

- Likely decline in air quality through increased car use, in the absence of a realistic public transport option. The council rated this site as having no impact on air quality
- Wessex Water have concerns, saying they have no plans to improve sewerage treatment works that would be required
- Detraction from Berkeley as an historic centre. Coalescence with Sharpness and surrounding villages.

Flood risk

- Needs more detailed evidence
- Costs of flood mitigation unknown
- Some projections show flood risk likely to be far higher by 2050
- Current Environment Agency maps do not take into account rising sea levels as a result of the climate emergency

Process

- The normal run of events is to collect evidence, from which a strategy emerges leading to selection of location. It appears the process has been reversed to make land that is available fit the Plan
- Consistent lack of reports delivered at a time or in a manner that would enable residents to digest and reach reasonable conclusions
- Lack of consistency or objectivity in the sustainability appraisals of the various sites, some changing over time
- Some appraisals based on the aspirations of the developers compared with existing facilities on other sites
- Appraisals of existing communities changed over time despite no change in circumstances
- Is the scale of the development deliverable in the Plan period, i.e. the number of houses to be built per annum achievable?
- The relatively remote location will add to logistical difficulties in building the site within the required period, while adding to the congested highways network
- Description in earlier stages of the Plan relied entirely on developers promotional material rather than objective assessment
- Lack of proper engagement with the public: only short periods of consultation, maps and diagrams opaque and confusing, public exhibitions were poorly advertised, lack of engagement with recognised public interest group, little attempt to make the process of submitting responses user-friendly, disenfranchising older or technophobic residents