From: 16 January 2019 22:06

To: _WEB_Local Plan;

Subject: Objection to proposed development at Sharpness based on Emerging Strategy Paper

Dear Sirs

I would like to detail my objection to the proposed development of 2,770 plus homes at Sharpness, Newtown and the immediate surrounding areas.

Use of productive agricultural land for development

The proposed development at Sharpness, Newtown, Brookend, Old Brookend and Wanswell will be building the majority of homes on productive agricultural land which is against the objectives of the strategic plan. Agricultural land needs to preserved for the food needs of the area with ever increasing focus on buying locally and fresh, it seems that this proposal would unnecessarily destroy productive land.

Protection of important countryside

The proposed development at Sharpness also goes against the plan to protect Stroud District's countryside by taking a small town with lack of facilities and an area of hamlets in the country with rural values to develop a significantly large town. The areas are currently used for farming, country pursuits, wildlife and enjoyed by many from cyclists, walkers, dog owners, and the area recently being featured as a walk in the Waitrose Weekend magazine, all which could be destroyed rather than developing on existing towns where infrasturure is available and limiting the destruction of valuable and ever depleting countryside.

Existing communities

I currently live in Old Brookend, this little hamlet close to Sharpness is in the countryside and has a good sense of community amongst the residents where everyone knows each other, looks out for each other, helps the elderly. To build such a large development in this area would ruin this community. A proportionate development means that people can blend into an existing community.

Disproportionate development and lack of employment

There is uneven distribution between areas with approximately a half of the 5,700 new homes Stroud needs to identify a location for development in the district, centralising the development to an area where there is lack of employment and transport infrastructure.

Local Residents that already cannot find employment from the very limited local employment opportunities which are mainly manual roles with low wages already commute to larger cities such as Cheltenham and Bristol for employment, the majority of which drive to these locations or drive 10-15 minutes to Cam and Dursley railways station where there is already a lack of parking for commuters.

Network Rail would be highly unlikely to support and permit the use of the railway to a dead end route in Sharpness for what would be a limited market to them.

There is no detail of what the employment opportunities would be at the Sharpness development, and concerns have to be raised whether this would not actually be achieved and it was simply become another commuter town – please see the lack of transport section for the issues associated with this.

Lack of transport infrastructure

Infrastructure in the area has previously been rated as poor, and with no changes to transport links or roads I am unsure how this has now seems to have been assessed as good to allow for such a development. With large developments already proposed (under different Council's) and taking place along the A38/M5 corridor the road infrasturure and motorway junctions are already starting to struggle under the pressure. The reality of the location in Sharpness means that significantly more pressure would be applied to these and there will be an even bigger

increase to the net commuters out of the district. With lack of facilities available in walking distance, further pressure will be applied on town centres such as Dursley with residents form Sharpness area travelling to do food shops etc.

Given that option 1 of the "Options for Growth" of focusing development around existing towns was the most popular, I am unsure why when a green development is being targeted, locations such as Sharpness are in consideration given that these will significantly rely on use of cars for residents to access services and employment.

Other sites for development

It is incredibly frustrating to see that an area at Whaddon that would be suitable for development without many of the negative points of a development at Sharpness would bring, is not being fully explored by Stroud District Council despite falling in the district and instead is being held by Stroud as a potential site for Gloucester. It seems that despite much of Stroud falling in Cotswolds AONB and therefore much is not being considered for development, leaving a narrow section when you are willing to explore that you have removed Whaddon from your considerations.

Other areas such as Eastington have been disregarded from development with a lack of reasons detailed. I think all areas should be explored in more detail to allow for a more proportionate distribution.

Conclusion

The housing needs should be met by a proportionate and distributed developments across there Stroud District area where existing services, employment and infrastructure are in existence. The proposed site at Sharpness, Newtown should be a maximum of 370 homes for the reasons detailed above, being a proportionate development to the current size of the area, ensuring that essential agricultural land is maintained without applying too much pressure to country roads and destroying the countryside and wildlife in the area.

I hope you take the above into consideration.

Kind regards

Sent from Mail for Windows 10