



21st January 2020

Wisloe Green

Dear Sir,

The proposal to put 1500 new houses on a green field site next to the M5 is of a very dubious origin and full of sharp practices.

The scheme was added to Stroud District Council's Local Plan at a very late stage in the spring of 2019. Although perfectly legal, it was an obvious deliberate act to try and minimise public awareness and to circumvent organised objections.

In addition, much of this land has been classified as Grade 2 arable land for many years. Wheat, Maize and barley have always been grown there; Grade 2 land is rarely used for building because it is considered a national asset. The developers have obtained a report downgrading this land to Grade 3 (b). This appears as a simple way of overcoming any objections, however, people's memories, and the current land use, easily counters these arguments.

Potential traffic problems concerning this site have been ignored. Fifteen years or so ago, a proposed filling station close to Slimbridge roundabout was turned down because of the increased traffic volumes, by Gloucestershire County Council. One wonders how this roundabout will cope with the new volume of traffic from these houses and the new houses in Cam.

On a planning basis, I believe the following points, in no order of importance, have not been considered seriously by the developers:-

1. The high traffic noise levels for potential residents has not been sensibly addressed. The southern section of the development is significantly lower than the M5, so no amount of banking or fencing will control the noise levels.
2. The access to the sites by road junctions has not been clearly assessed. The Slimbridge roundabout is clearly overloaded at peak times. It would be strange traffic flow to have two or three roundabouts within a short distance on busy A roads.
3. Lip service seems to be being paid to the impact of so many houses on the local rural community. The obvious need for schools, shops, and play areas seems to have been ignored.
4. The fields concerned are flat with poor drainage. They currently hold standing water for long periods in the winter. A covering of tarmac and concrete will only exacerbate this situation.
5. Slimbridge and Cambridge have had poor sewerage for many years. Severn Trent have spent a lot of money recently trying to resolve these issues. The current pumping stations or the underground pipe to the Coaley treatment works will not be able to cope with so many houses.

I believe the proposal to develop so many houses at Wisloe is wrong on so many planning and common sense grounds. There are obvious better places to put houses in the District without resorting to using such high grade arable land with such poor access and facilities.

Yours Sincerely

A solid black rectangular redaction box covering the signature area.