

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="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.

Support is provided to the level of growth as set out in Policy CP2 which outlines that the plan will make provision for the delivery of at least 12,600 new dwellings up to 2031. It is however noted that the plan will only deliver up to 3,810 affordable homes which is less than half of the unadjusted affordable housing need across the District. We would therefore question why a higher level of proposed housing growth, which would deliver increased affordable housing provision to meet local need, could not be considered as a viable option for this Local Plan.

In particular, support is provided to the allocation of Land to the South of Hardwicke (site ref: G1) for 1,350 homes. As previous representations have outlined, the site is being promoted

by Redrow Homes, with the support of the Hardwicke Court Estate and Gloucestershire County Council. The site area equates to approximately 65ha and has an estimated capacity of 1350 dwellings together with a primary school, local centre and associated community and other ancillary uses including open space, allotments, infrastructure and drainage attenuation. The site has been the subject of detailed candidate site representations and is supported by a detailed and fully informed constraints and opportunities plan as well as illustrative masterplan options to demonstrate how the site could be sustainably developed.

The Land to the South of Hardwicke represents an entirely appropriate and genuinely available source of new homes, without significant constraints. The site can deliver housing in the short term including within the first five years of the Plan period.

Support is also given to Stroud's recognition of their Duty to Co-operate in assisting Gloucester City Council in meeting their un-met housing needs.

Policy CP2 refers to housing development taking place within settlement limits; however, the Pre-Submission Draft Plan's settlement boundary policy maps do not seem to include the Strategic Sites within the areas defined settlement limits. For example, the associated proposed settlement boundary for Hardwicke, does not include strategic site G1 within the defined settlement boundary.

It is therefore considered that on a matter of soundness and to avoid any doubt or inconsistencies, the boundary of the strategic sites should be included with the defined settlement limits of the Local Plan policy maps. The strategic sites being located outside of defined settlement limits would appear to conflict with Policy CP15 otherwise.

(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.

It is considered that land included within strategic development sites should be included within the defined settlement boundaries for each corresponding settlement. In particular, Site G1 – Land South of Hardwicke should be included within the defined settlement limits of Hardwicke.

(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)

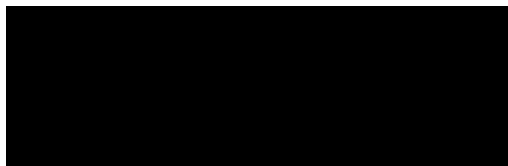
Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

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:



ate:

