

[REDACTED]

From: [REDACTED]
Sent: 21 January 2020 21:10
To: WEB Local Plan
Cc: [REDACTED]
Subject: Concerns regarding the proposed new settlement at Wisloe Green

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir / Madam

Whilst I appreciate that there is a significant need to build additional housing within both the county and the district, I am emailing to raise my concerns over aspects of the proposed new development at Wislow Green.

I am concerned that ...

- The size of this development, plus the other proposed developments on the other side of the M5 and running into Cam will dwarf all existing settlements in the area, impacting the local character and sense of identity.
- Prime agricultural green belt land is being lost to development, are there not any brown field sites or sufficient in fill that can be used to reduce the impact / scale of this proposed development.
- Regarding the agricultural grade of the land I was upset to know that the recent study using a very small sample of the site had resulted in the downgrading of the whole land grading. I feel that the limited input may have enabled the results to be skewed.
- The scale of developments across the district seem to be heavily contained towards the north. Could the development not be split over other sites further south towards M5 J14 and beyond?
- Whilst there are green transport options available (bus and train) from or near the site their limited capacity, infrequency of operation, and short operating days of the services will not be sufficient for a settlement of the proposed size.
- The resultant increase in traffic volume and lack of road improvement proposals will significantly impact existing road users, adding to delays and increased traffic pollution caused by traffic waiting at junctions. This will be most noticed getting in/out of slimbridge village, as well at the M5 motorway junctions where there are already regular queues during morning and evening rush hour.
- The employment opportunities that will be created within the very small employment space will not be sufficient for a population expected within a settlement of this size. The settlement will therefore become a dormitory site further increasing traffic volumes.
- Whilst the site itself may be of low flood risk, the impact to down stream settlements may be greater following heavy rain. Parts of Slimbridge village and Ryalls lane have previously flooded and water run off from this development may further impact these areas.
- The new school will be in direct competition with the existing school in slimbridge, and I am concerned for its longevity as both a school and a community resource. How will both be sustained? If the school is built during the first construction phase, how will it be viable with a limited attendance? If the school is built at the end of construction where will all the extra kids go in the interim, without denying slimbridge children places in their nearest primary school?

Please take these concerns into account when furthering the proposals.

Yours Sincerely

[REDACTED]

[REDACTED]