

**From:** [REDACTED]  
**Sent:** 20 January 2020 17:05  
**To:** \_WEB\_Local Plan  
**Subject:** Objections to proposed development within the Berkeley Cluster

**Follow Up Flag:** Follow up  
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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. With proposed building in Wanswell in the first stage (I think) will cause traffic problems as there is already restrictions in traffic flow due to on road parking.

Alternatives – As the District councils plan is to develop a “powerhouse” of work opportunities between Cheltenham and Gloucester the obvious action would be to build more homes in the north of the district to reduce commuting/access better infrastructure (in line with Stroud District Council Policy DCP1). At present 80% of the required housing is being proposed in the south of the district.

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. The existing lanes from the A38 will become ‘rat runs’ and access to the A38 which is currently quite hazardous will deteriorate.

Buses – practically non-existent currently.

Rail Links – Is it achievable to build a new station halt in Sharpness, with regular services to Gloucester? This would be extremely expensive including the additional work required on the line itself for it to be able to accommodate passenger trains. It is acknowledged that there won’t be a direct link to Bristol. How would the already full to capacity station at Cam & Dursley deal with a further influx of passengers? It is currently obvious that parking at the Cam & Dursley station is oversubscribed leading to a dangerous situation of roadside parking leading to the station which will likely increase with the increased building in Cam and Dursley.

Employment – the Council has previously suggested this is not a good area for creating employment. What has changed? The long term plan for the district is for employment to be created between Cheltenham and Gloucester.

Green fields – the whole development is on green fields and no brownfield land will be used. There is an irony of the developers promising to create a farm – on former farmland! In addition they can no longer take up CO2 or be used to feed the local population (again this contradicts Stroud District Council Policy DCP1)

Natural Habitats – impact on wildlife including internationally protected natural habitats. This area has a history of being an agricultural area with significant benefit to the food chain.

Flood risk – although just outside a flood risk zone now, have the effects of climate change been taken into account? Once the fields have been built on they can no longer absorb rain water (again contradicting Stroud District Council Policy DCP1). With such an increased building project in mind has any thought been given to the impact on the water table?

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. Both Rednock and KLB are reducing their catchment areas so it would lead to local children having to travel outside of the area for their education, which increases travel whether by bus or private transport.

Affordable housing – are there sufficient claims or guarantees about low cost housing being provided for local young people? Also is there any plans for sheltered housing.

Local facilities –With the increase in online shopping it is unlikely that there will be an opportunity for local facilities to expand.

Emergency services: Currently the local hospitals (Vale & Stroud) offer only a minor injury service and at the Vale it is a restricted service. The Ambulance service and the A&E departments at Gloucester and Cheltenham, and further away at Southmead in Bristol are struggling to treat patients within the 4 hour target time are currently oversubscribed. This will increase with a larger population within the area without further investment in hospital services. This also applies to general surgeries as well as dental surgeries. Currently there are Fire stations at Dursley and Wotton under Edge but again this service will need to expand with the increase in population along with a further investment in Police presence.

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. The proposed scale of development will destroy the local and rural atmosphere of the area as it will likely become a dormitory town for commuters who find that they cannot afford housing in Bristol, Gloucester etc and will not bring any benefit to the locality.