

To [REDACTED]

I feel I have to write a letter to you in regards to the planned 2400 house in the Berkeley area. I am a 34 year old whos family have lived in the local areas, Berkeley, Sharpness, Wanswell and Purton for hundreds of years. The idea of this beautiful part of Gloucestershire being ruined by mass housing deeply saddens me. I have travelled and worked abroad throughout my 20s but always loved coming home. I had the opportunity to settle in either France or New Zealand but my husband and I decided on settling in Berkeley and bringing our family up in the area we love. The feeling of family and friendship is massive throughout the Berkeley community, you only have to look at the events that bring people all together in the area, walk down to the shops and everyone saying hello to each other. Also, I don't think residents have all been made aware of this MASSIVE planning development, I only heard of it via a local facegroup local page. Surely letters/pamphlets should have been handed out? I attended a local residents meeting and was surprised that yourself or no-one from the planning committee attended to answer questions.

In regards to the information found online, myself and other residents of the area have found the survey to be very long winded , hard to understand and fill in, to the point that I have had to stop.

In regards to the plans I have concerns with the following:

1-Ensuring the new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development- What services? Buses are all being cut, in the past 10 years we have lost our hospital, dentist and secondary school. Already the bypass is busy enough with the lorries for the docks, the roads have only just been filled from the horrific potholes, and junction 14! Most households have 2 cars, the roads already struggle with this, they are not designed for this massive increase in traffic that would occur, not only from the residents themselves but also the increase of home deliveries. What will happen? More fields being given way for the heavier traffic? Traffic lights were put in around 12years ago to help with rush hour, but after trialling them they are now turned off at peak time as they can't cope with the volume of traffic!!How will this cope with the 2400 houses from Berkeley, the new developments in Charfield, Falfield, Wotton?

2- Conserving and enhancing Stroud districts countryside and biodiversity, including maximising the potential for a green infrastructure across the district.- How can building 2400 houses in ONE area on green fields do that? Potential for green infrastructure across the district- how will we be green when a minimum of 2400 cars are driving out of the area to work in surrounding areas ie Bristol, Gloucester, Cheltenham? There isn't the work in the area, we risk becoming MORE of a cummuter town

3- Maximising the potential of brownfield and underused sites to contribute to housing supply- The vast majority of the planned development is green fields, destroying a beautiful landscape and taking away popular dog walking areas. As a dog owner, there are also a HUGE number of dog owners in the area, my question is where will people walk their dogs? If you take all the green areas away people will have to drive to walking areas, thus creating more pollution.

4-Developing strategies to avoid, reduce and mitigate the indirect impacts of development on the natural environment- HOW?! How will this development reduce impacts on the environment, its massive!!

5- Tackling the acute lack of affordable housing in the district –As someone who falls into the direct market for this kind of housing, I agree that we need some housing , but judging by the new building project at Canonbury rise, I am not hopefully that the new houses are truly affordable. I understand that 'affordable' actually means you only own 80% of the build, the rest is rent, and usually only a 5% deposit. However, the market price of these houses is still inflated. On rightmove today a 3 bedroom semi "affordable" at Canonbury is priced at £269,995. Yet a 3 bed semi house on Lynch road, closer to towns amenities and with a larger m2 floor plan is priced at £225,000. That's a huge difference.

Finally I am confused by the fact that on one of the plans for possible development in the area, when done in 2011 marked the key services and facilities in Berkeley as poor and Sharpness/Newtown as very poor. Yet on this new proposal in 2017 these have miraculously both changed to good! Seems rather convenient.

I know we need houses, but not on this scale, there are plenty of 'brown' sites and areas that can be infill. Please don't turn Berkeley/Sharpness into a Bradley Stoke/Hardwicke/Quedgely.

I hope you take the time to read this letter and reconsider the plans

Sincerely

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