



Dear Sir

I am writing to oppose the large development proposed at Wisloe. I am disappointed that the Council has ignored previous comments and objections to the Districts development approach in previous consultation meeting. It seems pointless holding them if residents are not listened to.

I moved to this area for its natural beauty and support of wildlife, given that it is close to the Slimbridge Wildfowl Trust and the farms are tenanted with the landlord being The Ernest Cook Trust (which according to its website promoted nature and education of children to respect the beautiful countryside that we live in)

There are a few points that I would like to make:

- 1) Firstly I know the land at Wisloe has always been good agricultural land (Grade 2) and should therefore not be developed. Since I've been living in the area this land has been farmed producing good quality output. This country needs to support itself and support local produce to reduce carbon footprint. It's somewhat coincidental that this land grading has recently been changed and looks like it's done so just to support this development proposals. This recent change of grading must be challenged and reassessed.
- 2) Having lived here for over 25 years we see Curlews, Canadian Geese, Lapwings and all variety of birds visiting all the surrounding fields especially Wisloe. It is a perfect environment for these birds so how can The Ernest Cook Trust and the Council think that destroying these habitats is an appropriate idea?

Actually The Strategy of Stroud District Council 'aims to protect and enhance the natural and built environment of the district', clearly these proposals are not consistent with that.

- 3) The Slimbridge area is very flat and constantly threatened by flooding & water drainage issues in general. I am extremely concerned that more houses built on the site at Wisloe will cause immense problems for drainage. I remember a number of years ago there being local flooding ruining a number of cottages in the area. It is a constant battle every year to ensure ditches are very deep to combat this. This will only add to the councils cost of maintaining these ditches and likely to be insufficient post any development. It is difficult enough now to get house insurance in areas prone to flooding so how will the council compensate residents for additional insurance costs or ensure that flooding will not be an issue ?
- 4) Our little settlements in and around Wisloe e.g. Wisloe, Gossington, Hurst, Slimbridge, etc. are all beautiful with country lanes and cycle routes. I ride horses through these lanes and already there are risks with cyclists, horses and the number of vehicles using these narrow lanes. This development will, without doubt, cause further significant use of country lanes by the residents and visitors of the proposed development.

- 5) I worked in Bristol until recently and the traffic build up at junction 14 is ridiculous already (hence the need to turn the traffic lights off at peak times to allow traffic flow – whoever designed and approved this set of lights should be held to account). If there is even more traffic going south from the Wisloe development this will only get worse, plus the additional residents in the development at Berkeley and the soon development at Falfield will only increase the problem further. Even more serious is the associated noise and air pollution that will result in this huge uplift in cars and congestion.
- 6) As regards traffic – if the council proposed smaller development sites across its whole area then the traffic will not be a bottleneck in these large development areas. Dispersal surely will avoid major congestion? Also utilise existing infrastructure not build new.
- 7) There are many areas such as Hardwick which would benefit from development and likely welcomed. This will not impact farmland and therefore surely areas such as this will only benefit the surrounding areas? Why will the Council not look at many smaller developments such as these? Is it because it is more difficult to liaise and control many developments rather than work with fewer contractors? Is the council just looking for the easiest option for themselves? How many of the council live in the proposed development site?
- 8) Also this sprawl that will be the result of the Wisloe development joining up Cam, Cambridge. Gossington etc. is surely against good planning practice – Are we not going to see another Bradley Stoke in this beautiful Vale?

To summarise, I **do not** support the council's preferred strategy as detailed in its Local Plan for Wisloe. I hope the council takes note of these comments and genuine serious concerns to rethink completely this inappropriate Local Plan.

Yours faithfully

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