



Stroud District Council
Received
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Development Services

12 January 2020

Local Plan Review,
The Planning Strategy Team,
Stroud District Council,
Ebley Mill,
STROUD GL5 4UB

Dear Sirs

**OBJECTION to the Draft Local Plan
In particular PS37 Wisloe Garden Village**

I am commenting on the Draft Local Plan and in particular the proposed Garden Village at Wisloe. This has been included under the heading of "The Berkeley Cluster"; this is misleading since it has negligible connection to Berkeley. It should have been considered along with the developments at Cam so that the combined impact on transport, noise, and air quality is better appreciated.

My main concern is with the impact on the environment both for the immediate residents and the local community:

- The development will be subject to high levels of noise and air pollution due to its location between the M5 and A38. A grass embankment adjacent to the M5 is unlikely to provide significant amelioration since sound does not always travel in a straight line.
- The development is not in an area with any significant local employment meaning that most working residents will have to travel to Gloucester, Cheltenham or Bristol. While there is a station at Cam & Dursley it is only served by one (2 or 4 car) train in each direction per hour.
 - There will be significant difficulties in upgrading this to (say) 4 trains/hour and with infrastructure expenditure prioritised for the North of England new rolling stock is unlikely to appear when required.
 - The High-Quality employment available in the larger towns is not situated close to their railway stations.

It is inevitable that people will commute by car. This is against DCP1 and certainly will not make Wisloe "an exemplar for achieving carbon neutral development" and will not contribute to the objectives of the Stroud "Climate Emergency" Action Plan.

- There are only limited leisure and shopping facilities in the area. Any visit to a Cinema or Large Retail Centre would probably mean a visit to Cribbs Causeway or Gloucester Quays. These are not accessible by train and so would entail a car journey.
- The increased traffic from new developments at Wisloe, Cam and Dursley will overload the A38 at least as far as Junction 13 or 14. There appears to be no

traffic flow analysis in the Draft Plan.

- In addition to the A38, there will be a significant new traffic flow from Wisloe to Cam/Dursley for Supermarkets, Leisure Facilities, Doctor, Dentist etc. This additional traffic, together with that generated from Developments at Cam, will all have to pass over the narrow bridge crossing the railway line. This bridge is suffering subsidence, has a dangerously narrow footpath and no cycle lane.
- The Climate Emergency Action Plan (5th March 2019) includes:
 - Ensure the Local Plan provides for linking habitat restoration . . . “
 - Protect the most productive agricultural land.”

The Wisloe development would destroy some of the most productive agricultural land, recognised since The Vale of Berkeley provided Cadburys with their milk supplies.

- The plan notes the low growth in the young population (moving out of the area) and the growth of the older population. While there is mention of affordable housing there is little mention of housing for older residents who may be persuaded to liberate existing properties by the provision of high quality Bungalows or Flats with lifts. The proposed Wisloe development does not appear to meet DCP2.

I recognise that SDC is required to find suitable housing allocation and so the question arises if not Wisloe then where? As noted above, the main problem with Wisloe is that it is isolated from employment and leisure opportunities. It follows that better locations would be Hardwicke, Haresfield or Brookthorpe. If high quality employment is to be created around Berkeley Power Station and the Technology Centre then that would also be suitable for additional housing.

Yours sincerely

