

[REDACTED]

From: [REDACTED]
Sent: 15 January 2020 19:04
To: _WEB_Local Plan
Subject: Development - Berkeley Cluster

Follow Up Flag: Follow up
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RE: Berkeley Cluster, and on 'PS36 New settlement at Sharpness

I would like to log my opposition to the Berkeley Cluster plan because of the following concerns:

Roads – there is only one road into the development from the A38 which is entirely inadequate now, let alone for 5,000 new households. There is no proposal to extend the bypass from Mobley to the A38.

Traffic impact – there is bound to be significant commuter traffic to Bristol and Gloucester, having a massive impact on the already heavily congested junctions 13 & 14.

Buses – practically non-existent currently.

Rail Links – do we believe that a new station will be built in Sharpness, with regular services to Gloucester? It is acknowledged that there won't be a direct link to Bristol.

Sustainability – are there are more sustainable locations in the District for development than Sharpness – with better transport links and access to jobs, services and facilities.

Employment – the Council has previously suggested this is not a good area for creating employment. What has changed?

Green fields – the whole development is on green fields and no brownfield land will be used.

Natural Habitats – impact on wildlife including internationally protected natural habitats

Flood risk – although just outside a flood risk zone now, have the effects of climate change been taken into account? Also concerns regarding localised flooding due to increased surface run off following the urbanisation of the area.

Fair process – Have the council listened to previous submissions?

Education – no secondary school has been proposed until the second phase, i.e. after 2040. As anyone with school age children will know, secondary schools in the area are already full to bursting. The existing school at Wanswell would be demolished for housing despite new schools being needed if the 'garden village' development goes ahead.

Affordable housing – are there sufficient claims or guarantees about housing being provided for local young people?

Infrastructure – there is no evidence or guarantee that public transport, a new railway station, road improvements, health facilities, schools etc can or will be delivered

Local facilities – will people be travelling out of the area for leisure, shopping, hospitals which again will impact on infrastructure needs?

Landscape – significant urbanisation impact on the unique estuarine landscape

Sewerage – current facilities inadequate for such a large development and would require major investment

Coalescence – Existing communities will lose their character and identity as they merge into one large urban area

Scale of development – this is out of all proportion to the area's needs. Some small scale development would be acceptable adjacent to Sharpness and Berkeley to meet local needs.

Yours sincerely

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