

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="checkbox"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Under SDC's own rules Delivery Policy ES9 Equestrian development:

"The keeping of horses for leisure and recreational purposes or as part of commercially based equestrian activity shall be considered acceptable where development that, through its environmental impact, either enhances or does not diminish environmental quality of those rural areas in which it is to take place. The level of activity generated by a proposal will be taken into account.

Such development shall be integrally connected with wider land management and be development requiring a countryside location. In particular, a longer term landholding management and maintenance plan will be expected to accompany any equestrian

development proposal.

Any proposal for the conversion or change of use of existing equestrian establishments to a non-equestrian use will be discouraged, unless there is a strong case setting out why an exception should be made.”

Wisloe Farm/Stables is an Equestrian Establishment and ECT/GCC and SDC are ignoring that.

HIGH PRESSURE GAS PIPELINE:

There is a High Pressure Gas Pipeline going through most of the site!

Twice now ECT/GCC have ignored signs stating before digging near a HIGH PRESSURE GAS PIPELINE, to contact Wales & West Utilities so they can do an ALC survey. They didn't.

You can't build within 15m of a High Pressure Gas Pipeline.

Rain Water:

As a visitor to Wisloe during heavy or prolonged rain I have seen water rise to the surface of the land and have to wonder where that water will go with all the new housing, Industrial units etc.? The answer has to be Slimbridge and Cambridge which already struggle with flooding. Last year the A38 was closed due to flooding from the land there. Given Climate Change and the Flash Flood around Europe is a Development here wise? Where is a rain storm flood map, not river flood maps! The land at Wisloe is excellent at soaking up the rain and slow releasing it but with the flash flood it is only just coping, without the undeveloped land there it will flood.

Noise Pollution:

ECT/GCC's own Survey shows the level in excess of 80dB. Anyone who visits knows how noisy it is there.

Conservation:

Wisloe is home to a number of Red listed birds, Starlings, Yellow Wagtails, Thrush, House Sparrows, fieldfare and a skylark as well as occasional visits from Lapwing but this seems to be ignored. It's also home to various swallows, bats and owls

Traffic/Transport:

According to the Developers there will only be a maximum of one car per household! How do they come up with these numbers? How many cars do each of the Councillors have?

Trying to sell Wisloe as a railway commute to anywhere, is a joke. The trains are at capacity now. And the rail authorities say they can't put more or longer trains on. If they could it is

not close or safe enough to walk to the station. You can't park in the station car park it is already overflowing, they use the road outside as an overflow car park at present. And all this before all the new builds around the station are all finished and being used.

Logistics:

Where will they put all things they are promising houses, allotments, Roads, Industry, schools, shops and the parking, and a bus terminus has been mentioned. Where will Football club attendee's park, WWT Park and Ride.

Owners/ Developer:

How can you trust ECT/GCC when they ordered 2 ALC surveys to take place without informing the Gas companies, as is required?

Their Wisloe.co.uk website states a masterplan was delivered by spring and was being refined through consultation, but there is no masterplan available, 19/072021.

Land classification:

The land at Wisloe is listed as Grade 2(source Natural England). There was a land reclassification survey done over a 2 day period, and unseen by anyone with the result they found it to be idea building land 3b. And concluded land that had been glazed for years to be identical both in structure and chemically to land that is ploughed, fertilised and harvested a few times a year. This seems unlikely and if this legit why did they just have another ALC survey done?

Landscape:

If this goes through there will be no Rural landscape, from Dursley into Slimbridge it will be one development. This development will be seen from a number of viewing points so what of AONB.

Community:

The Community wants a few more affordable house, spread around for locals not 1500. SDC took no notice of their own poll over 80% were against the Wisloe Dev. A parish of 1200 will become 4700. 16 homes a few businesses and a Farm/Stables at Wisloe will become 1516 houses plus businesses, not a rural Community. The rural Council will change from typical rural Council to one consisting of the newbie's and their needs will be put above original residents. The Area will be split into various ghettos, the expensive, the crammed in and the old big houses with large gardens. The Dev is also split by the A4135 which is not an easy road to cross. Developers apparently offered to put a green area around existing houses and/or walls up around them.

Water Quality:

According to ECT/GCC's own survey this is already a problem, add another 1500 houses, Industrial Units and roads etc. There is no main sewage in the area only septic tanks/cesspits. What will future residents think about their children rolling about in years of human waste?

Stroud District Council:

SDC have failed to see through previous Developments. Barton Field is still 60 mph through a housing estate, the children's play area was never finished to plan and now has a pond in it to aid drainage. The Business Park was supposed to improve the access road before building new Units, the Units have been built and are in use but still no improved access.

The Councillor for Morton Valence said they would like a development there, the Greens, Lib Dems and Labour Voted to keep Wisloe in. 4 Councillors who voted Wisloe in then stepped down after the vote. One Labour Councillor replaced another, voted to keep Wisloe in and then stood down! The Independent Councillor was there but didn't vote? Stroud Council need to answer what is going on there.

Why are 80% of the proposed housing in the South of the district?

Why did SDC have a long survey and then ignore the results where most people (over 80%) were against the Wisloe Development?

SDC have asked for 2 sets of responses to the Wisloe development and both times they didn't redact all personal info including a large number of names, addresses, emails and phone numbers for all to see. SDC was supposed to upload the response by a certain date but this went on weeks as they said there were too many replies, still less than 900 out of 80,000+, that's only around 1%!

The 2020 Responses were publish but none were assigned by site/Dev so you had to read them all to know which was for or against which site, then they added more but not following the original ones they just put them in between and there was no way of knowing which were new and which old.

Local democracy:

This has no community participation, they asked the community and a majority rejected it and so they carried on! When 3000+ people move into one area they will control the Parish and the existing Communities of 1200 people will not have a voice.

Climate emergency:

Nothing about Wisloe will make it Zero Carbon it is half way between Bristol and Gloucester, where most people travel to for work. More units will mean more people travelling from Bristol and Gloucester to work at Wisloe. It seem someone assumed if you build houses and Industrial Units people will move to the area and then work in the Units, how many locals work in all the new units they've built here so far?

Health:

ECT/GCC's own survey pointed out Noise and Air pollution levels are already high, nothing they do at Wisloe will make it less if anything the Noise and Air pollution levels will rise when 1500 arrive.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Removal of Wisloe, PS37 as a Proposed site.

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

