



20.01.20

To the Planning Officer

Dear Sir,

I object to the draft plan for building a new village in Sharpness of 2400 houses and also going beyond the current date of the plan to further build another 2600 houses by 2050

I request that my letter of objection is shown to the Inspectorate if this draft plan goes to inspection

1. I don't think there is a need for this many houses in this area. It is not proportionate. The houses that are being built in Berkeley along the bypass now (about 200 I think) are not being sold easily. They are too expensive and I have heard there have been lots of problems with them. I have heard that a 2 bedroom part ownership house is about £1000 rent a month. What local kids stand a chance of being able to afford this sort of money. How do we know how many of your thousands of houses would be truly affordable and allow people that are born and bred in the area the chance to get on the housing ladder.
2. I've heard that lots of the houses are being built by a social landlord who will want to rent the houses. No details of how many. Will we end up with an estate of people who don't really care about the area because they aren't buying their houses, who will just commute. I know there have been problems in some estates near to Gloucester because of the amount of social housing.
3. You are not considering the impact this vast estate will have on existing villages in the area. This is and has been for ever a rural area. Your plan makes it an urban area. Do you really think that the local populations of the current villages want to live in a town? If they did they wouldn't have chosen to live here. We are a proud remote area of the district. We cope well with having fewer amenities than other areas because we have ties to the countryside through generations. We don't all want to be able to join in the café culture that exists in many towns and cities. I have lived in this area for all of my long life, brought up my family here and we have managed well with the current level of shops and the doctor's surgery. Admittedly it has got harder to see a doctor and I think that this needs to be addressed. The buses have gone which is also a bad thing but I think the council could look at this without needing to have all these people swamp our area. The small villages will be surrounded by a vast building plot for decades to come. This really is so unfair especially when the council has not allowed any development hardly over the last few decades. People cope better with smaller areas being added - it is not such a shock and new people are absorbed into the local community. Planning 5000 houses

- maybe 15000 new people is a horrendous thought. At the moment there are many families that go back generations in this area; people are friendly and caring. We have a community already which I think this development will threaten. Even the local children in the area don't want it. They feel safe now, they know their neighbours, people look out for them. People go into Berkeley and can guarantee they will stop for a chat with someone. This might not mean anything to Stroud council but it helps the community feel valued; it supports peoples well being which I thought was important, the elderly are looked after at home to a large extent because of caring family and neighbours. If you build a load of houses and flood the area with people from who knows where that don't have any links to the area I sense that the very essence of our area will be destroyed BUT Stroud will have its houses at our expense. This is a cultural issue and I think it should be as important as protecting other cultures which this country is very good at.
4. You may have aspirations to open a train station and get people out of their cars but the reality is that people will use their cars no matter what. The roads won't cope and I know you don't want to upgrade any of the roads as you think everyone will catch buses and the train. Who knows if this train station will even happen and the prices of the train are hugely expensive. There was an article in the gazette in December 2019 saying that commuters going from Cam to Bristol are among those paying the most for train tickets in the UK. The 35 minute route came 4th in a list of the top 10 most expensive rail commutes outside London. But you anticipate that people will travel by train or a fleet of buses. I really don't think this will happen. I believe that the roads will be inundated with traffic, that there will be rat runs around the lanes to get to the A38 which will be dangerous. There are a lot of horse riders, cyclists and walkers that will suffer as a consequence.
 5. People will still travel to work in Gloucester, Bristol and further afield. They are used to the convenience of a car and will still want cars in their life. They will not walk to a train station or wait in the rain for a bus and carry shopping for a family on public transport no matter how good you try to say it will be. The junctions to the A38 will be chock a block, the motorway junctions will mean that the tail backs will stretch for miles I imagine. This area is remote... you said this yourself in previous documents especially in 2011. It has not become less remote, it has not moved. You said that it was not the preferred area to put a "growth point" (what a dreadful term); you had numerous reasons in 2011 that came up with not enough in its favour compared to three other areas... and now because a planner presents an eco village / green village or whatever his latest term is we suddenly are no longer remote; kids will no longer have to travel further to a secondary school because of its remoteness; commuting will no longer be further to get to Gloucester, Cheltenham etc; the river no longer presents a major flood risk, there are no longer landscape impact issues; Sharpness dock is no longer going to be a noisy, smelly neighbour; there is no longer going to be a negative impact on Berkeley's shops? I do not understand how Stroud council has changed its mind so easily.
 6. The flood risk is really really important. Building on greenfields when there are other areas in the district that have been ignored for years (ie Newport towers to name one). Covering fields that are not the poorest arable land at all but could easily be used as mixed woodland and arable land rather than all animal rearing would be a far better use of much of the land along the estuary. The river is such an important

area for birds that would be at risk. With climate change surely there are issues about an increasing flood risk that would just be made worse by putting thousands of houses in a flood plain. Saying that they will leave some land under 500 metres width to protect their houses must surely say that the houses are not in the right place and there are too many of them.

7. There is a lot of talk of biodiversity nowadays and the need for protecting the natural environment. I fail to see how covering acre upon acre of greenbelt land with 5000 houses, new shops and "employment hubs" can enhance the landscape or do anything to alleviate flood risk. I suggest Stroud seriously consider a better site that does not impact on the severn estuary landscape not only by their building plans but also by having more people come to the area for leisure. Do they not think this will have a negative impact of the flora and fauna of the area. Putting in a few trees and a hedge here and there will not compensate for the profound negative impact that this size development will have.
8. There is not a lot of employment in this area. The developers might say they will allocate land for employment but there is nothing to say that employment will be forthcoming or how many of the people envisaged to live here will be employed on site.
9. In some documents up to 2017 the access to this area was rated as very poor to Sharpness and poor to Berkeley. This has change to good.... How? The access is via one road into Berkeley and down the bypass. This has not changed. How people living in Mobley and Berkeley Heath will cope with yet more lorries going to the docks, delivery lorries, building lorries bringing in huge amounts of stuff does not bear thinking about. I can pretty much guarantee that the developers and stroud councillors don't live here!
10. I thought this plan was bad when you wanted 2400 houses; now it is 5000 houses. I am extremely concerned that this will open the floodgates to even more housing in the development and its surroundings in times.
11. The issues about a lack of facilities in the area whilst you build this estate ie the senior school, the health centre, your transport hubs remains of great concern.

I hope that the above points will be taken into consideration.

