

From: [REDACTED]
Sent: 17 January 2019 10:43
To: _WEB_Local Plan
Subject: Planning proposal for Wisloe Green

I am writing to express my concerns about the planning proposals that the Council has put forward for the so-called Wisloe Green development. I do not want the Wisloe Green development to be added to the Stroud Local Plan.

My concerns lie in several areas:

1. The size and location of the proposed development will significantly affect the character and function of neighbouring settlements. Cam, Dursley, Slimbridge, Cambridge and Gossington have separate identities that relate to how their communities live. Although many facilities in Cam and Dursley are shared by the smaller settlements, Slimbridge, Cambridge and Gossington are separate villages and it would be damaging to the communities to merge them by putting a large in-fill development between them. The proposed Wisloe Green development is at least 4 times the size of the existing housing in Slimbridge parish and however it is designed, the sheer scale will swamp the existing settlements.
2. Although the M5 and railway act as barriers, the presence of agricultural land between the villages is what provides the visual and psychological separation of the larger settlements (Cam & Dursley) from those in Slimbridge parish. It is unacceptable to use large blocks of agricultural land (functioning farms) for housing developments when there are other sites available.
3. The maps and description of the Wisloe green development conveniently ignore the large amount of housing development that is planned and/or underway just over the Slimbridge Parish boundary in Cam & Dursley. While I am not sure of the current planning status of the Cam & Dursley developments (primarily the hundreds of dwellings planned for Box Road), these will presumably go ahead. Consequently, the Cam/Dursley area is already taking a large population increase, likely to number thousands of people with the related pressures on services and transport.
4. Cam and Dursley are already busy centres with rather limited retail & health facilities. These will be put under excessive pressure if Wisloe Green goes ahead. Parking space is already heavily used and there appears to be no scope for expansion in these relatively small centres.
5. Transport links, which look good if viewed on a map, are poor in reality:
 - The A38 takes most of the local north-south traffic and is already busy in rush hours. The road becomes impassible when the M5 has closures, with long queues through the Slimbridge/Cambridge area. There are no suitable alternatives if problems occur on the A38. Adding an extra 1500 dwellings, which is likely to equate to a similar number of vehicles despite efforts to encourage the use of public transport, will put a huge amount of extra pressure on this road.
 - The A4135 is congested a lot of the time and easily blocks when there are traffic lights, break downs or other restrictions. Queuing is frequent. Additional traffic from Wisloe Green and Box Road, combined with proposed traffic lights, would cause traffic chaos. The plan would require pedestrians and cyclists to use and cross this busy road.
 - Bus services are limited and it is not possible to travel to and from major local towns easily except in peak daytime hours.
 - Although Cam and Dursley station exists, services are limited and it's hard to use the trains for commuting unless working hours fit the hourly schedule to/from Bristol and Gloucester. Trains are often cancelled. Parking is extremely limited. Pedestrian access requires a fairly long walk from the proposed development. Station facilities are minimal. The station and train service are not suitable to act as a major transport hub for another 3000+ people.

My view is that smaller developments distributed throughout the District would be a better and more acceptable option. Slimbridge parish has taken several small developments in recent years and these have been absorbed successfully into the existing settlements. A continuation of this approach would be much more suitable than the huge Wisloe Green development. I appreciate that this is a more complex and more costly option but it would help to preserve Stroud District as a pleasant place to live throughout its whole area.

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