



## 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 type="text" value="X"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text" value="X"/>
4 (3) Complies with the Duty to co-operate	Yes		No	

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.

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Stroud District Council (SDC) does not appear to have taken any notice of the views expressed or concerns raised by me and others in the Local Plan Review 2019. I and many others have always wanted a dispersed approach to housing and building to be first on brownfield sites and not greenfield, both of which appear to have been ignored.

There're are two main areas of development in the Plan, Wisloe (PS37) and Sharpness (PS36) both of which are in the south of the district and away from the main areas of employment in Stroud, Gloucester, and Cheltenham. Enormous pressure would be put upon the existing M5 junction 13, the A38 and A4135 all of which already near capacity a peak times. Wisloe would be a dormitory site as is much of nearby Cam and Dursley. SDC and the developers think everyone can walk, cycle or use the bus or train to get to work but very few employment options are available close enough, so in reality this would not happen as it would be impractical, resulting in a large number of additional cars on the roads.

Of great concern is the destruction of high quality agricultural land - the land at Wisloe is classified by Natural England and Grade 2 (Best and Most Versatile) which is protected by national and local planning policies. The developers are trying to downgrade the land to 3b which the Wisloe Action Group disputes as indeed do local farmers. This issue has not been properly addressed by SDC.

There is a high pressure gas pipeline crossing the middle of the site. As I understand it the Heath and Safety Executive advised against granting planning permission - again something which seems to have been ignored.

Then there is the question of coalescence - if this site was developed the identities of Slimbridge, Cambridge and surrounding hamlets would be lost and the whole character of the area would be changed. There would be a continuous urban area from near the river Severn in the west, through Cam and Dursley to the Cotswold escarpment in the east, which is an AONB. This goes against what it says in the SDC Local Plan 2015 - "*The countryside in some locations may be important to avoid the coalescence of towns and villages and to retain their individual character. These areas should be protected to retain visual and physical separation.*"

No action has been taken by SDC or the landowners to undertake studies into the important wildlife of the area. Birds such as Lapwing and Curlew, which are on the BTO Red Data list, have been sighted here, as have other protected animals such as otters and bats. The area is also used by many birds en route for the Wildfowl and Wetlands Trust reserve at Slimbridge. It is an important habitat and should be preserved.

It is well know that Slimbridge has had major issues with sewage in recent years and whilst work has been done to improve this by Severn Trent Water, it would seem that significant investment would be needed to ensure that this would not be made much worse by the additional houses proposed. Also flooding last Christmas showed how susceptible the area is - none of this appears to be appreciated. In times of heavy rain ditches fill up quickly and water lies on the fields - something we are likely to see more often if we continue to have spells of heavy rain as predicted. Where would all this water go?

No mention has been made of building a new secondary school - the existing ones are currently full - so where are all the additional pupils going to go? The same issues apply to doctors surgeries.

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.

Remove PS37 from the SDC Local Plan

(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.

9. Signature:



Date:

21st  
July  
2021