

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 January 2020 21:41  
**To:** \_WEB\_Local Plan  
**Subject:** regarding the Berkeley cluster

**Follow Up Flag:** Follow up  
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hello,

My name is [REDACTED]

I'm writing with regard to the emerging local plan that Stroud District Council has published.

I am a resident of Sharpness/Newtown near Berkeley and have lived here my whole life because of it's rural setting and way of life.

Over the past 20+ years we've had the same developer trying to build various "eco park", "green village" etc.[large town] type of housing developments, ranging from 3000 down to 50 houses, which was the last one- this is on top of the 300 that is already on the current local plan at Sharpness dock site, which in itself would be huge and out of proportion for the tiny village of Sharpness.

These speculative proposals were all refused by the local planners for many good valid reasons, only to be instantly appealed, refused again, modified and then re-submitted on and on.

The constant with these was that they were NOT on the local plan, however, now SDC seem to be suffering from amnesia with regard to the many reasons that they/you have refused, rightly so, the plans for mass growth in this area and are now pushing this area to be on the plans for this huge amount. Here, for example, are a list of reasons SDC previously gave in the refusal notice for 375 houses to be built in Newtown in 2015

- 1-'Development of this scale in this location is poorly related to strategic services and facilities at higher tier settlements. The proposal is contrary to paragraphs 6 and 7 of the NPPF that development is located in sustainable locations'.
  - 2-'Development would lead to an unjustified significant incursion into open countryside,undermining policies in the Development plan designed to maintain the separate indentity of settlements'
- There were other reasons for this refusal regarding potential damage to the RAMSAR/SSSi protected river Severn habitat and priority species and also insufficient information regarding the highways impact.

Also, the last application that was for fifty houses in Newtown in 2016/17 and these are some of the reason SDC refused it permission-

"Newtown is a third tier settlement within the settlement hierarchy in core policy CP3, which only provides for 'lesser levels' of development to safeguard their role"

And once again this mere 50 house application was refused for "this proposed development is likely to result in significant impacts to the River Severn Estuary SPA/SAC/RAMSAR without adequate mitigation", "the proposed SANG(suitable alternative natural green space) is considered unlikely to fully mitigate the impacts to the European site and therefor does not meet the requirements of SDC local planning policy framework"-if fifty houses will cause damage, then what will five thousand do???we will be left with virtually no alternative natural green space locally, so how will this not damage the river environment. With all these reasons that the planners have themselves given as to why here is not the right location, how can they now be pushing for us to be swamped with up to 5000 houses? which will all but join

