



Stroud District Local Plan Review

Pre-submission Draft Plan
Regulation 19 Consultation Statement

October 2021

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1. Introduction

- 1.1 Stroud District Council consulted on the Regulation 19: Pre-Submission Draft Plan May 2021 for a period of eight weeks from 26th May 2021 to 21st July 2021. This consultation statement provides detail of how Stroud District Council has undertaken community engagement and stakeholder involvement in the preparation of the Pre-Submission Draft Plan. It provides information on the methods used to consult, the number of responses received and an outline of the main issues raised.

- 1.2 Full details of the consultation, including the main document, supporting documents and all representations received, are available to view at www.stroud.gov.uk/localplanreview



2. Pre-submission (Regulation 19) Consultation

Stroud District Local Plan Review

2.1 The Council started the process of reviewing the current Local Plan in 2017 with an issues and options consultation stage. The Issues and Options Paper October 2017 posed a series of questions to help focus consultation feedback across a range of topics. In 2018, the Council set out and sought comments on its emerging development strategy for meeting the District’s needs, the spatial vision for each of the eight parish cluster distinct parts of the District identified in the adopted Local Plan and policies for protecting and conserving the natural and built environment.

- **Issues and options consultation Autumn 2017:** An opportunity to discuss emerging issues and identify ways of distributing and managing future development needs.
- **Emerging strategy consultation Winter 2018:** We now know the minimum number of houses that we need to provide for and we have identified a potential strategy for delivery.
- **Final draft plan consultation Autumn 2019:** A chance to check that we have the right draft plan in place.
- **Additional housing options consultation 2020:** A focused consultation on some contingency spatial and site options
- **Pre-submission consultation Summer 2021:** The formal stages of making representations on the plan (Regulation 19). The ‘Publication Plan’.
- **Submission October 2021:** The Draft Local Plan (plus evidence base and all Reg.19 representations received) is submitted to The Secretary of State (Regulation 22). The ‘Submission Plan’.

An Inspector will be appointed to **Examine** the Local Plan and scrutinise everything submitted, to ensure the plan is sound.

- **Modifications:** There will be further consultation on any proposed modifications to the plan, arising out of the Examination process.
- **Adoption:** It is anticipated that the new Local Plan will be adopted by Winter 22



◀ **The Local Plan Review:**

The Local Plan Review process started in 2017 and there have been five stages of public consultation.



- 2.2 Comments received on the Emerging Strategy Paper November 2018 fed into the Draft Plan which was published for consultation in November 2019 and also included proposed sites and policies. In late 2020, the Council published an Additional housing options paper and undertook a focused consultation on some contingency spatial and site options.
- 2.3 The latest period of consultation, the Pre-Submission stage, is required under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and was undertaken in May 2021. The purpose of this consultation was to gather views on whether the Plan is 'Sound' and legally compliant, prior to submitting to the Secretary of State for independent examination by a government appointed Planning Inspector.
- 2.4 Full details of stages of consultation and accompanying reports are available to view on the Council's website at www.stroud.gov.uk/localplanreview

Approval of the Pre-Submission Draft Plan

- 2.5 The Pre-Submission Draft Plan was approved at Environment Committee on 20 April 2021.

Temporary consultation practices

- 2.6 The Minister of Housing, Communities and Local Government (MHCLG) published changes to plan-making in response to the coronavirus (COVID-19) pandemic, to enable Plans to progress through the system. On 16th July 2020 The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 changed the requirement for Councils to make copies of development plan documents available for public inspection at the authority's principal office and at such other places as the authority considers appropriate. Councils can comply with Reg 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 by making development plan documents available on their website. MHCLG also made temporary changes to Regulation 36 of the 2012 Regulations to remove the requirement on a local planning authority to provide hard copies of documents made available under Regulation 35. These changes apply between 16th July 2020 and 31st December 2021.
- 2.7 In response to the Covid-19 pandemic and in light of updated Government guidance, Stroud District Council agreed temporary changes to its [Statement of Community Involvement \(SCI\)](#) at a meeting of the Environment Committee on 15 October 2020.



Consultation document

- 2.8 The Stroud District Local Plan Review: Pre-Submission Draft Plan identifies the housing, employment, retail and community development that is required to meet local needs up until 2040. It sets out the strategy for distributing development within the District and policies for protecting and conserving the natural and built environment. The Regulation 19 Pre-Submission document sets out the Council's preferred development strategy for meeting the District's needs for the plan period to 2040.



Publicity and notification

- 2.9 The Council has a dedicated webpage for the Review of the Local Plan at www.stroud.gov.uk/localplanreview which contains information on each stage of the Plan, including consultation documents, detailed evidence base and all representations received. In line with Government guidance, detailed in paragraph 2.6 of this report, the Council were unable to provide hard copies of the consultation document on deposit, however, the Plan was published on the Council's website along with links to a range of background information and relevant online resources.
- 2.10 At the start of the consultation period, the Council published details through a press release and advertised in the local press. Additional coverage was given through the Council's social media pages (Instagram, Facebook and Twitter). Publicity of the Draft Plan press release on 26th May 2021 achieved a reach of 233 on Instagram, 5,600+ on Facebook and nearly 8,000 on Twitter.
- 2.11 Email notification was sent to all statutory consultees, including Town and Parish Councils and Councillors. Interest groups, local organisations, businesses, land agents, developers and local residents, who signed up to the Planning Strategy consultation database to be kept informed of the Local Plan process, were also sent a notification email or letter, to notify them of how and where to submit their comments.

Public engagement

- 2.12 Due to the Covid-19 pandemic, the Council was not able to carry out any face-to-face meetings or public exhibitions. In line with Government guidance, detailed in paragraph 2.6 of this report, all documentation was published on the Council's website. A dedicated hotline was set up and ran for the duration of the consultation period, to assist people who had queries about the contents of the Plan or the Reg. 19 consultation process.



Making representations

- 2.13 Public consultation on the Pre-Submission Draft Plan took place over an eight-week period from 26th May 2021 to 21st July 2021. This was extended from the statutory six weeks to take account of the Covid-19 pandemic and to enable as many people as possible to view the document online and submit their comments.
- 2.14 The Council set up an online survey to collect comments on whether the Plan was thought to be 'sound' and legally compliant. The data collected from the survey forms the database of representations that will be passed to the Inspector on submission of the Plan, in line with Government guidance.
- 2.15 For those unable to complete the online survey, a copy of the Governments representation form was made available to download from the Council's website in Microsoft Word format.
- 2.16 To assist people without access to the internet, the Council accepted representations made by letter.
- 2.17 A 'How to Respond Guidance Note', written by the Council, was published alongside the survey/form to fully explain the terms 'legally complaint' and 'sound' and to provide details on the different ways to make representations on the Plan. A dedicated hotline was also set up for people to speak directly with an officer in the Planning Strategy team for further clarification or for advice on how to access or fill in the survey/form.
- 2.18 All comments duly made during this consultation period will be submitted in full to the Secretary of State, along with the Plan and other supporting documents. The Inspector appointed to examine the Local Plan will scrutinise everything submitted, to ensure that the Plan is sound.

Representations made under Regulation 20

Publication of representations

- 2.19 All duly made representations, submitted online, by email or letter in response to consultation under Regulation 19, are available to view on the Council's website at www.stroud.gov.uk/localplanreview and will be sent to the Inspector with submission of the Plan.

Level of response

- 2.20 Over the eight-week consultation period, 951 duly made representations were submitted to the Council in response to consultation under Regulation 19. All representations can be viewed in full online on the Council's website at www.stroud.gov.uk/localplanreview



Statutory consultees

2.21 Representations were received from 15 statutory consultees:

Department for Education	Natural England
Environment Agency	Network Rail
Gloucestershire County Council	Nuclear Decommissioning Authority
Gloucestershire Community Rail Partnership	South Gloucestershire Council
National Highways (formerly Highways England)	Sports England
Historic England	Stagecoach
Joint Core Strategy Authorities	The Canal & River Trust
Marine Management Organisation	

2.22 Representations were received from 24 town and parish councils:

Alkington Parish Council	Minchinhampton Parish Council
Berkeley Town Council	Moreton Valence Parish Council
Brookthorpe with Whaddon Parish Council	North Nibley Parish Council
Cam Parish Council	Painswick Parish Council
Chalford Parish Council	Rodborough Parish Council
Dursley Town Council	Slimbridge Parish Council
Eastington Parish Council	Standish Parish Council
Frampton on Severn Parish Council	Stonehouse Town Council
Hamfallow Parish Council	Stroud Town Council
Hardwicke Parish Council	Uley Parish Council
Hinton Parish Council	Whitminster Parish Council
Leonard Stanley Parish Council	Wotton under Edge Town Council

2.23 Representations were received from 2 neighbouring parish councils:

Minsterworth Parish Council	Falfield Parish Council
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Non-statutory consultees

2.24 Representations were received from 911 individuals, organisations and agents/developers.

Method of response

2.25 In total, the Council received 952 responses to the Regulation 19 Pre submission Draft Plan consultation comprising 803 responses via the online survey, 86 via the electronic form and 63 by email or letter.



3. Main issues

- 3.1 The District Council has prepared an electronic database of all responses received at the Regulation 19 Consultation. This will be submitted along with all responses received in full, to the Planning Inspectorate and will be made available to the Inspector.
- 3.2 The responses to the consultation mainly centre around objections to a small number of allocated housing sites and more general public concern over infrastructure and potential harm such as; school places, doctors, traffic, public transport, climate change, loss of greenfield, impact on the environment and wildlife. On the whole, comments relating to policies are limited and generally supportive.
- 3.3 To assist the Inspector, the District Council has briefly identified the main issues of concern identified for the following sites:

Strategic Allocation Reference	Issues Raised
Cam North West PS24	Rail crossing safety.
South of Hardwicke G1	<p>Given the functional relationship to Gloucester in terms of Sports, it is likely the new communities would utilise facilities within the city, such as Waterwells Sports Centre, Blackbridge Sports and Community Hub (emerging), GL1 Leisure Centre and Oxstalls Sports Park. With this in mind, it is important to ensure the developments contribute to upgrading or provide additional facilities where appropriate.</p> <p>It is important to ensure that there is capacity, or that capacity can be created, to accommodate the level of demand generated. This is because there are already known to be a shortfall of school places and health facilities within the Gloucester City area.</p>
Hunts Grove Extension PS30	<p>Given the functional relationship to Gloucester in terms of Sports, it is likely the new communities would utilise facilities within the city, such as Waterwells Sports Centre, Blackbridge Sports and Community Hub (emerging), GL1 Leisure Centre and Oxstalls Sports Park. With this in mind, it is</p>



	<p>important to ensure the developments contribute to upgrading or provide additional facilities where appropriate.</p> <p>A concern here relates to the provision of adequate community and social infrastructure and impact on the immediate and wider highway network.</p> <p>There is a need to address the requirements of new residents to access indoor built sports facilities. There is a need to cooperate on this cross boundary issue with the City.</p>
West of Renishaw New Mills	Concern about the impact of the employment allocation adjacent to Renishaws (PS47).
Sharpness Docks PS34	Need to safeguard minerals and waste infrastructure present at the docks.
Sharpness PS36	<p>Sustainability of location.</p> <p>Deliverability of rail proposals.</p> <p>Public transport and highways infrastructure adequacy and deliverability.</p> <p>The NDA and Magnox retain concerns regarding proposed housing and its relationship with decommissioning of Berkley Site.</p> <p>Concerns about the impact of strategic housing and mixed use developments at Sharpness/Berkeley and Wisloe.</p>
Stonehouse Eco Park PS20	<p>Need to recognise sand and gravel resources of economic importance present.</p> <p>Need to recognise and pay attention to the special qualities of conservation area.</p>
Wisloe PS37	<p>Sustainability concerns regarding size and suitability of location.</p> <p>Concern over Agricultural Land Quality.</p> <p>Site contains some matters of historic interest and needs to be considered in development proposals.</p>



	<p>Rail crossing safety.</p> <p>Concerns about the impact of strategic housing and mixed use developments at Sharpness/Berkeley and Wisloe.</p>
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- 3.4 This is not meant to be an exhaustive list or cover all comments or concerns raised in the consultation responses. The Inspector will need to assess if any other issues raised need to be addressed at the Examination in Public.

