

**From:** [REDACTED]  
**Sent:** 21 January 2020 18:19  
**To:** \_WEB\_Local Plan

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Dear Sir,

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

The size of the development would fundamentally change the character of the area, shifting it from rural to suburban. I object to this as I choose to live in this area 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 seems to be to preserve the Cotswold AONB. This seems unfair on other rural residents of the district.

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 the proposals contain no considerations for developing a town center should the large development in Sharpness and Berkeley take place. The proposed area of development swallows up a large area of land used by the Berkeley hunt jeopardising the continuation of this important part of rural British heritage.

In regards to the environment, your plans make vague promises and outline suggestions as to how the environment will be protected yet they will swallow up large areas of green land. The recent 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 and proposals need to be in place to offset the carbon cost of construction and future emissions from created by the need for the majority of these residents to commute. 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 new 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 lower levels in the eco

system are healthy. Large housing developments will naturally effect this.

In regards to jobs and infrastructure, as a daily commuter I know routes north and south of Sharpness and Berkeley or already clogged. 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 who need housing will not be able to afford these homes.

I do support the development of my area for example proposed homes around the docks, on the school site in wandswell and those proposed in cam and Dursley. Also I think the site of the old hotel in Newport could be developed. However I would only support this if new homes were affordable or social to meet the identified need, 0carbon with offset mechanisms and came with development of infrastructure and the creation of local jobs.

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,

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Sent from my iPhone