

From: [REDACTED]
Sent: 21 January 2020 17:50
To: _WEB_Local Plan
Subject: Proposed development at Sharpness and Berkeley

Follow Up Flag: Follow up
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Dear Sir/madam

I am writing to express my concerns regarding the proposed developments at Berkeley, Sharpness and Newton.

The scale of the development would fundamentally change the character of the area, changing it from rural to suburban. I object to this as I choose to live in this area 4 years ago because of this rural character. The proposals places upto half of the total houses which are suggested to be built by 2040 in the Sharpness area, the reason for this is suggested to ensure the area of natural beauty around the Cotswolds is not disturbed. This is highly prejudice, as a teacher and someone that can not afford to live within the Cotswolds, even though I work there and commute every day, I choose the cheaper option of Sharpness, as this is what I could afford.

Sharpness is a small rural community, with a strong sense of identity and shared history, residents here have often lived in this area for multiple generations. There is pre existing evidence that large local developments do not integrate well with the rest of the community (development at Southern end of Oldminster Road) There is no current village center, many residents commute longer distances to work. This makes for a already fractured community. Large developments to the edge of existing boundaries such as those proposed will only exasperate this situation. Whilst there are plans to develop existing town centers proposals contain no considerations for developing a town center should the large development in Sharpness and Berkeley take place.

In regards to the environment, your plans make vague promises and outline suggestions as to how the environment will be preserved. What you must consider is once these fields go, they are not able to be reestablished, it is a permanent decision and will therefore greatly impact on the animals and flora which thrive there. The recent shocking climate change report confirms we only have 12 years to arrest the growth in Co2, proposed homes should at least therefore be guaranteed carbon neutral. The wet land areas along the Severn are unique and dwindling habitats within the UK. Development of settlements can not fail to damage the environment around which they are placed. Ecological systems are fundamentally interconnected therefore if nee developments are not actually placed on wetlands they will still effect them. There is evidence that the local ecology is recovering, recent sightings of an unusual apex predator i.e otter prove that all trophic levels currently under this in the eco system are healthy. Large housing developments will naturally effect this heavily.

In regards to jobs and infrastructure, as a daily commuter I know routes north and south of Sharpness and Berkeley or already extremely busy, you will be creating a commuter town as there are simply not the jobs around here to support 2000+ new homes. 2000 new homes means 4000 new cars, public transport is poor. You mention strengthening infrastructure however I do not see any guarantees in the proposal.

The flood plane of the River Severn must also be considered, in this changing environment it is highly likely that the flood plane will increase. Proposed development sites are very close too or on the flood plane.

The identified need for new homes by 2040 (Shelter Charity report) suggests the need is ONLY for affordable and social housing. The planning proposal suggests only that this kind of housing will be included not that it will make up the majority of new homes built. Therefore it seems likely that most houses built will not be strictly necessary to meet the housing needs, as those people will not be able to afford these homes.

Finally, I would like to note that the planning consultation process documentation is vast and inaccessible. I as a person educated to masters level have found this process arduous, I expect this would have deterred many residents from replying. I therefore believe the consultation process is inadequate and flawed.

Please acknowledge receipt of this email,

Kind regards,

[Redacted signature]

Sent from my iPhone