



Bell Cornwell
Chartered Town Planners
[REDACTED]
Senior Principal Planner
By Email to: [REDACTED]

2nd January 2018

Dear Sirs,

Dursley Neighbourhood Plan: Feedback to Regulation 14 Consultation Response

Thank you for the Regulation 14 Consultation Response which was submitted by Bell Cornwell on behalf of your clients Avant Homes Ltd.

This letter has been prepared following discussion by our Neighbourhood Development Plan (NDP) Steering Group (SG) and advice from Planning Consultants at Place Studio.

The changes requested by Bell Cornwell to Stroud District Council's SALA must be actioned by Stroud DC. These cannot be made via the NDP.

Dursley Town Council and the NDP SG have noted that Stroud DC has commenced a Local Plan review and are in dialogue with SDC about this. Changes to the Stroud Local Plan development strategy, are matters of a strategic nature (as confirmed in your letter and confirmed by SDC). National Policy requires that NDPs must be non-strategic in nature.

The current Local Plan does not require Dursley to allocate additional land for housing or require greenfield sites to be developed. If this policy basis is to change through the Local Plan review, Dursley Town Council will work with Stroud DC to refine the policy approach. Such a strategic policy change could potentially trigger an NDP review; however, it may be that key issues are instead addressed in the Stroud Local Plan policies.

The NDP includes general planning policies which would apply with immediate effect to the site at Uley Road, if the strategic planning context was altered. In this way, the NDP is considered flexible and is future-proofed. For clarity, there are no site allocations in the current NDP.

Contact: Future Dursley, Neighbourhood Development Plan, c/o Dursley Town Council,
Castle Street, Dursley, Gloucestershire, GL11 4BS.

Telephone: 01453 547758

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The Town Council and NDP SG consider the NDP approach to be both sound and in general conformity with local strategic policy, and in line with national policy.

There is no certainty about whether the revised development strategy for Stroud will contain a requirement for greenfield expansion for Dursley – other locations may be considered favourable.

The Town Council and NDP SG are working towards submission stage for the NDP and there is no intention to delay this whilst the Local plan Review is undertaken. To do so would cause significant delays in implementation of many of the topic based planning policies.

Yours sincerely



Project Officer

Dursley Town Council