

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.

Core Policy CP2 Strategic Growth and Development Locations

CP2 provides the overall housing requirement for the plan period of at least 12,600 dwellings - this is supported.

However, the policy then provides a table setting out the proposed strategic development sites allocations and a table setting out the proposed local development site allocations.

Pegasus support the proposed strategic allocations at Cam North West (900 dwellings) and Stonehouse North West (700 dwellings). The development of these sites accords with the strategy as set out in paragraph 2.9.9, i.e. ***"...concentrate most development at a series of***

strategic locations, where housing, jobs and necessary infrastructure can be coordinated and delivered in a timely manner.” (my emphasis)

Pegasus object to the proposed strategic allocation of a Garden Village at Sharpness 2,400 dwellings (with 3,600 dwellings envisaged post 2040) and 10 hectares for employment, the details of our objections are set out in our response to Policy PS36, i.e. deliverability, sustainability in terms of its location away from the main movement corridors and the lack of opportunity to provide sustainable and viable alternatives to the private car. It is considered that this site will not deliver the necessary infrastructure so that a sustainable development can be achieved.

Pegasus consider that land at Grove End Farm, Whitminster, at the confluence of the main transport corridors has far better opportunities to deliver a truly sustainable alternative to Sharpness.

Pegasus also object to the proposed new settlement at Wisloe 1,500 dwellings and 5 hectares for employment. The details of our objection are set out in response to Policy PS36 Sharpness and PS37 Wisloe.

It is noted that Policy CP2 includes provision for 3,000 dwellings at Whaddon to make a contribution to meeting some of the unmet housing needs of Gloucester City, subject to it being required to meet the needs and providing locating growth at Whaddon is consistent with the approved strategy for the JCS; subject to this being the case this is accepted. However, if the site at Whaddon is not required, this location should not be included to meet Stroud’s needs, as such an approach would result in approximately 5,100 dwellings in the Gloucester fringe meeting Stroud’s needs, i.e. 64% of the residual housing requirement as currently proposed (i.e. with Hunts Grove and South of Hardwicke). It is considered that Stroud’s needs should be met across the district at the most sustainable locations where it’s needs arise.

An objection is also made to the proposed local development sites, it is considered that an additional site should be allocated, land south of Bristol Road, Stonehouse and the site off School Lane, Whitminster (PS46) can accommodate an increase in the number of dwellings.

Detailed representations are made in response to the Stonehouse Cluster and Policy PS46 Land West of School Lane, Whitminster.

(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.

The modifications required in order to make the Local Plan sound are the deletion of the new settlement at Sharpness and the site replace with land at Grove End Farm, Whitminster. This is covered in detailed in our suggested modifications in response Policy PS36.

In addition it is suggested that the capacity of Whitminster is increased in terms of the allocations, the capacity of land west of School Lane, Whitminster is increased and land to the east of School Lane is also allocated, thereby supporting the role and function of Whitminster (this is addressed in our representations to PS46).

Further capacity at Stonehouse at Tier 1 settlement should also be increased reflecting additional opportunities consistent with the strategy, this is covered in more detail in response to the Stonehouse Cluster.

(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:

