, legal or otherwise, for this and as all but the most naive know developers are interested in one thing only - maximising their profits.

- Why are shops and industrial units required when we are all more than adequately covered by Shopping centres close by or is this just the general fiction of providing employment which may persuade a few that the total destruction of the countryside will be worth such appalling eye sores being developed.

I realise critical comments can be brushed aside on the pretext that no viable alternative has been proposed. If this happens it would be intellectual cowardice on the part of the Council . It is not the job of citizens to develop alternative plans, but it is the role of the Council to give due weight to concerns and come up with answers and alternatives. Some such alternatives could include the use of many more 'brown-field' sites, regenerating previously thriving areas such as Sharpness more strongly, extending current conurbations which already have the necessary infrastructure etc.

I welcome this opportunity to express my opposition to this badly conceived proposal. Equally, I hope that my comments and those of other objectors will be properly considered by the Council and adequate responses provided before decisions are taken.

Yours sincerely

[Redacted signature]

[Redacted address]