

### ***Wisloe Green – Proposed Garden Village***

We the undersigned object to the above proposal for the following reasons:

1. The proposed development for Wisloe Green is totally disproportionate to the areas of Cambridge Hamlet and Slimbridge Village. This could potentially join Slimbridge, Cambridge, Cam, Coaley and Dursley in a large cluster resulting in the areas of Cambridge and Slimbridge losing their identity in this coalescence
2. Cambridge has, over the past five years, experienced considerable housing development, i.e. Barton Fields, Dursley Road and in-filling of properties along the A38 Bristol Road impacting on the already fragile infrastructure
3. Cambridge has been downgraded from a Tier 4 to a Tier 5 settlement
4. The proposed development will have a severe impact on the local flood plain causing run-off to existing low level areas which already becomes severely water-logged during heavy rainfall and therefore proposes a risk to existing property and the River Cam flood defences. This can at severe times inundate the existing storm drains
5. The existing sewage system becomes overwhelmed with heavy rainfall resulting in backup of sewage into some properties and a repugnant smell of sewage into other properties. Although Severn Trent are currently relining the existing sewage pipe work there does not appear to be any funds available to increase the overall diameter of pipe work or the upgrading of the pumping station that we so heavily rely upon
6. A development of this size could create a massive increase in traffic onto the existing M5, A38, Dursley Road and Wisloe Road to name a few. These roads and the footpaths (where they exist) and in particular Dursley Road and Wisloe Road are in extremely poor condition and very badly maintained. These roads are currently used regularly by walkers, cyclists and horse riders
7. The main roads in the area would struggle to cope with the possible increase of up to 3000+ vehicles from the Wisloe Green Development leaving aside the additional traffic from the proposed Berkeley and Sharpness development areas
8. It is also quite frequent that due to accidents on the M5 the A38 becomes a detour and causes a complete standstill of traffic. At other times Dursley and Wisloe Road becomes a “rat-run” with vehicles travelling at high speed due to this being an unrestricted road. There are already problems of exiting from Dursley Road and Wisloe Road onto the A38 and Bristol Road during the morning and evening peak times as well as delays from Slimbridge on to the A38 island. The traffic also increases during the summer months due to this being a Tourist area
9. Should the development proceed consideration must be given to making Dursley Road a Cul-de-Sac
10. The amount and size of Construction traffic onto the above roads would only create further problems and issues for the local residents. During the building of Barton Fields, the renovation of the Narles Farm and the building of Nos 5, 6 and 7 Dursley Road

caused severe disruption for the local residents both in terms of increased traffic, noise pollution, air pollution and parking issues

11. The proposed Development is sandwiched between the M5 Motorway and the A38, both of these are year round high traffic routes which already causes air and noise pollution to the existing areas, let alone a new build proposal sitting immediately alongside these roads
12. The proposed development would be constructed on Grade 2 very good quality agricultural land. There is concern for the destruction of the hedgerows and damage to the wild life habitat in these areas
13. At present transport links in the area, apart from the Railway Station, are very poor; the Bus service to Gloucester and Bristol has recently been reduced further with no links to either Slimbridge or Cambridge from early evening. Due to the recent development at Coaley / Cam there is now parking congestion outside the Railway Station on the main road narrowing the road considerably. Any further development in the area would only exacerbate this issue of parking creating a possible danger to life
14. With regards to the provision of communications, i.e. telephone and broadband lines, the current exchange is already at capacity with no fibre facility for Cambridge. During 2018 BT confirmed this and have stated that there is no further funding in the Open Reach programme to upgrade this service. The existing lines are a mixture of copper and aluminium which are in a very poor condition causing constant breakdowns, loss of communication and very slow Broad Band speeds
15. There are currently no retail facilities in Cambridge and the local shop in Slimbridge closed due to lack of support. Whilst the Plan shows shops and Community facilities the question has to be asked whether the Developers would want to support this without a guarantee that it would be successful. We are currently served by Supermarkets and small retail shops at Cam and Dursley
16. Taking into account current environmental issues relating to Global Warming, the destruction of Green Belt Land and Natural Wildlife Habitats and the area being so close to Slimbridge WWT the emphasis should be for Stroud District Council to reconsider this proposal and consider developing other areas that already have the correct infrastructure in place to accommodate smaller sustainable developments

