

From: [REDACTED]
Sent: 29 April 2019 22:26
To: _WEB_Local Plan
Subject: Wisloe Green

Categories: Late Rep

Good evening,

I would like to express my concerns over the Local Plan Review Documentation and in particular Wisloe Green.

There are a number of issues with the proposal which include: -

Merging of villages

The proposed development will potentially result in merging the parish of Slimbridge and the Parish of Cam into one urban sprawl with potentially only the motorway acting as a buffer. This will take the individual identities of each parish away losing their uniqueness in the countryside. SDC Local Plan states *"The countryside in some locations may be important to avoid the coalescence of towns and villages and to retain their individual character. These areas should be protected to retain visual and physical separation"*. This will lose the character of the locality. This goes against SDC Local Plan policy ES13 which states *"Development proposals shall not involve the whole or partial loss of open space within settlements, ... within or relating to settlements. There should be no harm to spaces which contribute to the distinctive form, character and setting of a settlement"*. There needs to be a significant green barrier between parishes and any new development to ensure the historic identity and individuality of each area is retained.

Tiers of land

In relation to Slimbridge and Cambridge, 'Wisloe Green' will be a large development 3 times the size of the whole of the parish of Slimbridge. This is out of proportion for the parish and will be unsustainable to the local environment. Cambridge is in Tier 5 of SDC Local plan and Slimbridge is Tier 3.

In SDC Local Plan, Tier 5 states *"These remaining settlements have a lack of basic facilities to meet day to day requirements. However, there could be scope for very limited development, should this be required to meet a specific need identified by these communities in any Neighbourhood Plans"*; and Tier 3 states *"These villages possess a limited level of facilities and services that, together with improved local employment, provide the best opportunities outside the Local Service Centres for greater self-containment. They will provide for lesser levels of development in order to safeguard their role and to provide through any Neighbourhood Plans some opportunities for growth and to deliver affordable housing."*

Both descriptions of the tiers should therefore rule out a 1500 house development within the parish.

Land usage

The land usage for the proposed development goes against the National Planning Policy Framework (NPPF) which states (Chapter 11 p117) *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*. The impact of 1500 houses in a small rural parish will not be safeguarding nor improving the environment. Instead it will have damaging effects on the local wildlife especially in terms of the local Wildfowl and Wetlands Trust where migrating birds go annually. SDC Local Plan states (*"Protection for all wild birds is required under the EU Wild Birds Directive. The Wildlife and Countryside Act 1981 (as amended) provides similar protection for other animal and plant species that are rare in Great Britain, such as water*

voles. It also protects all wild birds in Great Britain, their eggs and active nests. Some species are protected from persecution (such as badgers) or from hunting or harvesting in an excessive or cruel way (such as game birds and deer). Offences under The Act in relation to the obstruction/disturbance of places used for shelter or protection, or the sale of said species, also apply to European Protected Species.” Therefore, any development will need to carry out all relevant surveys on this matter and mitigate against harm caused by development.

The land being proposed to be built on is good agricultural land. The NPPF states (Chapter 17, p170b) *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

“protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan”.

Building on good agricultural land would mean a loss of potential economic resources of growing food and also that of local jobs for local people.

The land being proposed is of Grade 2 which is deemed very good, and therefore should not be considered in the Local Plan review as acceptable for development

Traffic and roads infrastructure

The additional traffic will also not provide a safe environment with additional pollution and lack of infrastructure to promote safe walking, cycling, horse riding and access to public transport according to Chapter 9 of the NPPF *“Promoting Sustainable Transport”*. Whilst Cam and Dursley train station is only a short distance away, this is not safely accessible by foot and this would have to be addressed to provide those means of accessibility.

Noise and intrusion

The NPPF states (Chapter 15 p180) *“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.”* The location of the proposal will mean that a significant amount of housing will be situated next to the motorway; which will advertently come with noise and air pollution.

Please review the issues above and give it your full consideration.

Yours faithfully

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