

From: [REDACTED]
Sent: 11 January 2019 17:20
To: _WEB_Local Plan
Subject: Re Wisloe Green Proposed Development

I hoped this would be an unbiased procedure but I get the feeling Stroud Council are in favour, when I visit your website and look at the document heading,

["https://www.stroud.gov.uk/media/738591/item-8-appendix-a-final-draft-preferred-strategy-ilovepdf-compressed.pdf"](https://www.stroud.gov.uk/media/738591/item-8-appendix-a-final-draft-preferred-strategy-ilovepdf-compressed.pdf).

"Preferred" and "I Love" don't sound unbiased to me. Perhaps the in future "final_draft_strategy_pdf_compressed.pdf" would be enough.

I would like to object to the proposed development on the following grounds. I believe this development is against Stroud council's own guidelines.

Stroud identified the need to reduce CO2 emissions, protect existing communities from coalescing with surrounding communities, and it will have a detrimental impact on highway safety and increase the risk of flooding.

Stroud identified CO2 emissions needed to be reduced, this development is not near Bristol or Gloucestershire so is not convenient for either.

Wisloe Green goes against a wide range of planning policies and should be removed in its current form.

Wisloe Green, Cambridge, is a dispersed settlement where development proposals should be considered very carefully, infilling could ruin the character of the village whilst estate development would overwhelm it. It would coalesce all the Slimbridge communities and potentially join Dursley and Cam with the Severn Vale (against all planning principles).

It is sandwiched between the M5, main Gloucester to Bristol railway and the A38, the protection required from noise and pollution to meet statutory minimums for any future residents would be virtually impossible to achieve.

The landscape harm in the local situation and particularly from the Area of Outstanding Natural Beauty is impossible to mitigate and would, under normal circumstances, prevent development.

The land in question also hosts Red Data list birdlife protected under national and international legislation and roman remains.

There are other brown field sites available, the Wisloe Green area is high grade agricultural land (grade 2 - the largest and one of only two blocks in the Stroud District) and once built on will be just another brown field site. Its loss would require far greater inputs on other compensatory land to produce the same or require additional imports and food miles etc.

Drainage

This land is a flood plain, it doesn't flood as such in Wisloe Road but the water table is high enough that water is sat on the surface for sometimes months at a time.

Add 1500 houses plus; parking, new roads and paths, facilities, businesses and their parking, where will all that water go?

If draining is increased on the land how long before the existing houses, buildings, gas lines, water pipes etc. start to crack.

Road System and Parking

The road system is starting to struggle with the traffic between the A4135 and the A38. The A4135 is already a busy road and the Wisloe Road junction is becoming a problem at times. Yet you expect a huge increase in traffic from 15-30 locals at present rising to 1500-3000+ in the future to have no influence. And if there is a motorway hold up then it can take actual hours to come up the A38 to Wisloe Road as it is. With a new housing estate either side of the A4135 the new housing estates would become rat runs whenever the roundabout backed up. Most houses will need cars to live here and going by other developments it will be at least 2 cars per household and families will often have 4 or more will there be enough space for parking.

If both sides of the A4135 are built up and have better links to the A38 how long before those passages through the new communities become rat runs for people trying to avoid the traffic jam at the roundabout.

Wisloe Green sits between J13 and J14 of the M5 but these are already over used and queues back to Stone on mornings and then on the M5 to get back on evenings what will be the impact of 1000-3000 plus more cars?

At present the Wisloe Road turn off is an accident spot, there have been a number of accidents and loads of near misses, what will happen when this becomes a cross road?

Assuming the new community is split across the A4135 how many parents will be expected to walk their children to school. Judging by Slimbridge School very few, they park on the A38, the pedestrian walkway, the roundabout, St. John's Rd, the Legion Club Car park and even some in Wisloe Road. Will there be room for parking?

The Wisloe Road, A4135 end is already under siege, both pavements are cracking due to lorries parking there or driving over them to getting by each other. The passing could have been fixed had the junction been widened before the new units were built but that boat has sailed. Even if the road was widened the lorries will still park on the new pavement.

Where will Slimbridge Football fans park their cars? At present they use the Business Park and Wisloe Road, constricting what already is a narrow tight road and corners.

Will the new businesses have enough spaces, we've all seen from day one of the new Reclamation Site that their workers had to park in the lay-by!

Will the new housing have enough parking, early on Barton Field residents had to park on the pavements!

Will speed limits be reduced? Again Barton Field is a prime example, who's going to let their kids play next to a 50 mph road?

Environment

What will happen to the Swallows, bats, starlings that live here let alone owls, house and hedge sparrow, black birds, thrushes, wagtails, warblers, sparrow hawks, buzzards, field fare, red starts, wood peckers, various tits and finches, and lately red kite. And the birds from Slimbridge WWT that land in the fields. Plus water voles, dormice, harvest mice, Foxes, badgers, hedgehogs, toads, frogs, newts, slow worms etc. And trees like the rare Cambridge Queening?

What can be done about the Motorway noise? We live on the farthest part of what will be Wisloe Green and will benefit from the new builds absorbing the Motorway, A38 and A4135 noise. This time of the year(Winter) especially, now the leaves are gone, it is very noisy outside, especially since the high grip surface went on the M5 some years ago. It's also noisy when they are working on the motorway in the middle of the night. As the Motorway and A4135 are both higher than the Wisloe Green land any sound deadening would have to take place along the motorway and road side or be very tall.

Will the affordable housing be placed near the Motorway to provide sound deadening for the rest of the Community?

What of the noise from the Football club? It's very loud and most people won't want their young children woken by night matches, or parties going on until 1am, let alone hear some of what is shouted. And the floodlights stay on until quite late sometimes. And of course all those cars starting up to go home after.

Will the Business Parks Floodlight be off at night, at present they stay on most nights?

What of fumes and dust from the Motorway and the Business Park?

Will houses be green, this is a windy cold place at the best of times and takes more heat than the average houses to keep warm.

Connecting by foot

Will new Railway bridges be built? Residents could walk to Cam or the Railway Station but, at present, you have 2 choices;

1, across fields, styles, down 0.6miles of road with **no pavement** and then across a road railway bridge(all 60mph no pedestrian area).

2, along the A4135 and over the Railway bridge that has about 18" of pedestrian paving, whilst Quarry trucks, plant rental trucks, cars etc. pass by at 50mph!

Community

This is not one Community, it's two, if you are planing a new community it's going to be difficult having half one side of the A4135 and the other half the other side. How will children cross to go to school or will there be lots of parking. There have been enough accidents when drivers slow down to turn into Wisloe Road now, but there will be traffic coming and going from the other side of the road as well which will be blind to traffic coming down off of the the Motorway bridge. Instead of creating a stronger Community it's having the opposite effect, I see someone has already queried can Dursley Road be blocked by M.D Collins factory to stop people using their Road!

Will Wisloe Green become a new parish, it's inhabitants will dwarf the the local residents of the rest of the Parish(Slimbridge, Cambridge, Gossington, Moorend and Shepherd's patch).

How will they sell the idea of this new Community with 6 1920's houses, spaced out, at the centre of it with their large gardens, compare to the new builds crammed in with their postage stamp gardens and cars parked all over the pavements, and they will probably consider us a blot on their landscape certainly the Developers will. It certainly won't make for a close knit Community as exist here at the moment.

Will this go the same way as Barton Field, plan one thing and build something far worse and then walk away and leave the problems to go on and not get sorted? Unfenced play area next to a 50mph road, green space which floods, sorry it's now a non child friendly water feature. Who will control the service charges for this landscape, Earnest Cook trust or Gloucester Council?

Will the existing residents have to go through years of infrastructure work only to get kicked out at the end when they are deemed old fashioned and in the way?

New Businesses

What are the chances of any new industries using local skill? And if they do would anyone walk to work? And if they don't how much extra traffic will that bring into the area?

Will these units be cheap to get existing Companies in as there seems to be enough empty units around this area at present?

And Finally

Has anyone sent this information to all the residents directly affected? No!

Do all residence affected have access to the internet? No!

Why were residents shown a Stroud Plan in December when it turns out Gloucestershire Council/Earnest Cook Trust had released a more detailed proposal as far back as September that was never mentioned?



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