

## Part B – Please use a separate sheet for each representation

Name or Organisation: Crest Nicholson Land and Partnerships

3. To which part of the Local Plan does this representation relate?

Stroud District Tomorrow – A Vision for the Future

Paragraph	Vision to 2040 (p.19)	Policy		Policies Map	
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4. Do you consider the Local Plan is :

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

The Vision as expressed is too vague and does not relate closely enough to policies contained within the Plan and as such it is not considered to be sufficiently effective. Policies should be clearly informed by the Vision and manifest themselves as the conduit via which the outcomes sought by the Vision can be achieved. Therefore, the Vision should be completely clear that if the policies are successfully applied, the state of the district described by the Vision is the natural conclusion. Consequently, the key development proposals subject to policy provisions within the Plan should form part of the described outcomes, expressed in specific terms such that there can be no mistake that this Vision relates to Stroud District and is the product of an effective Local Plan. As drafted, it is too

generic and vague, and by this fact is not capable of being measured. It is therefore not effective.

(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.

Pursuant to the above, it should articulate the key aspects of the district that the Plan's policies seek to build upon, referring to the strategic location between Gloucester/Cheltenham, Bristol and Swindon and the existence of important transport connections by road and rail to these locations and to Birmingham and London beyond. There should be recognition that the strategy of the Plan is based on delivery of new strategic-scale communities to the south of Gloucester, at Stonehouse, at Cam, and new garden-style communities at Sharpness and Wisloe. Through the successful application of these policies there will be an improvement in health and well-being, improved access to housing, and greater sustainable prosperity for all.

As currently expressed, there is no clear connection between the policies that flow from the Vision, which are designed to facilitate development and to influence and deliver growth sustainably. To be effective the Vision and the policies should be seamlessly connected so it is clear to the reader how the policies will fulfil the Vision and how the Vision gave rise to the policies.

(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

**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:

To assist the Inspector regarding the preparation of a sound Local Plan.

**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:

Date:

21.7.21