

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

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.

The plan to build on this location is not in line with the NPPF and is incompatible with the SDC plan to be carbon neutral by 2030. The land is classified as best/most valuable agricultural land and should not be built upon – it is not grade 3b.

Development on pristine Greenfield Sites should be discouraged. PS37 is a bio-diverse site and wildlife habitats will be destroyed. It is ironic if Slimbridge, which is known world-wide as the home of endangered species, should destroy the homes of native species.

The views into and out of the AONB will be ruined contrary to the SDC pledge to protect such views.

80% of the proposed developments are in the south of Stroud District, this will lead to an oversupply in this area and increased traffic on the A38 trying to get to Gloucester.

PS37 will be a dormitory site, there is very limited local employment, and the proposed 5 hectares of industrial development will not provide sufficient employment; most likely it will be predominantly

storage (as the Wisloe, Rocket Rentals and Cambridge Mill sites) generating very little employment. SDC do not appear to have a business strategy to sit alongside the housing strategy.

The proposals to increase train use will make no significant difference to road traffic. With the Cam developments the Park and Ride Car Park is generally full so older residents of Slimbridge who cannot walk as far as the station have already been forced to use their cars to reach Gloucester. Some increase in capacity might be possible by increasing train length but the new developments at Cam, Yate and the Yate Park and Ride will eat into that extra capacity. Additional train services will be constrained by the difficulty of interweaving stopping services with intercity high-speed trains. Use of Cam and Dursley station will require a footbridge over the M5 which will have a significant cost and not be accessible for less mobile people.

The above comments show that PS37 is less sustainable than either PGP1 or PGP2. These alternatives have been rejected without any comparison of sustainability compared with PS37.

Slimbridge is a small rural parish with about 500 houses. The addition of another 1500 or more in one lump will swamp Slimbridge and not encourage the integration of new and old residents. The option of dispersing new settlements throughout would avoid this problem and provide a diversity of housing designs as different developers build different designs of property at different times – why has dispersal been rejected? The present proposals will join Cam and Slimbridge into one large monotonous small town with no centre, shops, services, youth facilities or soul.

The local infrastructure is already challenged by the developments around Box Road in Cam and further afield in Dursley. Local shopping facilities will be inadequate creating further traffic towards Gloucester for supermarkets and other shops. Similarly, there are no local centres of entertainment forcing people to travel north again for Cinemas etc., this and the lack of employment conjures up a picture of repeated travel up and down the A38. Local secondary schools are full; pupils will have to be bussed to other schools such as the Crypt in Gloucester – this will extend their day and make it hard for them to take part in extracurricular activities.

The proposed site is placed between the A38, M5 and A4135 with the railway close by. The M5 is raised at this point making noise attenuation exceedingly difficult. Sound does not travel in straight lines so any sound barriers will lose effectiveness with distance and during a temperature inversion (e.g., at night) sound from the M5 will be refracted back down to nearby properties. It will be an awful place to live and mostly impossible to sit out and converse – listening to birdsong will be impossible. Air pollution levels will be high, but there is no evidence this has been monitored/measured.

There is strong evidence that Roman (and earlier) settlements are located in the proposed area. The discovery of a Roman Villa on the Cam development supports other evidence and shows how disruptive such a discovery can be. There has been no archaeological survey and the site cannot be further considered until the extent of our heritage which would be lost is known.

I have lived in Slimbridge for more than 20 years and know that whenever there is a storm there will be problems. The most recent problems (December 2020) follow on from large remedial programmes by Severn Trent yet there were still flooded roads and foul drains overflowing in houses. Parts of the Site are very low lying and flooding from the river Cam should be expected, aggravated by run off from Box Road developments.

As if all this was not enough, there is a high-pressure gas pipeline under the site, no assessment seems to have been carried out of the impact either on the safety of the residents or how much of the site will be unavailable for building.

The emphasis of all the recent developments has been small “starter homes”. Where is the consideration of what happens when the residents have children and need a larger property with space for the children to run around. Equally there is little consideration of the needs of older people who cannot manage a house and need single level accommodation of a decent size – unlocking this could release existing larger properties.

(Continue on a separate sheet /expand box if necessary)

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.

PS37 should be removed 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.

