

From: [REDACTED]
Sent: 22 January 2020 16:25
To: _WEB_Local Plan
Subject: Wisloe Green Development

Follow Up Flag: Follow up

Flag Status: Flagged

I [REDACTED] strongly object to the planned development at Wisloe Green. Having read the draft local plan my objections can be summarised as follows:

1. **Farmland** - Much of the proposed development will utilise land which has been classified as Grade 2, very good agricultural land, and therefore should not be used for development purposes. Surely it is best as far as possible to use brown field sites or land of lesser quality for development.
2. **Traffic** - There appears to be no provision for improving the local road infrastructure. Already leaving Slimbridge to join the A38 road or to continue on the A4135 in the direction of Cam can be subject to congestion, especially at the beginning and end of the working day. Building up to 1500 homes in the area would increase this congestion, and effect the links to the local road network.
3. **Noise Pollution** - I understand that the noise level at the proposed site at Wisloe is already in excess of the permitted noise levels for housing due to the close proximity of the M5, A38 and A4135 roads, and also the nearby railway line. In addition they also contribute to the deterioration of the local air quality which could adversely affect the proposed site.
4. **Infrastructure** - The local amenities, petrol station, supermarket and local retailers such as chemist are already extremely busy and would be severely impacted by such a large development. Whilst there is provision for a new school, there will surely be additional pressure on the other existing local schools. There is already severe traffic congestion at the Primary school in St Johns Road Slimbridge at opening and closing times.
5. **Containment** - The development is not self contained, but would have a significant impact on the villages of Slimbridge and Cambridge, going some way to creating one urban sprawl. Also the development will also threaten the village identities of both Slimbridge and Cambridge, and will certainly go some way to spoiling one of the unspoilt rural communities within the Stroud area.
6. **Environment and Conservation** - The Vale of Berkeley is a special area flanking the Severn Estuary and the Cotswold Escarpment. It contains Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, Key Wildlife Sites, Strategic Green Infrastructure Framework Areas and Strategic Nature Areas, of which the latter two have areas close to the development site. In addition the world famous WWT site at the New Grounds in Slimbridge, albeit a little distance from the proposed site, is nevertheless intrinsically linked to the bird and wildlife corridor of the Berkeley Vale where sightings of many rare species have taken place. Sighting such a large development close by will inevitably have a negative impact on the surrounding environment, and should not take place.
7. **Locality** - The local areas of Slimbridge and Cambridge in particular, have their own village identity within attractive local landscapes. Such a large development as that proposed at Wisloe Green would have an adverse impact on the local special rural landscape. Any local development needs to remain small, and be integrated into the existing towns and villages in order to maintain and protect this rural landscape.
8. **Alternative Sites** - I understand that 80% or so of Stroud's new houses are proposed to be in the Berkeley Vale in two concentrated sites at Wisloe Green and Sharpness. I object to this concentration of new homes and believe it preferable to disperse them more evenly throughout the whole of the Stroud District, locating as many as possible close to existing areas of employment.

I trust that these objections will be taken into account by Stroud District Council during their planning deliberations.

Yours sincerely

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