

[REDACTED]

From: [REDACTED]
Sent: 22 January 2020 00:29
To: WEB Local Plan
Cc: [REDACTED]
Subject: Local plan review response - The Berkeley Cluster

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening,

I am emailing in response to the Stroud district council draft local plan. I do not support the current proposal to meet the future housing needs of the area. In particular I do not support the proposed development within the parish of Slimbridge, with the building of a new village on Wisloe road and surrounding fields.

Currently there are approximately 500 homes within the parish - situated on the edge of an AONB. The proposal to add a further 1500 homes in this area will quadruple the size of the parish and totally change what makes Slimbridge parish a rural area. The Stroud area is officially designated a rural district with the area located within the Severn Vale it's most rural part. The Stroud strategy states clearly that it aims to protect and enhance the natural and built environment of the district. I fail to see how a development of this size would support this strategy, in fact it is the opposite of what the council says it aims to do. The councils own recommendations for development state existing larger communities should be prioritised for development. Alternative sites - for example Hardwicke - already have infrastructure links and are closer to a main employment area.

Furthermore, the proposed site will ruin the views from Stinchcombe hill (the nearest part of the AONB) in stark contrast to the councils commitment to protect these areas and their views. Stroud District Councils environmental ethos, and commitment to becoming carbon neutral by 2030 conflicts with this commitment due to the destruction of high quality, grade 2, farmland and increased traffic bringing higher pollution levels to the area. Wisloe and other sites identified in the local plan are green field. I believe the council has a social and moral responsibility to make better use of brownfield sites, especially those nearer to main employment centres.

Taking the proposed Wisloe Road development into account alongside the agreed developments in Cam and further proposed developments, this will result in the Slimbridge parish becoming 1 small town as opposed to the current collection of smaller villages. With the northerly expansion of Cam, slimbridge parish and Cam and Dursley would also become joined, going against good planning practice of avoiding coalescence. The Severn Vale risks becoming an urban sprawl from the river Severn right up to the Cotswolds AONB, ruining everything that makes the area such a special place.

The selection of the Wisloe Road site is unusual in that it was not considered at all in the 2017 district plan, therefore can not have been subject to the same rigorous evidence based manner of the other sites, given the time scales. The addition of such a large site in such a short period of time goes against the consistently favoured options shared in previous consultations, with planners seemingly ignoring local residents preferences to have a dispersal of smaller housing sites. This seems short sighted as these smaller sites could allow smaller, local developers to provide local jobs for contractors, bring money into local businesses and enable younger people to buy more affordable housing in and around villages they may have grown up in and their family have lived in for generations.

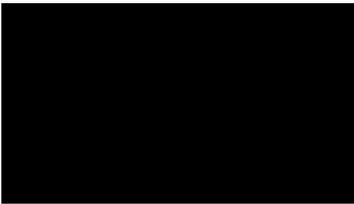
Once this land has gone, it can never be returned to green field. The area will be destroyed forever, ruining the habitats of the rich and diverse wildlife population that

live and feed in the area. Indeed the British Trust for Ornithology have records of birds including lapwings and curlew being seen in the area. The sites importance for these rare species mean that this site should not be considered for development.

The proposed site is between the M5, A38 and A4135. Already the road noise is loud, coupled with the train line, there have been recordings done already by the developers showing noise levels of 80db, already well above the permitted level for housing. With such a disparity, and the height of the M5, I don't see how it would be possible to mitigate the noise pollution to an acceptable level, requiring a reduction of 30 db.

I firmly believe the proposal goes against all the environmental improvements SDC claims it is committed to, ignores planning good practice, especially around coalescence and pays no heed to the wishes of local residents. Therefore, it must be removed from the plan and the council should find more suitable, environmental sites to meet the future housing needs of the district.

Yours Sincerely,



Sent from my iPad