

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

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.

These are in no particular order of importance.

The dispersal option seemed to be the option favoured during the consultation stages but this has been ignored by the planners who appear to prefer larger sites on greenfield rather than brownfield land. The ALC survey of the land commissioned by ECT and SDC downgraded the land from Grade 2 to Grade 3b which (conveniently) carries less protection. The landowner's report was flawed as evidenced by a further survey but this has been ignored. My understanding is that SDC planners have not received any mandate from the independent statutory body Natural England to change this grading.

For many years the area has been of high interest to nature lovers. It is home to Red Listed birds as well as providing sanctuary for many protected species like otters and bats. They will disappear in time with increased building developments. Also, Stroud District is designated a Rural District and SDC's Core Strategy states that it "aims to protect and enhance the natural and built environment of the district". PS37 would contravene SDC's planning rules that state that additional housing should be limited to small developments. The proposed development will totally ruin the area as an AONB and how the plan to become carbon neutral by 2030 will be fulfilled is beyond me given the huge increase in traffic along the A38/M5 and connecting roads.

Moving on to infrastructure, the addition of another 1,500 dwellings quadruples the existing estimate of about 500 dwellings in Slimbridge. On top of this, Cam and Dursley will have another 2,500 homes once current proposals come to fruition. The nearest towns that provide employment opportunities are Bristol and Gloucester, both of which are heavily congested in rush hours. To assume that rail will be an alternative is quite frankly dreamland; where will people park and what additional trains will be provided? Apart from the need to fund the building of 1,500 homes, there will also be the additional cost of moving the high pressure gas pipeline, new roads and a possible footbridge over the M5.

There is not the capacity to attract industry or commerce to the area; it has not happened to any great extent in recent years and I have seen nothing to convince me that it will be different for the future - certainly not on the scale needed to provide employment for the occupants of 1,500 new houses. As a result Slimbridge will become a dormitory town rather than a rural village. Schools, doctors' surgeries and retail units are just a few of the ancillary developments that will be needed to support the increased population and history has plenty of examples of property developers and town planners promising big things but providing little.

Noise pollution will increase from the last known survey carried out by ECT of 80dB which is already well above the permitted level of 50dB. This is not surprising as the M5 and A4135 is elevated above the adjacent land. Huge embankments would have to be built, further spoiling the landscape. As well as noise pollution, I cannot find any evidence that air pollution has been measured or what will be done to combat the additional pollution created by increased vehicle numbers.

As a Slimbridge resident I am well aware of the known issues in our village whenever there is a storm - and that is after Severn Trent Water have spent considerable money to remedy the situation. Flooding still occurs and overflowing of foul drains still happens (e.g. late last year). Parts of PS37 are low lying and it will flood especially with the proximity of the River Cam and Lightenbrook as well as nearby new developments.

In a recent paper submitted to the Planning Inspector "Protection of Archaeology at PS37 Wisloe" several points were put forward with evidence that in this area including PS37 a significant Romano-British settlement(s) existed. Slimbridge Local History Society and others are in the early stages of establishing precisely what can be found. It would be a sad loss to our historical knowledge if we charge ahead without proper investigations. We cannot consider this site further until an approved archaeological survey is carried out.

(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.

Remove PS37 as a site allocation

(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.

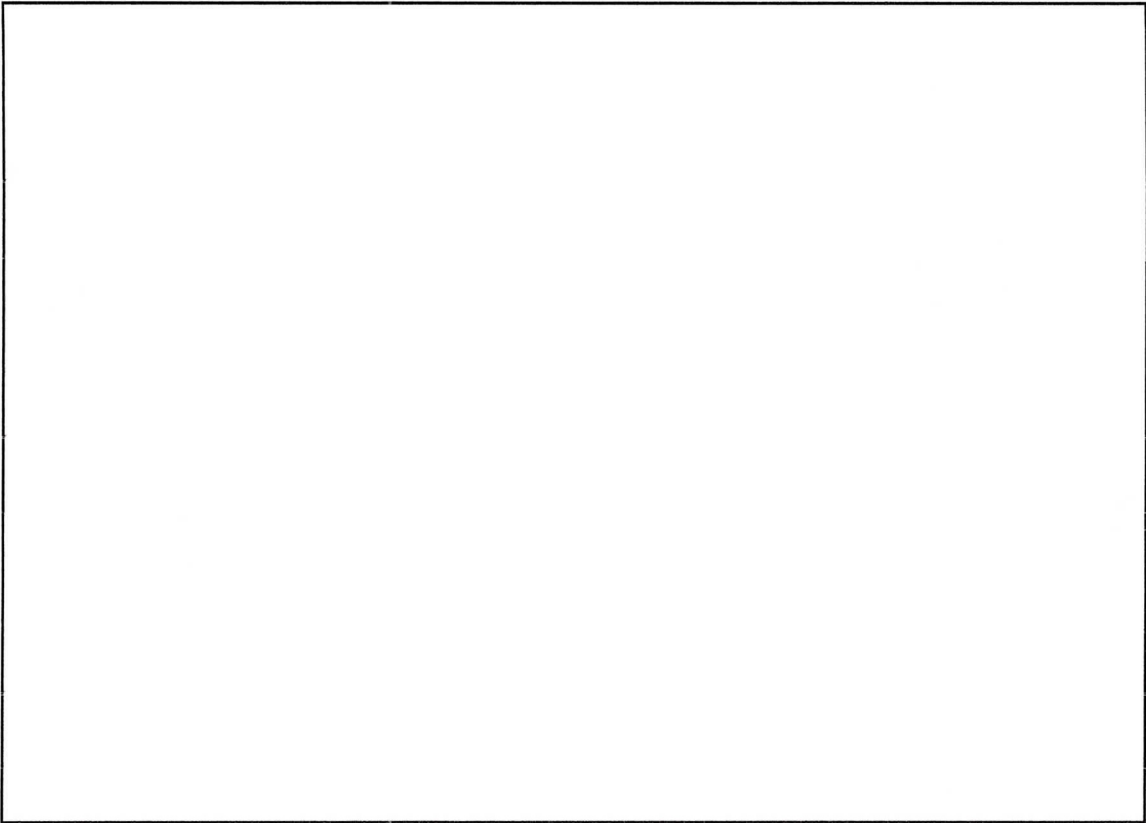
7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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.

