

From: [REDACTED]
Sent: 22 January 2020 23:12
To: _WEB_Local Plan
Subject: Proposed Wisloe Green development

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Dear Stroud Council

We are deeply saddened and disappointed by the proposed development at Wisloe Green, Slimbridge. We believe;

- 1.The scale and size of the development is out of keeping with an area that adjoins an area of natural beauty.
- 2.The density of new housing development in Coaley, Coaley Junction, Cam, Draycott and the Box Road area around the station is detrimental to the whole local population in Cam, Slimbridge and Dursley.. There is no new employment, no increase in the infrastructure, and, no possibility of creating new access routes onto the A 38 from Cam and Dursley. There is already traffic congestion into and out of Cam and Dursley with long tail backs at Slimbridge roundabout. Adding another 1500 households in Wisloe Green will significantly exacerbate problems with traffic flow, local flooding and impact negatively on travel into Dursley affecting the mental health and well being of the local whole population. This will be further impacted by swamping of local service provision as there has been no consideration of how the population from 1500 new houses in the Wisloe Green area can be catered for in Cam and Dursley,
- 3.Traffic flow along the A38 is already increased significantly following significant increase in housing at Sharpness, Whitminster, Berkeley and Falfield with long tail at peak times. It currently can take over 40 minutes to join Junction 14, M5 at 7.00 am At times when the M5 is closed (frequently) traffic is diverted onto the A 38- the increase in traffic flow from Wisloe Green will impact negatively on travel in and out of the area
4. Publicising Wisloe Green as a “Garden Village” is a deliberate attempt to allay population fears about new development. There are no national standards of what a garden village is. This is concerning as the proposed development will use the last flat arable land surrounding the Dursley area. Climate change, predicted rise in sea levels means that food production will be an issue. In future small towns will need access to places where food can be grown to support the population. We believe that Stroud District council should properly consider the long term future impact of this development .
5. There is a conflict of interest around The Earnest Cook Trusts involvement in the development. It describes itself as a leading education charity which helps children learn from the land through outdoor learning on its country estates and by giving education grants. We are deeply nervous that the Earnest Cook Trust is linking itself to commercial development. There is no description of this type of activity on its website. We are nervous that the Wisloe Green development, a high density housing project, situated close to a motorway will swamp the historical villages of Cambridge and Slimbridge. The proposed development of a new school will negatively impact on the current Slimbridge primary school, moreover, the local secondary school, Rednock school does not have capacity to manage an increase in secondary age pupils in the area.
6. There is no overall vision for the development of the flat lands along the A 38. This land is being pillaged by developers without any overall plan . The Wisloe Green development is one of many. Stroud District Council need to consider the impact of unplanned ribbon development.
7. There is a need to increase the number of houses in the local area to accommodate an increasing population , however, there are alternatives. Stroud County Council proposed a dispersal model in which small developments were planned, not a major township on the edge of a small town and small rural village. There is a need to look at the whole area and not just focus on one development at a time.
8. Timing of public consultation events to just before Xmas was deliberately staged to reduce opportunities for people to attend and understand the huge development planned.

We urge you to reject this development on the above grounds.

Yours sincerely

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