



15th January 2020

Local Plan Review
Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud
Glos
GL5 4UB

Dear Sirs,

I am writing to raise my concern over the proposed development of The Berkeley Cluster and on the PS36 New settlement at Sharpness. Although I believe proportional amount of housing is needed the development you are proposing is ill thought out.

Road infrastructure

- Increased Traffic - A calculation used of 1.25 cars per household times that by 5,000 houses which are proposed by you will mean an extra 6250 plus cars all trying to get on to the A38, as most will have to travel to Gloucester, Stroud or Bristol as there are no local jobs. The roads leading to A38 are not built for this amount of traffic. Junction 14 is already struggling to cope with the amount of traffic travelling to Bristol. This will be further impacted by the development of land at Buckover and Falfield. This junction is going to be gridlocked.
- What is the point of building environmentally friendly homes when everyone will need to travel to their place of work, it makes a mockery of your environmental stance? Building on the A38 corridor towards Stroud and Gloucester would be better suited for development as they have easy access to the A38 and closer to the M5 junction 13 and jobs.
- When entering Berkeley via Canonbury Street and Station Road, these roads are full of parked cars and it has become very difficult at certain times of the day to enter or exit. These have already seen minor accidents where wing mirrors get hit off and minor bumps to cars, with increased traffic this will only get worse.
- Will it not kill off the local shops in Berkeley if you build shops and supermarkets within your development? Leading to a town full of charity shops!
- Schools, you say you are going to build a school, but this will only be built when you do the 2nd phase. A senior school locally is needed now!

- Why you have to build in an area of outstanding beauty I am not sure, people who moved to the area did so believing they will be living in a rural area, the beauty of the area will be completely spoiled for those who enjoy it.
- Houses are already being built in the local area and a development is set to be built in a field next to our home. I was not happy about these homes, but it made sense that the houses be built there. What you are proposing is ridiculous as there is no infrastructure. As for you building a railway, who is going to this, where is the money coming from? It would never happen; you will be making promises you cannot keep.
- The level of homes that have been allocated as affordable homes is a joke. As with many government plans unless you have a good level of income then you will not be able to afford the homes on the plan. Developers will always try and cut these numbers of so say affordable homes once they start construction because they will end us losing money! Most jobs with the level of income required will not be found locally.
- What happens to the wildlife in this area, sparrow numbers have only just started to improve, if you remove all the hedge rows and wooded areas where will they nest, we also have barn owls in these areas if you destroy all the farm land and replace it with houses what will they feed on, the fields are their food source. Also, migrant birds feed around the fields during the winter. It will be disastrous for the ecology of this area. What is the point of building a farm on already farmland?
- Flooding, some of the land you want to build on floods now, where is all the water going to go. With so much talk about water levels rising due to climate change how will this impact on where the flood plain lies? This could be a disaster waiting to happen.
- Berkeley and Sharpness have suffered with the loss of many of its facilities, including a senior school, hospital, police station, bank. You only have to look at Thornbury to see that by building many more homes this has not rejuvenated the town as there are many shops left empty. People will always shop out of town as it is cheaper and very often it is closer to their place of their work. Environmentally this does not make sense and the infrastructure is not here to support this level of development. The group who have thought up this plan are the ones who will be making money and they take no account of the people who already live here.
- You need to think about this proposed development, there must be areas within the Stroud district that would be better suited to this size of development where traffic feeds directly onto the main roads.

I am not happy with this proposed development as many questions remain unanswered. Is there a need for the size of development you are proposing here where there is no infrastructure? I would like to you to consider the points I have made and reject the planned proposal in its present form.

Yours sincerely

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