

Our Ref:

Your Ref:

15 December 2020

Planning Strategy Team
Stroud District Council
Ebley Mill
Stroud
GL5 4UB



Issued via email local.plan@stroud.gov.uk

Dear Sir / Madam

Local Plan Review - Additional Housing Options Consultation

Avison Young has been instructed by St Modwen Developments (Developer) and Tortworth Estate (Landowner) to submit representations in response to the above consultation.

We are advising the Developer and Landowner on the promotion of a new garden village development at Buckover, South Gloucestershire (identified as a strategic development location in the former draft WoE Joint Spatial Plan). The purpose of this letter is to set out some general observations relating to new strategic scale development in the District, particularly regarding impacts on the strategic highways network and the need for cross boundary co-operation in respect of infrastructure funding and delivery. These comments follow our previous submission in response to the Council's Local Plan Viability Assessment Consultation in June 2020.

We acknowledge that the consultation focuses on questions relating to particular sites and potential spatial strategies to incorporate any new development that might be required. The Developer and Landowner do not wish to comment on the specific sites proposed coming forward or favour one particular site over another. However we wish to use this consultation as an opportunity to highlight that any strategic-scale development will inevitably increase demand on the highway network, resulting in the need for investment to deliver improvements or new highways infrastructure.

New strategic scale development in Stroud District would inevitably create additional pressure on M5 Junction 14 given its location close to the border with South Gloucestershire. In light of the emerging and committed developments in both Districts, Junction 14 may need significant improvement in order to accommodate additional demand created by such proposals. This creates a need for genuine cross boundary co-operation to ensure the necessary improvements can attract external funding which will assist in demonstrating any proposals can be considered deliverable in the context of robust Plan making.

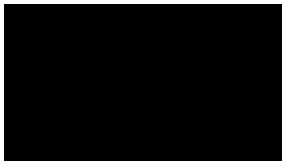
Cross-boundary agreement on infrastructure delivery will be even more pertinent if the revised standard methodology comes into effect, with Stroud potentially having a shortfall of 3,408

dwellings. Consequently, should Stroud need to identify new sites to meet this shortfall, there would be a need for additional infrastructure to accommodate them. Furthermore strategic development proposals, such as Buckover Garden Village, provide an opportunity to assist in meeting development needs across local planning authority boundaries.

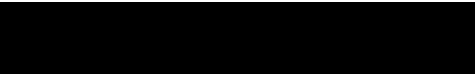
Understanding the potential impacts and required mitigation arising from strategic developments within both authorities' emerging Plans therefore requires a coordinated approach from the earliest opportunity in Plan making. This will ensure both authorities produce sound Local Plans and that the necessary infrastructure to accommodate new strategic development is delivered.

We trust that these points are clear and helpful, however if any further information is needed please contact me on the details below.

Yours faithfully



Director - Planning, Development & Regeneration



For and on behalf of Avison Young (UK) Limited