

### ***Proposed Wisloe Garden Village***

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

The proposed development goes against all good planning practice as it will result in the Parish of Slimbridge joining up with Cam and Coaley into one mass urban sprawl. This will result in the loss of identity for our villages and hamlets. Any housing requirement in the area should be achieved with dispersal and not the development of an area that would involve the loss of good quality green field sites.

Cambridge has, over the past five years, experienced considerable housing development and in-fill. It appears that Wisloe became an area for SDC in 2015; there was no public consultation and resulted in residents who thought they resided in Cambridge being told as recently as December 2018 that they resided in Wisloe even though the postal address still states Cambridge.

Dispersal for housing sites does not appear to have been considered even though this is the preferred option discussed in all previous consultations. Requirements for housing should be achieved by dispersal and not by the mass development of Wisloe, Cam and Sharpness resulting in 80% of SDC's proposed housing requirement. Alternative sites closer to the larger town of Stroud and the City of Gloucester should be considered as these have the infrastructure to sustain this type of development.

There is a particular concern regarding the destruction of our hedgerows and our active wildlife habitat with sightings of listed birds by the British Trust for Ornithology. As an active photographer this is of particular concern to myself.

The proposed development would be constructed on Grade 2 very good quality agricultural land as graded by Natural England and still current. I have read the report commissioned by The Ernest Cook Trust and Gloucestershire County Council (September 2019). This report has downgraded the land to 3b allowing it to be sold for development. As this land has not been re-graded by Natural England it should not be developed and should remain as good quality agricultural land. The land is actively farmed and grazed from farmers as far afield as Wales.

The proposed development area is classed on the flood risk as 1, 2 and 3 with 1 being low risk and 3 being high risk. Any development on this land would have the potential of overwhelming the River Cam and increasing the risk of flooding to area 1.

I am currently photographing and documenting the water levels on these fields.

The land proposed for development is low lying and any dispersal of water will have to go into the River Cam or as run-off onto roads and drains.

The existing sewage system cannot handle excessive amounts of rainfall; Severn Trent already have issues with regards to excessive rainfall possibly resulting in raw sewage being released into the River Cam. 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. The current River Cam levels have been above normal during the past two weeks due to excessive rainfall.

If Wisloe Garden Village were to go ahead it would lead to a massive increase in the amount of vehicles on the surrounding roads, mainly the M5, A38, A4135, Dursley Road and Wisloe Road. It is unlikely that the existing road structure could be upgraded to cope with the additional traffic.

Wisloe Road and Dursley Road are not designed for heavy traffic use, there have been several near misses with vehicles using it as a short cut when the A38 becomes congested. This is especially so in the summer months or when the M5 motorway is closed. It is becoming extremely difficult to exit from Dursley Road onto the A38 at certain times of the day due to the current volume of traffic.

Transport links in the area are very poor; Bus services to Gloucester and Bristol are very infrequent and to increase these services would have an enormous environmental impact on the rural community.

Dursley Road is not suitable as a mitigation to provide public transport to service the proposed development even with the inclusion of a bus-gate.

SDC has acknowledged in its own survey that only 1% of residents use the train as a mode of transport.

I note that in the recent survey undertaken on behalf of the Ernest Cook Trust and Gloucestershire County Council recorded a noise level of 80dB; this is in excess of the permitted noise levels of 50dB. As a resident of Dursley Road I have recorded noise levels in my rear garden of 90dB+.

The provision of communications in this area has been of a particular concern to all residents as at times our broadband is non-existent. Telephone lines for this area are in demand and there are currently no spare lines available at the local exchange. This was recently confirmed by Open Reach Engineers when trying to repair the existing lines.

Taking into account current environmental issues relating to Global Warming and SDC's Carbon Neutral Policy, this development would require a massive upgrade to our electrical infrastructure and involve the building of very large toxic sub stations to accommodate the power requirements for a green build as the new builds should be run on either passive heating, heat pumps, ground source systems or electrical.

There is no infrastructure for the charging of electric vehicles; this would also involve the massive upgrade of the electrical network for the area. This area is currently served by overhead power lines; the area also constantly suffers from power outages once again affirming lack of infrastructure.

The Parish of Slimbridge lies close to and is also overlooked by and Stinchcombe Hill which is designated as AONB. Stroud is officially designated as a Rural District with the Severn Vale being its most rural part. SDC's Core Strategy states that its aims are to "protect and enhance the natural environment of the district" The proposed Wisloe Garden Village will destroy the very nature of that Policy.

This development should not be considered especially following the Prime Minister's statement that priority must be given to developing brown field sites and not green field sites currently used as good quality agricultural and pasture land.

I strongly object to the development proposal.

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