

1192
✓
[REDACTED]
January 2019.

Re Proposed development
Slinbridge / Cambridge

Please find attached my concerns
on the proposed Wisloe Garden Village
within the village of Slinbridge.

Increasing the size from nearly 500 properties
to an estimated 2,000.

This is a too much growth.

Yours faithfully
[REDACTED]

STROUD DISTRICT COUNCIL
RECEIVED

15 JAN 2019

DEVELOPMENT SERVICES

Stroud District Council
Planning Dept.
Ref Prosa Parris Slimbridge
Cambridge 1500 House.

15 JAN 2010

DEVELOPMENT PROPOSALS

Proposed development within the Parish of Slimbridge / Cambridge

I make the following observations regarding the above proposed development which I consider is wholly out of keeping with the local area.

- 1) I do not have any concerns for small developments of say 10-15 properties within the local area in order to assist in the building of additional housing. My concerns originate from just over two years ago when a local builder was refused permission to build two bungalows in Dursley Road Cambridge, being informed that the local plan for further development within this area was full and that no further applications may be made for ten years. So two years later for Stroud District Council to be proposing 1500 additional dwellings, ten times the existing size of Cambridge feels slightly disingenuous.
- 2) I understand that the local sewage system is at critical levels. Of course it can be improved. Severn Trent are working on this problem but there are remain ongoing concerns. Will the Developers pay for these improvements?
- 3) The introduction of a further 1500 properties will at minimum produce an additional 3000 vehicles. From recent local developments I observe in the area, it is likely that the properties will be provided with only 1 off road parking space. Therefore at least half the vehicles will be parked on the road or verges. Therefore allowance needs to be made.
- 4) With the introduction of electric vehicles will it be mandatory to provide on site charging facilities at every property? Therefore it is essential that a minimum of two parking spaces must be provided at each property future proof facilities.
- 5) The plans indicate shops and other facilities which will require additional parking spaces and sufficient means of entry and egress for delivery vehicles. (I use Hardwicke One Stop Shop as my reference where delivery space had not been considered) This will all take up extra space, and if the parking is poor, use of the shop especially will be counter productive, as people nowadays do not like walking too far. If parking is difficult, use of the shop will not be made from out side of the estate. Thus it will fail as smaller companies cannot compete on price with the larger supermarkets, which are not far away by car. Thus it will not provide benefit as planned.
- 6) Any new school will require not only buildings but good facilities for exercise, as it would seem that children are not receiving sufficient exercise. We cannot expect young children to have cross the very busy A38 to go to the existing Slimbridge school playing field. It is therefore essential that proper and good facilities are provided on site.
- 7) Much of the land scheduled for development is low lying and has a rather high water table. After only moderate rain fall the ground is very wet and often under water, and can be slow to clear especially during the winter months. Thus with the area covered with concrete flooding can be expected. Therefore extensive drainage work would have to be done. Not a cheap option. see 2) above.
- 8) The land lies between two major roads, the M5 to the east and the A38 to the west, so that there is very little room for more than one suitable access. The other adjacent road is the secondary Dursley Road which is not suitable for continuous large through traffic, as much of it is reduced to one lane due to parked vehicles. This road is used by many pedestrians, cyclist and horse riders, due to the light traffic. The Parish Council have sought interest in naming Quiet Roads in the area where pedestrians, cyclist and horse riding may take place without the fear of being injured. Dursley Road is one of those quiet lanes. thus it would be important for the road to be blocked at the Wisloe end for other than foot and horse passage.
- 9) The loss of good agricultural land which would far better be used to assist in the production of food by grazing cattle and even now solar panels, as well as crops, rather than housing development.
- 10) This proposal more than ^{triples} ~~doubles~~ the population of the area in at the most one eighth which seems unduly excessive.

Cambridge