

Stroud District Council
Local Plan Consultation
Ebley Mill
Stroud



Dear Sir/Madam,

Please find our comments set out below. I hope and trust that this will feed into the way you proceed with this plan.

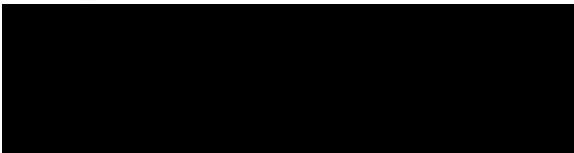
Whilst we understand that more homes are required, it is important that the location of these homes is optimised and we have considerable concerns as to the SOUNDNESS of your proposed site PS36 in Sharpness. The Berkeley Vale is a tourism gem that is about to boom and I am afraid that your plans for PS36 could stop this huge commercial opportunity for Gloucestershire and England in its tracks.

The area abounds with tourist attractions. A Norfolk Broads like canal, A Magical Castle, The worlds leading wildfowl reserve, The Severn Bore a world natural wonder and an amazing estuarial habitat which stretches inland from England's longest river for a number of miles and includes magical walks and flat cycleways. With all this and more on offer you may be surprised to learn that the areas around the rather unique Sharpness docks are a particular tourism draw. Commercial docks are usually very dirty, very noisy and very run down, so Sharpness stands out as being unusually quiet and unspoilt. It has changed little over the years and has an amazing history. The largely unspoilt surrounding countryside adds greatly to the feeling of heritage and is criss-crossed by paths and bridleways enabling tourists to get close to the wonderful natural landscape. We understand that there are alternative sites to PS36 in Moreton Valence and Whitminster, neither of which has any tourism, relevance and both of which are located close to existing infrastructure and to employment. Whilst PS36 has no current infrastructure and is as remote from key employment centres as is possible in this part of England.

Given that situation we believe Sharpness and in particular PS36 is an unsound location for building on the proposed scale. In addition we believe that there are uncertainties on many levels regarding this site which ought not to be ignored.

- The proposed rail link seems no more than a wish and is unlikely to materialise.
- There are significant issues with highways which cannot be brushed away by a wish that residents will not use cars but rely instead on coaches to commute to work.
- We understand that there are habitat issues associated with the increased number of residents which would extend far beyond the boundaries of this site and as such these issues are not mitigatable.

In conclusion we request that you delete PS36 from your plans on the grounds that it has significant unresolvable uncertainties attached to it and its inclusion makes your plan UNSOUND. If you must, please replace it with the more suitable, deliverable, alternative sites previously noted.



Chairman
Berkeley Vale Tourism

