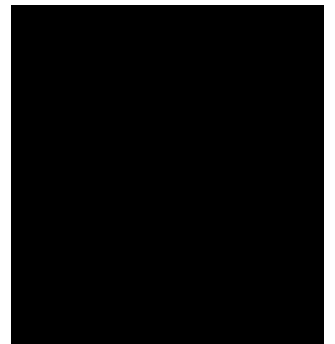


**From:** [REDACTED]  
**Sent:** 22 January 2020 16:57  
**To:** \_WEB\_Local Plan  
**Subject:** Local Plan review response

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Local Plan Review  
Stroud District Council  
Ebley Mill  
Stroud  
GL5 4UB

Wednesday 22nd January 2020

Dear Local Plan Review

Re: **Objection to PS36 New Settlement at Sharpness:** "Garden Village" Sharpness to Berkeley and around Wanswell, Newtown and Brookend. Approximately 5,000 houses (Phase 1: 2,400, Phase 2 2,600)

I am writing to express my opinion, concerns and objection to the development plans of Stroud District council's for the above development.

I am particularly concerned about the houses that are proposed in the fields and countryside around Sharpness and Newtown, Sharpness Docks, and farmland on the outskirts of Berkeley. The concern is of the volume of houses in a relatively short time and the disproportion to the needs of the local area and allocation from the whole of Gloucestershire.

My specific concerns regarding the development are:

**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. **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.

It seems to make more sense to plan more houses nearer to Cheltenham and Gloucester, with increased work opportunities there and less commuting for residents.

**Green fields** – the whole development is on green fields and no brownfield land will be used.

My other concerns include flood risk, education (with schools not being provided until phase 2), affordable housing for young people in the area, the current houses being built are not affordable and are not of quality build. If you do

build a development it needs to include good exercise facilities including a swimming pool.

Transport – there is minimal public transport in the area meaning that residents already rely on their cars. With a population increase in the area so will the number of cars. How will the number of cars get in to and out of the area. In addition to the cars from Sharpness, there will also be an increase in the number of cars from other developments happening towards Thornbury. This will cause an increase in cars accessing the A38 and the M5. The sheer volume of cars will cause gridlock.

Environments and biodiversity – this is a beautiful area of countryside and once built on cannot be replaced.

Impact on existing communities – I live in Berkeley and it is a small community. It is a small town, with a strong community, well established local shops. If a large retail area was to be built as part of this planned development then people would bypass Berkeley town centre and local business would go out of business. A proposed development this large would eclipse Berkeley.

Please listen to my objection to the current plan for housing development in the surrounding areas of Sharpness and Berkeley. I believe strongly that to build in this area will be detrimental to the historic town of Berkeley and surrounding beautiful countryside. It is not well accessed and does not have the employment to sustain a new population.

Yours faithfully,

