

25 October 2022

[REDACTED]  
Stroud District Council – Planning Policy  
by email: [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk)

Dear [REDACTED]

**STROUD LOCAL PLAN REVIEW – ADDITIONAL TECHNICAL EVIDENCE LIMITED CONSULTATION**

Avison Young has been instructed by St Modwen Homes (Developer) and Tortworth Estate (Landowner) to submit representations in response to the above consultation.

We are advising the Developer and Landowner on the promotion of a new garden village development at Buckover, South Gloucestershire (identified as a strategic development location in the former draft WoE Joint Spatial Plan). This letter and accompanying online questionnaire response follow our representations submitted at Regulation 19 stage in summer 2021 which set out observations regarding the security of funding for the strategic highways interventions considered necessary to mitigate the impacts of the proposed site allocations.

In summary, we welcome that a Statement of Common Ground has been agreed between Stroud District Council, National Highways and South Gloucestershire Council regarding the strategic highways matters, and that more detail has been provided on the nature of proposed highways interventions, their cost, and how costs would be shared between the parties involved in delivery.

However, we have questions regarding whether the appropriate balance between sustainable transport measures and construction of highway capacity has been achieved, the accuracy of the M5 J14 costings, and the reality of funding mechanisms and timescales (as noted at paragraph 6.3 of the Transport Funding and Delivery Plan), which may affect the soundness of the Plan.

As stated in our previous representations, we are supportive of the Local Plan Review being adopted, and wish to continue working with all relevant parties to ensure a sound strategy for the delivery of strategic highways interventions, particularly at M5 J14, is achieved.

Yours sincerely

[REDACTED]  
[REDACTED]  
**Director - Planning, Development & Regeneration**

**AVISON  
YOUNG**



**For and on behalf of Avison Young (UK) Limited**