

Objection to site allocation ■ **PS36 Sharpness new settlement**

I believe **the Local Plan is not sound because it is not Justified.**

Infrastructure

- High cost of infrastructure delivery (re roads, education provision, flood risk mitigation, rail) likely to make it unviable
- No indication that the required infrastructure will be delivered early in the site development, even though this is an essential element of Garden City principles
- Evidence from consultees who would need to deliver the infrastructure such as Stagecoach, Network Rail, Gloucestershire County Council and Wessex Water cast doubt on the viability
- Rail link which forms a major part of the proposals for PS36 is highly unlikely to come into existence during the Plan period, if at all. Only goes north, no direct link to Bristol.
- Roads – would need considerable improvements to overcome current capacity issues. J14 of M5 – where majority of outbound commuting would go – already at capacity
- Late evidence – seems written to justify the plan – difficult for public to understand

Education

- Local secondary schools already full
- No commitment to providing a new secondary school during the early phases

Health

- No dental surgeries or secondary or tertiary care providers in Berkeley Cluster currently and no provision in the Plan
- No social care provided for

Transport

- Area relatively remote, expected to lead to increased car use for commuting
- Almost non-existent public transport. No evidence that the plans for public transport are deliverable
- Unsupported claims that there will be fast coach connections
- Plan entirely reliant on rail link which would be northbound only, away from the main direction of current commuting; the council has provided no substantive evidence that the line and new station is viable and their first bid to government for business