

Part B – Please use a separate sheet for each representation

Name or Organisation:

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="checkbox"/>	No	<input checked="" type="checkbox"/>
4.(2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4 (3) Complies with the Duty to co-operate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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.

While I accept there is central government pressure to provide large amounts of housing within the District, I do not believe that this new building has to be achieved by causing severe damage to existing settlements and destroying significant blocks of good quality agricultural land. If housing must be built then it should be built in the best possible way, taking transport, employment and other significant factors into account in a fair, unbiased process. I do not believe that the SDC process to prepare the Local Plan has been objective and thorough. Important information has been ignored and consultation has been a tick box exercise. The current process of consultation is typical of this, with exclusion of anyone who is not a competent user of IT and the internet.

SDC has not demonstrated that it has considered all of the available options, including alternative major housing development sites that have been proposed. In particular, the proposal to include PS37 within the local plan has many flaws, too many to list here, but I have summarised some of the key points:

- There are other proposals for more suitable sites within Stroud District that have apparently been ignored by Stroud District Council in preparing the Local Plan.

- The Local Plan portrays large housing developments already underway on the edge of Cam as being separate from the proposals for PS37. This is a trick of presentation as the separation is only the M5 motorway and a small strip of land. In reality, for residents there is no divide and the proposed development will merge into one large sprawl from the eastern edge of Dursley right through to the western edge of Slimbridge and up to the northern extent of Cambridge. For those living in the existing or proposed new developments the Parish boundaries are irrelevant. What matters is the reality of changing from village life to large town life. The SDC conceit of initially referring to PS37 as a 'Garden Village' was a PR trick. PS37 is a major housing development within a newly created 'patchwork' town without the many positive features of a real town. Having lived alongside the development of Bradley Stoke on the edge of Bristol for several years, I am very aware of the pressures that this type of large scale development puts on the existing communities.

- The infrastructure in the area is already beginning to struggle with the large amount of building that is already taking place in Cam. Traffic flow (especially along the A4135), access to car parking & shops, doctors' surgeries, secondary schools, fitness & leisure facilities, etc are already under strain and this will only get much worse as the current new build stock fills up. The area is already congested at peak times or when the M5 is blocked. Public transport (mooted as part of the solution in the Local Plan) is not, and will not be, able to cope with the demands of thousands of new inhabitants. It is unrealistic to claim that a lot of journeys will be on foot, cycle or via public transport when the infrastructure for this neither exists nor is included in wider plans. While the Local Plan provides basic comfort with offers of local shops, etc, this will not meet the need for the type of facilities that would be expected in a medium sized town of the size that would be created by the proposed merged developments at Cam and PS37.

- Cam has already been forced to take a disproportionately large amount of new housing and the latest draft proposals seem to take the view that an area which has already been hit might as well be the target for more development. Perhaps the view within Stroud District Council is that the Vale is not an area of beauty, because it does not have the protection of AONB status? I can assure you that those of us who live in this area value its countryside as much as people who live in an area with the 'badge' of protection. We want to live in villages surrounded by countryside, not urban estates. Our fields and woodland are no less precious than those of areas perceived as being

'Cotswold' countryside. The area intended to be used for PS37 includes good quality agricultural land. The impression given by the Local Plan is that selection of PS37, which does not appear to have the backing of a housing developer, has more to do with the ownership of the land than its suitability for a major housing development.

- Most people in this area commute to work, whether in Stroud, Gloucester, Bristol, Cheltenham, Thornbury or further afield. This is necessary for the majority of professional jobs and for many lower paying roles. Even allowing for increased home working post Covid, the roads are now even busier than they were before the pandemic. There is very limited employment in the Dursley/Cam area and the Local Plan does not suggest how large amounts of high quality employment will be provided for the new inhabitants of PS37. How will major employers providing quality skilled jobs, (not small companies or warehouses, call centres, etc), be attracted to the area? It appears that the proposed development is merely a dormitory with lip service paid to the employment aspects.

- I do not have expertise in assessing development sites, but I am very aware of the flooding problems that occur in the Slimbridge/Cambridge area and how these impact local homes, businesses and roads. Taking into account the potential impact of climate change over the coming decades, building a major housing development in an existing flood plain would be a risky undertaking both for the new and existing areas of housing.

- Very little credible detail about the development of PS37 has been included in the Local Plan and significant, potentially expensive difficulties appear to have been glossed over by not addressing how they will be overcome. These include among others, the presence of a major gas pipeline across the site; the passage of the main train line through the area, with existing level crossing; provision of crossings for PS37 residents over/under the A4135 and by that road over the railway (already unsafe for pedestrians). SDC has not shown that the site is commercially viable, which may explain why a developer has not been involved in the planning process.

- Despite initial resistance, villages do accept moderate sized housing developments, that are in keeping with the style and scale of the local area. I can only assume that Stroud DC is looking for the easy option by choosing to pursue large developments instead of going into negotiation with individual parish councils to develop smaller sites through a process of dispersal. I believe that many people would be willing to accept a small development (20 - 100 houses) on each of the villages as a contribution to the needs of the District. A dispersed approach would avoid the significant damage that would be caused by implementing the current version of the Local Plan.

(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.

Remove PS37 from the Local Plan

(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.

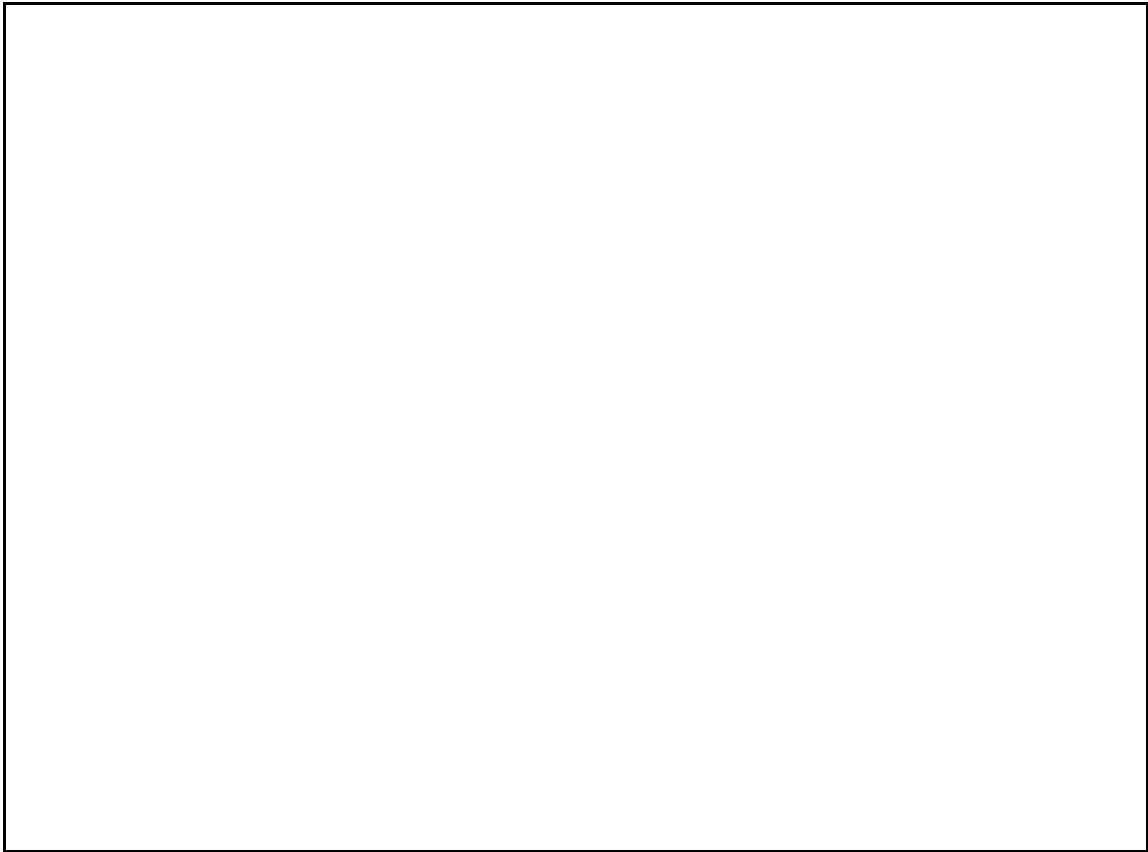
7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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:



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:



Date:

21/7/2021