


# Stroud District - Pre-submission Draft Local Plan: Regulation 19 consultation - response form

## General Advice

|   |
|---|
| Declaration                                   |
| I have read and understand the general advice |

## Contact details

The Council can not accept your representation without a first and last name. Any representations received without this will be marked invalid. Putting an X in the E-mail required field is a declaration that you do not have an email contact address and have provided alternative telephone contact details necessary for the administration of the Local Plan Examination. \*these fields are required

|                                    |   |
|------------------------------------|---|
| <b>Title</b>                       | Mr  |
| <b>First name</b>                  | Jack  |
| <b>Last name</b>                   | Mouldsdale  |
| <b>Organisation</b>                | -   |
| <b>Client name (if applicable)</b> | -   |
| <b>E-mail</b>                      |  |
| <b>Phone number</b>                | -   |
| <b>Address 1</b>                   | -   |
| <b>Address 2</b>                   | -   |
| <b>Town</b>                        | -   |
| <b>Postcode</b>                    | -   |

## Site allocations - Cam and Dursley Cluster

Q11a. Do you support or object to site allocation PS24 Cam North West (West of Draycott)?

Support

**Please give details why you support or object to PS24 Cam North West (West of Draycott), referencing any legal compliance, soundness or duty to co-operate matters. Please be as precise as possible, referencing specific wording, paragraphs, policies or maps, as appropriate.**

I support the PS24 Cam North West (West of Draycott) site allocation, however It must be noted that there are a number of issues with the soundness and deliverability of the current proposed allocation which includes restrictions on highway visibility splays and access points with a single road to serve the development.

The Preliminary Illustrative Master Plan shows the draft allocation straddling land that was previously included in the Emerging Strategy 2018. The reinstatement of the land that it subsequently straddles would offer the potential for an improved vehicular and pedestrian movement around the development, allowing for a greater green buffer to run along the M5. The whole strategic allocation could then come forward so that both accesses can be used, significantly reducing the traffic travelling through Draycott and improving the flow throughout the allocation, as well as preventing the loss of the green infrastructure to an estate road running along the M5.

To add, I note other major proposals and new settlements have potential deliverability issues, therefore, some of the housing requirement for the Plan period should be allocated to Tier 1 settlements such as Cam.

Q11b. Please set out any modification(s) to PS24 Cam North West (West of Draycott), you consider necessary to make the site legally compliant and sound.

On behalf of the landowner, I would like to highlight an issue relating to the rejection of the submission of the 'Land at Oakland House Cam' ref: CAM030 in the Local Plan Review process and ask that this is amended accordingly for the reinstatement of part of the land, which was previously included within the PS24 draft allocation under the Emerging Strategy 2018 which is very much separate from the house and garden area given as the reason for rejection. It would therefore be illogical to not be included within the surrounding allocation as this land would provide a sufficient, sustainable, and deliverable site for development alongside the proposed draft allocation.

The inclusion of the previously identified agricultural land to the north/north west of Oakland House will allow for an effective and comprehensive development across the PS24 Cam North West (West of Draycott) allocation where the land is currently disjointed and therefore offers a remedy to the issues outlined in Q11a. and significantly enhances the soundness of the proposed allocation.

## Notifications

Q162. Would you like to be notified about any of the following next steps?:

|  | Yes | No |
|--|-----|----|
| <b>Submission of the Local Plan for public examination by an independent Inspector</b> | X   |    |
| <b>Publication of the Inspector's recommendations</b>                                  | X   |    |
| <b>The adoption of the Stroud District Local Plan.</b>                                 | X   |    |

## Participating in an examination hearing session

Q163a. If your representation is seeking a modification to the plan, do you consider it necessary to participate in the examination hearing session(s)? Please note that this provides an initial indication of your wish to participate in the hearing session(s). 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 again to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Yes, I wish to participate in the hearing session(s)

**If you wish to participate in the hearing session(s), please set out the particular objections and outline why you consider this to be necessary:**

Yes I wish to participate in the hearing session(s) as the representation seeks to modify the plan and requires amendment.

Q163b. If you selected that you wish to participate in the hearing sessions please indicate which particular sections of the Plan you would like to raise objections to at the hearing(s).

Site allocations