

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	X	No	
4.(2) Sound	Yes		No	X
4 (3) Complies with the Duty to co-operate	Yes	X	No	

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.

These representations have been prepared by Black Box Planning on behalf of Taylor Wimpey (TW) in respect of the land interests at site G2: Land at Whaddon. TW have majority control over land (130 ha) at Whaddon, with neighbouring promoters L&Q controlling land to the north (previously Hallam Land) and Newland Homes controlling a small proportion of the site fronting Grange Road. All parties have been working jointly in respect of the emerging strategic allocation at Whaddon to ensure a comprehensive approach is taken to the masterplanning and deliverability of the site and associated infrastructure.

TW wish to highlight concerns relevant to Policy CP6 and specifically inconsistencies with the IDP and policy wording for the G2 site (Land at Whaddon). For example, in respect of education requirements for Land at Whaddon, the IDP is not consistent with the G2 policy

wording, and furthermore not consistent with an updated position of the education authority regarding school place planning and provision.

In addition, Policy CP6 should make it clear that CIL is not chargeable on the allocated strategic sites.

TW support the final paragraph of policy CP6 to enable viability considerations and site specific circumstances to be factored into the assessment of infrastructure provision and appropriate developer contributions.

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.

Policy CP6 should be modified to avoid ambiguity by stating that CIL is not chargeable on strategic allocation sites which have substantial on-site infrastructure costs associated with the scale of such development.

In addition, the policy should be consistent with an up-to-date evidence base to be confirmed by Gloucestershire County Council in respect of education requirements (i.e. the County has recently changed its approach to calculation of education requirements and contributions off the base of the Coombe Hill appeal decision (Reference APP/G1630/W/20/3257625). Further submissions in this regard are made separately with regard to the education requirements specified in Policy G2.

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:

TW control a majority proportion of the strategic site 'G2' Land at Whaddon. On behalf of TW, Black Box Planning request attendance at the hearing sessions to assist the Inspector with any queries or discussions regarding the site at Whaddon, including site viability.

In addition, specific to Policy CP6, we request the opportunity to make oral submissions regarding revisions to the policy as referred to above and partake in general discussions regarding the requirements for strategic sites in relation to the IDP as referred to by Policy CP6.

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:

[Redacted Signature]

Date:

[Redacted Date]