

Proposed Wisloe Garden Village

I the undersigned object to the above proposal for the following reasons:

1. ***Coalescence*** - The proposed development for Wisloe Garden Village is totally disproportionate to the areas of Slimbridge, Cambridge, Shepherd's Patch, Gossington, Hurst and Hornshill. The proposed development will potentially join the above along with Coaley, Cam and Dursley in a large urban cluster resulting in these areas losing their individual identities and becoming one massive urban sprawl.
2. ***Development Selection*** - Cambridge has, over the past five years, experienced considerable housing development, i.e. Barton Fields, Dursley Road and in-filling of properties along the A38 Bristol Road impacting on the already fragile infrastructure. The original 2017 Local Plan consultation did not include the proposed development of Wisloe which implies that the proposal for this development has not been subject to the correct consultation. Dispersal for housing sites does not appear to have been considered even though this was the preferred option in all previous consultations. Requirements for housing should be achieved by dispersal and not by mass development of one particular area, i.e. Wisloe and Sharpness. This development is in excess of the Government's requirement so why develop Wisloe?
3. ***Land Quality*** - The proposed development would be constructed on Grade 2 very good quality agricultural land. This has been classified by Natural England and is still current and therefore should not be considered for development.
4. ***Conservation*** – There is concern for the destruction of the hedgerows and damage to the wild life habitat in these areas. There are records for the sightings of listed birds by the British Trust for Ornithology.
5. ***Drainage / Flooding*** - The proposed development will have a severe impact on the local flood plains exacerbating the already saturated low level fields which become severely water-logged during heavy rainfall and causes excessive run-off onto Dursley Road and into the River Cam This can at severe times inundate the existing storm drains which are currently maintained by the local residents in order to prevent flooding into our properties. The proposed development would only increase this problem massively.
6. ***Sewage*** - The existing sewage system becomes overwhelmed with heavy rainfall resulting in backup of sewage into some properties and a repugnant smell of sewage into other properties. Although Severn Trent are currently relining the existing sewage pipe work to help alleviate storm water entering the sewage system there does not appear to be any funds available to increase the overall diameter of pipe work or the upgrading of the pumping station and water treatment works that we so heavily rely upon.
7. ***Traffic Pollution*** - A development of this size could create a massive increase in traffic onto the existing M5, A4135, A38, Dursley Road and Wisloe Road to name a few. These roads and the footpaths (where they exist) and in particular Dursley Road and Wisloe Road are in extremely poor condition and very badly maintained. These roads are currently used regularly by walkers, cyclists and horse riders.

8. The main roads in the area would struggle to cope with the possible increase of up to 3000+ vehicles from the Wisloe Garden Village Development leaving aside the additional traffic from the proposed Berkeley and Sharpness development areas
9. It is also quite frequent that due to accidents on the M5 the A38 becomes a detour and causes a complete standstill of traffic. At other times Dursley and Wisloe Road becomes a “rat-run” with vehicles travelling at high speed due to this being an unrestricted road. There are already problems of exiting from Dursley Road and Wisloe Road onto the A38 and the A4135 during the morning and evening peak times as well as delays from Slimbridge on to the A38 and the A4135 Dursley and Slimbridge roundabout. The traffic also vastly increases during the summer months due to this being a Tourist area. The increase in traffic in all areas surrounding this development would result in higher levels of air pollution impacting on all residents present and future.
10. The amount and size of Construction traffic onto the above roads would only create further problems and issues for the local residents. During the building of Barton Fields, the renovation of the Narles Farm and the building of Nos 5, 6 and 7 Dursley Road caused severe disruption for the local residents both in terms of increased traffic, noise pollution, air pollution and parking issues.
11. The proposed Development is sandwiched between the M5 Motorway, the A4135 and the A38, these are year round high traffic routes which already causes air and noise pollution to the existing areas, let alone a new build proposal sitting immediately alongside these roads.
12. **Transport Links** - At present transport links in the area are very poor; the Bus service to Gloucester and Bristol has recently been reduced further with no links to either Slimbridge or Cambridge from early evening. Due to the recent development at Coaley / Cam there is now parking congestion outside of Cam Railway Station onto the main road narrowing the road considerably. Any further development in the area would only exacerbate this issue of parking creating a possible danger to life. The Developer’s report states that it would not be possible to cycle or walk to the nearest large employment areas, i.e. Gloucester, Stroud and Bristol. The proposal for a bus route along Dursley Road is totally impractical. The road is in very poor condition, is certainly not wide enough to allow a bus and other vehicles to pass safely nor are there any facilities on part of the route for pedestrians to walk safely. When the school coach used Dursley Road as a route through in order to avoid the A38 (2005 – 2008) there were several near misses with parked vehicles and pedestrians. There were also times when the coach would demolish branches from trees leaving them in the middle of the road.
13. **Noise Pollution** – As a current resident of Dursley Road the noise levels on occasions from the M5, A38, A4135 and the railway are highly intrusive and are in excess of the permitted noise levels of 50dB for housing. As the M5 already has an elevated embankment it will be almost impossible to reduce this level of noise.
14. **Communications** - With regards to the provision of communications, i.e. telephone and broadband lines, the current exchange is already at capacity with no fibre facility currently available for Cambridge. During 2018 BT confirmed this and have stated that there is no further funding in the Open Reach programme to upgrade this service. The existing lines are a mixture of copper and aluminium which are in a very poor condition causing constant breakdowns, loss of communication and very slow to non-existent

Broad Band speeds. There does not appear to be any credible assessment available on how these issues would be addressed.

15. There are currently no retail facilities in Cambridge and the local shop in Slimbridge closed due to lack of support. Whilst the Plan shows shops and Community facilities the question has to be asked whether the Developers would want to support this without a guarantee that it would be successful. We are currently served by Supermarkets and small retail shops at Cam and Dursley. The road and parking infrastructure would not be able to support such a large development.
16. Taking into account current environmental issues relating to Global Warming, the destruction of Green Belt Land and Natural Wildlife Habitats and the area being so close to Slimbridge WWT the emphasis should be for Stroud District Council to reconsider this proposal. The impact of this proposed development on the rural outlook so close to the AONB (Stinchcombe Hill) is a contradiction to SDC'S commitment to these areas.
17. The proposed area is a green field site and should not be considered for development. SDC must consider developing other areas, e.g. brown field sites as recently stated by the Prime Minister in Parliament.

