

case funding failed; would require major investment at Cam & Dursley

- Would require major mitigation measures on highways, particularly at connections with A38
- Junction 14 at M5 already at capacity. Would add further pressure to Almondsbury interchange for commuters to Bristol
- The relevant parts of the highways network already under pressure and that is before other developments to the south of the district are completed
- Even if the claims for commuting via public transport were realised, how are residents to travel in the evenings and weekends for shopping and leisure?

#### Employment

- Wrong location for employers, given its relative isolation, too far from Bristol or Gloucester and the M5, constrained by River Severn to the west
- PS36 does not adhere to Garden Village principles, by the lack of employment opportunities in its immediate vicinity
- There are better existing and planned sites for a knowledge based business park, which is the aspiration for the land set aside for business use
- The more likely use for that land is warehousing, which only provides a relatively low number of jobs, and at low wages
- The developers have no established record of delivering commercial developments
- Site at the furthest point from the anticipated employment growth point between Cheltenham and Gloucester

#### The Environment

- The development will cover over 1,000 acres of greenfields. This is inconsistent with the climate emergency agenda. There is a general lack of evidence regarding the resulting impact on the environment
- Site is in close proximity to the Severn Estuary which is a Site of Special Scientific Interest (SSSI), a Special Area of Conservation (SAC), a Special Protection Area (SPA) and a Ramsar site – all of which should provide the area with protection against negative impacts. Insubstantial evidence provided as to how the impact will be avoided / mitigated
- The SSSI extends down the mud flats of the Severn as far as Thornbury, and this area should be included in the due consideration of the Plan's soundness
- Site is c. 1 mile from the internationally important Slimbridge Wetland Centre
- Proposed wind energy development could have impact on the birds and wildlife
- Limited evidence provided on the impact of increase in recreational use