

[REDACTED]

From: [REDACTED]
Sent: 20 January 2020 21:30
To: _WEB_Local Plan
Subject: Objection to local plan proposal for Berkeley Cluster - specifically PS36 New Settlement at Sharpness

Follow Up Flag: Follow up
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To Whom it may concern

I write to object to the current proposals within the proposed Local Plan for the Stroud District; as a whole I believe the plans do not consider the dispersal option fully, allowing all villages/towns to grow proportionally and in a sustainable manner, maintaining their character and encouraging a strong sense of community by allowing local people to develop and stay within that community.

To expand on the above, I therefore **strongly object** to the proposal for the Berkeley cluster which includes two large scale developments (Sharpness & Wisloe) which will first negatively impact on the surrounding existing villages/towns, and rather than encourage local people to remain, as it will disfigure the area they know and love, it will encourage a huge amount of people moving into the area. An area where infrastructure cannot currently, nor based on current proposals, cope with the increased volume of road traffic; and whilst fancifully there is a railway halt outlined, I suggest this is unlikely to happen in a timely manner (phase 2), if at all, based on timetabling/line capacity/costs, plus the example of Portishead where new housing development has been huge over the last 15-20 years with a reinstatement of a railway line being proposed, that town is still waiting, as sadly I suspect would also happen here. The infrastructure argument is then heighten by the employment options in the area; the volume of houses proposed in Berkeley and Sharpness v the land proposed for employment would require a large percentage of occupants to commute or work from home (great if you have a job which permits you to do this; but tough if you are a shop-worker, teacher, nurse, plumber, solicitor, etc). Commuters will either head south to Bristol by car as the proposed rail link only appears to be north-bound, or north to Gloucester/Cheltenham - which is where GCC are focusing their employment area growth plans. Development of this scale needs to be close to the employment hubs, not 20-25 miles away.

And finally, this huge proposal is to build on green fields/farmland, impacting wild life habitats - destroying them/impacting them through pollution generated by housing and infrastructure, especially those surrounding the Severn Estuary which is a protected area as an Site of Special Scientific Interest. There is also the issue of increasing the flood risk to the area, which already struggles with surface water flooding - building houses will restrict the ability of the land to absorb this water further. Proposing a farm within this plan is laughable - land proposed to build this on is currently several farms!

I look forward to seeing a revision to this plan which takes into account the points outlined above; one more fitting to the requirement of the people and the area as a whole, not a 'convenient' dumping by SDC of the majority of the districts housing allocation into one area.

Regards

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