

## Part B – Please use a separate sheet for each representation

Name or Organisation:

Robert Hitchins Ltd

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is :

4.(1) Legally compliant	Yes	<input type="text" value="√"/>	No	<input type="text"/>
4.(2) Sound	Yes	<input type="text"/>	No	<input type="text" value="√"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="text" value="√"/>	No	<input type="text"/>

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

### **Policy CP3 Settlement Hierarchy**

The settlement hierarchy is in principle supported with the exception of Sharpness.

Pegasus supports the identification of Stonehouse and Cam and Dursley as Tier 1 settlements in the emerging Draft Local Plan.

However, it is considered that Whitminster has the potential to be higher in the settlement hierarchy than a Tier 3a settlement. Whitminster is well located and accessible and benefits from proximity to higher order settlements. The settlement provides a range of facilities and services, including a primary school, pubs, restaurants, convenience stores, village hall and is served by a regular bus service.

Whitminster is one of the District's larger villages and it is acknowledged in the Settlement Role and Function Study (2018) that ***"there is clear scope to improve accessibility by increasing the frequency and extent of public transport services." It also states that "...its relative proximity to the larger service-centre settlement of Stonehouse and its location on the A38, a key transport corridor, offers potential to develop better transport links to strategic facilities (including improved walking or cycling connectivity)."***

Whitminster is relatively unconstrained by environmental, topographic or physical obstacles.

Given its location and proximity to the M5 it is accessible and attractive to the market. Given the availability of land suitable for development and its facilities and services it has the potential to be a Tier 2 settlement in the emerging local plan.

It is not clear what the justification is for Painswick moving from a Tier 3 settlement to Tier 2 given that the Sustainability Appraisal states at paragraph 6.87 that it has been identified as having:

***"high sensitivity to employment or residential development."***

Paragraph 1.6 of the Sustainability Appraisal states:

***"Much of the land in the eastern portion of the District beyond the more sizeable settlements falls within the Cotswolds Area of Outstanding Natural Beauty (AONB) which has been designated in recognition of its rich, diverse and high quality landscape. Significant areas of land at the Severn Estuary have been designated as a Special Protection Area (SPA), a Special Area of Conservation (SAC) and a Ramsar site and these areas fall partly within the boundaries of the District to the south west. Additional important biodiversity sites in the District include Cotswold Commons and Beechwoods National Nature Reserve (NNR) and Cotswold Beechwoods SAC both of which are in close proximity to Painswick and Rodborough Common SAC immediately to the south of Stroud."***

An objection is therefore made to the proposal to move Painswick from a Tier 3 to a Tier 2 settlement.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In Tier 3a settlements such as Whitminster the ability of the settlement to expand to meet local needs should be recognised as these settlements are relatively sustainable locations for development, offering the best opportunities outside the District's Main Settlements and Local Service Centres for greater self-containment.

Delete the wording ***"However, their scope for future growth (in addition to any sites already allocated in this Plan) is constrained."***

Painswick should revert to a Tier 3 settlement, as set out above there is no justification for it becoming a Tier 2 settlement

(Continue on a separate sheet /expand box if necessary)

**Please note** In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

**No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Our objections go the heart of the Plan and its strategy as we consider the Plan as drafted is unsound.

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. Signature:

