



Local Plan Review
 Planning Strategy Team
 Stroud District Council
 Ebley Mill
 Stroud
 GL5 4UB

Email: local.plan@stroud.gov.uk

16 January 2020

Dear Sir / Madam

Proposed Planning - Berkeley Cluster - Garden Village – PS36

I have examined the plans for the above proposal and object strongly to the building of these houses in this location.

A development as large the one suggested would completely engulf Berkeley and irreversibly change the area and permission for such a development should be rejected.

Much of the site is in an area which floods, and at this present time as much as half of the area is currently either completely flooded under water or seriously waterlogged. Water levels are on the rise and the considerable increase in rainfall due to environmental issues could mean this area is under water permanently in the next few years.

Many people both local and tourists use these fields and the Severn Way for recreational purposes. This is something close to my heart, the green fields provide miles of walking and building here would take away many of these open spaces and have an impact wildlife. Light and noise pollution would without doubt effect the wildlife, the Seven Vale is on the flight path for many rare migrating birds travelling to and from Slimbridge Wildfowl and Wetlands Trust. The area is home to many other creatures, for example, Badgers, Foxes and Deer which use the fields which will be destroyed by this development, I frequently have seen Otters on Berkeley Pill and the surrounding banks of the River Severn, these live on the section proposed for diversion. Where will they go when this development has been built? The fragility of this ecosystem has been over looked and there should be extensive research carried out to see how this will affect certain species well in advance of this planning being proposed and I do not think you or the developers have done any research at all to

measure the impact. The small areas of wetlands and wildlife that will be retained are insufficient and those that are there now have a natural bio-diversity and are in themselves sustainable and encompass a wide range of wildlife. The measures put in place will not compensate for the loss in natural habitat and man-made habitats take many years to mature before creatures naturally move into them. The whole thing will have a destructive effect on wildlife which will take many years to recover. Where will the money come from to pay for these spaces and who is going to accept responsibility for their up-keep?

There is insufficient and inadequate infrastructure into Berkeley and Sharpness and the roads cannot accommodate the traffic which travels in and out of the location already. To increase this even slightly would cause chaos, and parking in the area is almost non-existent. There is nothing in the plan to accommodate the 10,000 cars that will be needed to transport the individuals living in these new 5000 houses to and from the area. There is no lighting on many of the roads currently and they flood often, they are poorly surfaced and cannot safely accommodate the current traffic load, let alone an increase in vehicles of this magnitude.

Public transport services are non-existent and the plan for additional services and the new bus route proposed through part of the area does not provide effective services into the neighbourhoods meaning residents travelling a considerable distance to get to the bus route. This is unreasonable and will not happen, people with small children or the elderly want to be able to step outside their door and get on the bus or get into their car from their doorstep, parking for which has not been included. Therefore, a huge increase in the number of cars travelling on the A38, commuting into Bristol or Gloucester and other areas within the district, causing further congestion on the already very busy junctions of 13 and 14 on the M5, causing an accumulation of traffic, especially with the new houses being built in Thornbury, Falfield, Dursley and Charfield.

I notice that there are no plans for any schools, primary or secondary to accommodate the children, which could easily be in the region of 10,000 children! Although I see there is the possibility of a primary school in phase two, where will they go in the meantime? I do not believe they can be taken at Berkeley Primary and Sharpness Primary? This would lead to further commuting and a further increase in traffic. This does not even take into consideration the children of secondary school age, all of the nearby schools, Rednock, KLB and Castle schools are no longer taking children from our area, due to development in their own catchment they are already over-subscribed. Therefore, children of secondary school age will have to travel over 10-miles to goodness knows where to get to school, how will they be transported?

There is no provision of a new doctor's surgery, and it is likely that the surgery in Berkeley is closing, where will all of these new people and the current residents go to see a GP? The extra houses being in Dursley built has already oversubscribed the GP in Dursley, so where will all these people go for medical attention? This can only put a burden on other services and create more home visits from the GP and ambulance services as people will have to travel a considerable distance to see a Doctor.

Most of the houses in Berkeley, Sharpness and surrounding areas are in small hamlets, with small pockets of more recent houses, which have been built in considerate numbers and in a more sustainable way, should this development be accepted the whole nature of Berkeley, Sharpness and its immediate areas will suffer the consequences, having a huge disadvantageous effect on many things within a large radius. The development is not beneficial to the people who live in the area, or befittingly constructed for new residents. With the risk of flooding, no parking and transportation facilities, it seems the only people to benefit here would be the landowners and the developers and it would therefore be shameful to accept this application.

Yours faith

