

**EXAMINATION OF THE STROUD DISTRICT LOCAL
PLAN REVIEW**

INSPECTORS' MATTERS, ISSUES AND QUESTIONS

MATTER 11c: Matter 11c Other Infrastructure

On behalf of: Robert Hitchins Ltd

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Pegasus is instructed by Robert Hitchins Ltd to submit a Statement in respect of Matter 1, pursuant to the Matters and Questions identified by the Examination Inspectors.

Separately additional Statements have been submitted in respect of the following Matters:

- Matter 1
- Matter 2
- Matter 3
- Matter 6
- Matter 6a
- Matter 6c
- Matter 6d
- Matter 6g
- Matter 7
 - Matter 7a
 - Matter 7b
 - Matter 7c
- Matter 8
- Matter 10
 - Matter 10a
 - Matter 10c
 - Matter 10d
- Matter 11
 - Matter 11a
 - Matter 11b
 - Matter 11c

Following the submission of the Reg 19 representations in July 2021 Pegasus along with PFA Consulting and Pioneer Housing and Development Consultants have also responded to the Stroud District Local Plan Review Additional Technical Evidence in October 2022.

The Hearing Statements should be read alongside our representations and supporting evidence. As instructed, we have not repeated our representations of July 2021 or October 2022; but instead sort to highlight the salient points in response to the MIQs and indicated what changes we consider necessary in order for the Plan to be found sound.



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11. MATTER 11C- MATTER 11C OTHER INFRASTRUCTURE

11.1 In general terms will Core Policy CP6, the IDP and other policies of the Plan, including allocation policies, ensure that other necessary infrastructure will be delivered in the right place and at the right time? Are the requirements clearly set out and are they justified and consistent with national policy?

11.1.1 Core Policy CP6 does not set out the contributions expected from development, or the levels and types of infrastructure required. Accordingly, it is inconsistent with paragraph 34 of the NPPF. It will therefore need to be revised to reflect a robust evidence base which has yet to be prepared (the consultation in the autumn 2022 on the Additional Technical Evidence did not provide the necessary evidence etc), which should take account of the available infrastructure capacity, the forecast number of infrastructure users and identify robust standards for identifying the effects of new development. This should then be used to clearly set out the infrastructure requirements for individual allocations and to provide specific standards for the infrastructure arising from non-strategic sites.

11.1.2 Core Policy CP6 should also be revised to provide clarity about how any developer contributions will be secured whether through CIL or s106 agreements.

11.1.3 See our representation on EB110 Infrastructure Delivery Plan Addendum (August 2022)

Wellbeing and healthy communities – Delivery Policy DHC5

1. The policy supports proposals that include design measures for healthier lifestyles and sustainable neighbourhoods. However, it reads more like an objective rather than a policy setting out clear development requirements. What is the purpose of the policy, how would it be implemented, and is it justified, effective and consistent with national policy?

1.1 No comments

Green Infrastructure – Delivery Policy DES2

2. Taking account of recreational pressure at existing GI sites, should the policy be more specific about the identification and delivery of new GI projects along with other mitigation measures and how these will be delivered and funded?

2.1 No comments

3. Is the policy sufficiently flexibly worded to take account of individual development site circumstances / constraints and how that might affect the feasibility / viability of delivering GI?

3.1 No comments.

Protection of existing open spaces – Delivery Policy DHC6

4. Delivery Policy DHC7 requires new residential development to provide open space and sports facilities in accordance with specific standards set out in the policy. The supporting text states that these standards are based on the Council's Open Space, Green Infrastructure, Sport and Recreation Study (2019) (EB41 and EB41a-j).

- a. Are the standards justified and is the approach effective and consistent with national policy? Are the open space typologies clearly distinguishable or do some overlap?
- b. How will a developer or decision-maker determine what provision needs to be made for each future proposal?
- c. Are the delivery mechanisms justified and effective? Is it clear how any off-site contributions will be sought?
- d. How does the application of the final sentence in the policy accord with the statutory tests for planning obligations?

4.1 No comments

Providing sport, leisure, recreation, and cultural facilities – Delivery Policy EI11

5. The policy permits new facilities or improvements to existing facilities subject to 7 criteria.

- a. How would a decision-maker determine whether disabled access and bus, cycle and walking links were 'adequate' (criteria 3 and 5). What are the benchmarks?
- b. Criterion 4 requires on-site cycle/vehicle parking to be provided to the adopted standards. Are these the standards set out in Appendix C? Is this requirement consistent with Core Policy CP13 which only requires regard to be had to the standards? Is the policy clear and are the standards justified?
- c. Overall, is the policy justified, effective and consistent with national policy?

5.1 No comments

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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