

From: [REDACTED]
Sent: [REDACTED]
To: _WEB_Local Plan
Subject: Stroud District Local Plan Review
Categories: Consultation response

Dear Stroud Councillors,

Following review of this plan I am emailing to strongly object to the significant growth of Sharpness and Berkeley by the proposed development of a 'garden village' of up to 5,000 houses.

1. Transport

The existing transport network/ links are wholly unsuitable for this scale of development. The main bypass into Sharpness docks is heavily used by HGV lorries/ vehicles that support the industrial and employment areas located there. Significant increases in residential traffic on this road would have a negative effect on these businesses and the low level of employment currently available. The remaining roads are single track country lanes and wholly unsuitable for heavy traffic.

The majority of new residents are likely to be commuting elsewhere to work via the A38 and M5/ M4. Links onto the A38, are limited to two junctions and would become grid locked at rush hour. Further afield J14 of the M5 already backs up with traffic at rush hours resulting in a 20 min queue on approach to the motorway. There is no mention of transport links past Berkeley in the review!

There are no train links, no cycle routes and only low level bus routes meaning residents would be wholly reliant on cars and sustainable transport links are none existent.

2. Affordable Homes

The significant growth of houses in one location will result in a cluster of 'affordable homes'. If located around Berkeley and Sharpness the residents will be isolated from good transport links, amenities and employment. So the very people that need work will be unable to get to it. In addition surely this will deprive other smaller settlements across the District of affordable homes where they are also needed.

3. Environment

The location of this amount of residential properties so close the River Severn SAC, SPA, Ramsar and SSI will undoubtedly lead to increases in recreational pressure on it and its features. The location of a single SANG to the south will not be used by residents towards the middle and north resulting in increases in pressure from walkers including those with dogs. In addition this will be exacerbated by the loss of footpaths across farmland currently used by dog walkers to let their dogs run off the lead. I do not believe this recreational impact on the River Severn has been adequately mitigated.

There are areas along brooks and streams that regularly flood adjacent farmland causing problems only to the farmers currently. How would this and the enviable significant increase from grey water run-off be managed to ensure the area is not subject to additional damaging flooding?

4. Landscape

The River Severn at Sharpness is visible from a numbers of points of interest across the district 'North Nibley Monument' for example. These attract many visitors to the area because of the view from them including the natural beauty of the River Severn. Development of this scale will totally destroy this natural landscape and the view. Again how would or could this be mitigated?

Instead I am in favour of small/ medium scale development dispersed across the district and adjacent to existing villages and medium sized settlements as I believe it will better meet the needs of the Stroud district.

I look forward to seeing the results of the consultation process.

Regards,

