

**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** \_WEB\_Local Plan  
**Subject:** Berkeley, Sharpness and surrounding areas housing development feedback  
**Categories:** Consulation response

Dear whom it may concern,

I am writing to voice my concerns over the current local plan for Stroud and District, particularly the Berkeley, Sharpness, Newtown, Wanswell and Brookend proposed development.

Firstly, I am concerned over the volume of houses planned in a cluster arrangement in Berkeley and the surrounding areas. I don't believe this is the best approach to take when developing land. The pressure it will put on all services and infrastructure in the area could be catastrophic, not only taking all green and agricultural land away. I believe a dispersal approach would lessen the effects on residents currently living in the area.

I have a few concerns about the issues raised and answered in the emerging strategy paper.

It advises the housing development is concentrated at locations where there is current access to the best services, facilities, jobs and infrastructure. Berkeley itself no longer has a hospital, the doctor surgeries are under pressure to provide services to the local residents as it is, without adding 3000 homes, averaging 6000 people to the area, forcing people to use other surgeries ie Dursley, Wotton, Thornbury. The vale community hospital in Dursley is open to minor injuries between 8am and 7.30pm, however after these hours people will have to travel to Gloucester or Southmead which is a further distance away.

Currently I work in Avonmouth, I commute by car to work using the A38 and M5. In the morning, arriving at Falfield to get onto the M5 at 7.45-8.15AM means I have to queue for up to half an hour to access the motorway because of the volume of cars using the junction. The additional housing developments in Thornbury have already contributed to the volume of traffic in the area, without adding 3000 more cars into the area from the proposed development of 3000 houses in Berkeley. I will have to consider using the trains in future, however knowing Cam & Dursley station, parking is limited and the additional people using this station could increase. I understand there is plans for a bus to take residents to Cam & Dursley station, but I dread what pressure this will put on the small platform and trains departing. The roads in the Berkeley area are all smaller A/B roads, added traffic from the development will become a nightmare for residents to travel in the area.

The nearest supermarkets, sports centres, bank and other facilities are in neighbouring towns of Thornbury and Dursley. There doesn't seem to be any plans to develop the Berkeley area to include these facilities, again adding pressure to the current facilities.

My final concerns are regarding the agricultural land being used. I am in the process of buying a property in Brookend, currently opposite the house in Brookend the view looks out on to agricultural land and Sharpness. I understand the plans to develop houses are opposite and will now be looking out on to thousands of houses. Although I did not purchase the property for the view, it is disappointing to hear it will be surrounded with new build houses and take away the scenic countryside. I also worry the value of the property will decrease because of this.

I am not against housing development and I understand the area needs to build more houses, however I think the approach and volume of houses along with the services, facilities and infrastructure need to be reviewed to understand current residents concerns.

I look forward to hearing the result of the consultation period.

**Kind regards**

