

**PS37 Land at Wisloe**  
**In the Stroud Council Emerging Strategy Paper**

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We would like to object to the proposed development on the following grounds.

**Increased risk of flooding**

Building new roads, footpaths, business premises and 1500 new houses with associated parking will lead to a greater risk of flooding. After heavy rainfall, many parts of the proposed development land adjacent to the A38, are left with surface water and remain waterlogged for several months, including the drainage ditch running alongside our bungalow.

It should also be pointed out that a stream is located around the field boundary, south of Rocket Rentals on the A38 and parallel to the motorway. Apart from a further risk of flooding, it is also a wildlife corridor and valuable habitat for otters, water voles, foxes, badgers, and many species of birds etc.

**Noise Pollution**

How will it be possible to protect the proposed development from motorway noise and pollution when the motorway is so much higher than the Wisloe Green land? Any protection would have to be erected alongside the motorway or be very high.

Would people want to buy a house alongside a busy/noisy motorway?

**Road Traffic and Parking**

The volume of traffic on the A38, especially at the junction of the A4135 and the A38 has increased tremendously over the past 5 years we have lived here. The new development would increase the traffic volume by 1500-3000+ motor vehicles. How would the road system cope with this massive increase?

Whenever there is an incident on the motorway, the A38 and A4135 become congested for hours (on Mother's Day 2017 the A38 was at a standstill for more than 12 hours after a fire on the M5).

Part of the development includes a new school. Where are the parents picking up their children from this school going to park? Already there are parking issues with parents parking their cars on the grass verges by Slimbridge roundabout, whilst picking their children up from Slimbridge Primary school.

Will there be enough room in the proposed new development for residential and business parking? From past experience if there is insufficient residential parking, then front gardens

will disappear and become parking areas, thus increasing drainage problems and the risk of flooding.

### **Effect on the existing communities**

With a further 1500 houses, the existing communities will be dwarfed. Cam, Gossington, Cambridge and Slimbridge will be merged. Dispersal needs to be considered – smaller localised developments across a range of villages that would welcome affordable housing. This would be less of a quick fix but a fairer distribution.

Valuable Grade 2 farmland will be lost for ever. Will this lead to more food imports as the remaining farms will not be able to cope with the increase in food demand in this area?

Alternative more suitable brown field sites are available such as Sharpness.