

From: [REDACTED]
Sent: 21 January 2020 21:15
To: _WEB_Local Plan
Subject: Proposed Stroud Local Plan - 'Wisloe Green' proposed development response to consultation

Follow Up Flag: Follow up
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Dear Councillors,

I have attended the open meetings to look at the proposed development east of the A38 at Slimbridge.

I object most strongly to any development of this nature for the following reasons:

1. The land proposed for development is classified as Tier 3b and 4a which relate to small rural villages with limited services and environmental constraints for growth. A development of some 1500 houses would have significant environmental damage to the area and goes against the tier descriptions SDC propose in their own review.
2. Coalescence of settlements – this development would effectively join together the villages of Cam and Slimbridge. The current green space would be lost between the two settlements which goes against the local plan review to avoid coalescence of towns and villages to retain their individual character.
3. Land use: This is good quality agricultural land. It is the last largest remaining area of grade 2a and should not be built on.
4. This area of land also forms part of the flood plain for the River Cam. If it were to be built on the run off would cause severe flooding problems. There are already serious problems with the water run off and sewerage in this area, and this will only exacerbate it.
5. The proposed area for development and number of houses far exceed what the local area can accommodate. There is insufficient employment opportunities in the area, and it will be a dormitory town for Gloucester, Cheltenham and Bristol. It does not make any sense to build 1500 + houses here in addition to the additional houses being built along Box Road.
6. Transport/roads. The local roads would not cope with the additional traffic. To say that people will use bicycles is ridiculous. There is no safe access across the railway line to Cam and Dursley Railway Station and the trains and station would not cope with the additional needs of all the new residents. The parking at the station is already at capacity with cars being parked all along Box Road on weekdays causing obstruction
7. J14 of the M5 is already at capacity and would not be able to handle additional traffic at rush hour times. In addition, the A38 is already the alternative route whenever there is a problem on the M5 (which seems to occur frequently) and causes long tail-backs around Slimbridge.
8. This area of land was not included in the original plan – no proper study has been done due to its late submission. It has been pushed through by the Ernest Cook Trust and SDC who own the land. Both Slimbridge and Cambridge have been included in the the Stroud District Role and Function study 2018 which states that both areas have no significant employment role with residents who work with 2 km of home are low compared to the rest of the Stroud district. The majority of Slimbridge Parish travel outside the parish for employment.
9. Noise and pollution. The houses will be very close to the M5 and because that section of the M5 is raised it will be difficult to mitigate against this. Has a noise impact survey been undertaken?
10. Visual impact. This development is against the Strategic objective SO6 in seeking to minimise the impact of development on biodiversity and sensitive landscapes by prioritising sites that lie outside the Cotswold AONB or the protected landscapes of the River Severn Estuary. This area is clearly visible from the escarpment and Slimbridge is a small linear village in an East/West orientation. The proposed development will cut right across this in a north/south orientation.
11. Ecology/wildlife. The area supports a wide number of species including bats and newts. The development could also impact upon the migrating birds arriving at WWT.

12. Ernest Cook. This use of land owned by the Ernest Cook Trust for a housing development goes against the purpose and values of the Trust for providing education and returning land to farming. It is completely at odds with the ethos of the Trust to sell off good agricultural land for housing.
13. Archeology. There have been many exciting discoveries of Roman remains in the fields around Slimbridge and it is very likely that there could be similar remains in the fields marked for development. A full archeological survey would need to be conducted.
14. Alternative sites for development. There is land by Hardwick which would be more suitable for housing in these scale as it is nearer to services and has public transport links. Also, it would balance out the quota for housing for which currently the local plan has proposed putting 80% of the allocation south of Frampton on Severn!

In conclusion, for all of the above reasons, I believe this proposed development should not go ahead.

Yours sincerley,

