From: Sent: To: Subject:

19 January 2020 21:41 _WEB_Local Plan regarding the Berkeley cluster

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hello,

My name Is

I'm writing with regard to the emerging local plan that Stroud District Council has published.

I am a resident of Sharpness/Newtown near Berkeley and have lived here my whole life because of it's rural setting and way of life.

Over the past 20+ years we've had the same developer trying to build various "eco park", "green village" etc.[large town] type of housing developments, ranging from 3000 down to 50 houses, which was the last one- this is on top of the 300 that is already on the current local plan at Sharpness dock site, which in itself would be huge and out of proportion for the tiny village of Sharpness.

These speculative proposals were all refused by the local planners for many good valid reasons, only to be instantly appealed, refused again, modified and then re-submitted on and on.

The constant with these was that they were NOT on the local plan, however, now SDC seem to be suffering from amnesia with regard to the many reasons that they/you have refused, rightly so, the plans for mass growth in this area and are now pushing this area to be on the plans for this huge amount. Here, for example, are a list of reasons SDC previously gave in the refusal notice for 375 houses to be built in Newtown in 2015

1-'Development of this scale in this location is poorly related to strategic services and facilities at higher tier settlements. The proposal is contrary to paragraphs 6 and 7 of the NPPF that development is located in sustainable locations'.

2-'Development would lead to an unjustified significant incursion into open countryside, undermining policies in the Development plan designed to maintain the separate indentity of settlements' There were other reasons for this refusal regarding potential damage to the RAMSAR/SSSi protected river Severn habitat and priority species and also insufficient information regarding the highways impact.

Also, the last application that was for fifty houses in Newtown in 2016/17 and these are some of the reason SDC refused it permission-

"Newtown is a third tier settlement within the settlement hierarchy in core policy CP3, which only provides for 'lesser levels' of development to safeguard their role"

And once again this mere 50 house application was refused for "this proposed development is likely to result in significant impacts to the River Severn Estuary SPA/SAC/RAMSAR without adequate mitigation", "the proposed SANG(suitable alternative natural green space) is considered unlikely to fully mitigate the impacts to the European site and therefor does not meet the requirements of SDC local planning policy framework"-if fifty houses will cause damage, then what will five thousand do???we will be left with virtually no alternative natural green space locally, so how will this not damage the river environment. With all these reasons that the planners have themselves given as to why here is not the right location, how can they now be pushing for us to be swamped with up to 5000 houses? which will all but join

Sharpness, Newtown, Wanswell on to Berkeley?

This is a very small rural community and this development is totally out of proportion for here, there is no infrastructure to support this, the secondary school has recently been given away- this is laughably even on the plans for housing-surely it would make more sense to re-establish this as the local secondary school instead of bussing a whole load more children off to god knows where to school, both local primary's are full,Newtown village is effectively single track due to cars parking on both sides of the road, as there's nowhere else to park.

The train line/station mentioned in the developers plans has not even been agreed, and being realistic would not happen for many years, if it will ever be a viable proposition.

There are no plans for the 3rd link of the Berkeley by-pass, which would cause chaos with cars trying to get to the A38/ motorway, which realistically is what 90 per cent would be doing to get to work as there is no employment here to support or justify anything near to this size of development-on that front, how environmentally friendly is thousands of vehicle movements commuting to Gloucester/Bristol etc? and they claim this will be carbon neutral????

We reluctantly accept some, in proportion, development but this is ridiculous and just not fair. How can building thousands of houses miles away from anything and attracting people from the city here make any sense??

There are many more suitable places for this with better access to the motorway/jobs etc.-As the council also plans to develop a "powerhouse" of work opportunities between Gloucester and Cheltenham, why is 80% of the housing for the district being planned in the south as opposed to the north? how does that make any sense???

It seems to me that regardless of what us locals say-we all put our opposition to these plans at the consultation stage last year and were completely ignored- that the council are just trying to push this through, as we are a small community and hence there will be relatively small numbers of objections. Finally, I read in a flyer from SDC labour a while back that said there was already planning permission granted for 5800 houses in Stroud district, with that in mind and the fact that the current local plan is supposed to cover development until 2031, surely these sites should at least be used first before any more green space is released to developers.

SDC should go back to the drawing board with this poorly thought out plan that seems to many people is simply taking the easy option of plonking it here as opposed to the right option

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