



21st January 2020

Local Plan Review
The Planning Strategy Team
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Dear Sir / Madam

STROUD DISTRICT LOCAL PLAN REVIEW – DRAFT PLAN FOR CONSULTATION

We are instructed by the Tortworth Estate Company and St. Modwen Developments Ltd, who are actively promoting, through South Gloucestershire Council’s review of its development plan, the proposed stand-alone new Garden Village at Buckover, north of Thornbury. In brief terms, Buckover Garden Village has been identified as a Strategic Development Location to be an innovative, progressive, and truly transformational new settlement meeting the principles of a well-planned, well-designed, accessible and sustainable Garden Village. It is to provide a holistic place with significant employment opportunities, comprehensive community facilities and services, as well as around 3,000 dwellings provided as a diverse range of housing types and tenures, built by a diverse range of providers. The likely timescale for the commencement of delivery of Buckover Garden Village is 2024 with final completions to be secured by 2040.

The Tortworth Estate Company and St. Modwen Developments note that the Stroud Local Plan Review – Draft Plan for Consultation contains strategic and non-strategic policies for Stroud District over the plan period to 2040, including a spatial strategy for the distribution of the District’s required housing and employment growth needs.

That distribution includes several emerging strategic and non-strategic allocations planned in the southern part of Stroud District. Collectively, that planned growth presents a substantial increase of housing and employment provision in close proximity to the district’s administrative border with South Gloucestershire Council. Activity from new development, as well as the physical and social demands resulting from such development, are border blind. It is therefore reasonable to predict that the emerging planned growth to the south of Stroud District is likely to have a significant impact upon the physical and social infrastructure, both existing and planned, within the administrative boundaries of South Gloucestershire Council.

The NPPF is clear at paragraphs 24-27 that effective co-operation between strategic authorities is an essential part of plan making. In particular, paragraph 26 is clear that *‘Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary...’*.

Given that the Stroud Local Plan’s strategic and non-strategic proposals within the southern part of the district are likely to rely on infrastructure in South Gloucestershire Council’s area, The Tortworth Estate Company and St. Modwen Developments Ltd believe that a joint working group must be established in order to properly assess the level of impacts on existing and planned infrastructure and whether any contributions, either financial or in kind, will be necessary from the development allocations emerging within the Stroud Local Plan review to mitigate those



impacts. The results of that Group's working, and its recommendations, must then be fully incorporated within the next iteration of the Stroud District Local Plan Review.



Partner
For Ridge and Partners LLP

Enclosure _ Stroud District Local Plan Review Submission Form