



17 January 2019

Dear Sir/Madam

As regular visitors to the **Berkeley** area, we are writing to you with our comments on your Local Plan Emerging Strategy. In particular, we would like to respond to the following question in **section 5.1** of your online survey:

Do you support development in Newtown/Sharpness?

We do not support the development proposed for site **PS36**, because, in our view, this location is unsuitable for the number of homes put forward as part of your plan.

The relative remoteness of this site, along with limited employment opportunities and its very poor access to wider services and facilities means a development of up to 2,400 houses (even more if you add those proposed for **PS33**, **PS34** and **PS25**) would not be sustainable.

It is highly unlikely that any infrastructure improvements or employment opportunities created as part of the development would be sufficient to support this size of development.

In addition, a development of this scale in this location would have a significant detrimental impact on the environment and a hugely negative effect on the landscape, biodiversity and existing communities.

Overall, we do not support your strategy for meeting the future development needs of the district and believe you should take a different approach. This should be a combination of dispersed development across the district and development at key sites next to existing large centres of employment, services and public transport infrastructure.

We believe that new development at any location has to be proportionate to the size of existing settlements.

Your faithfully

