

I would like to object to the proposed development for many reasons but my main objection is that the Stroud is officially designated a Rural District. The Severn Vale is the most rural part and I believe the Wisloe proposal will destroy the very nature of what makes this a wonderful place to live, this development is against Stroud Council's own guidelines.

Stroud Council identified the need to protect existing communities from coalescing with surrounding communities. At present Wisloe 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 which is against all planning principles.

Stroud Council also identified the need to reduce CO2 emissions, this proposed development 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 as noise levels in the area are already well beyond the permitted levels which will only increase with an additional 6000 cars or more.

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. The Wisloe area is high grade agricultural land (grade 2 - the largest and one of only two blocks in the Stroud District) I understand that the promoters have paid for a land survey and the consultation report says it is all grade 3b I have not faith in this survey and I am not convinced that it was correctly executed. Once built on it will be just another brown field site. Its loss would require far greater inputs on other compensatory land to produce the same amount of crops.

The land in question is a flood plain and the water table is high. Water quality has been highlighted by developers as being a potential problem and Slimbridge has nationally recognised issues with foul water run off.

The local road system is already struggling with the traffic between the A4135 and the A38, surely a huge increase in traffic from 15-30 locals at present rising to 1500-3000+ in the future will have a huge impact. If there is a motorway hold up it can take hours to travel up the A38 to Wisloe Road. With a new housing estate either side of the A4135 the new housing estates would become rat runs whenever the roundabout backed up.

Wisloe was not in the original 2017 Local Plan consultation and therefore has not been selected in a full evidence based manner. The proposal is for 80% of Stroud's new houses to be in the Berkeley Vale creating two large single growth points (Wisloe and Sharpness) This was the best favoured option in consultations and Stroud District Council have selected their preferred sites and then built an evidence base to support their preferences. Many alternative and more suitable sites have been rejected without assessment. I believe that the Hardwicke site would be a more suitable to the kind of development proposed and it closer to main employment centres in the north

of the district. It should be included now rather than at some point in the future as planners suggest.

It was identified that the most significant issue/challenge to address in the District was to ensure that new housing developments are located in the right place, supported by the right services and infrastructure to create sustainable development. I believe that this proposed development fails on all counts.

