

BROOKTHORPE WITH WHADDON PARISH COUNCIL

John Chaplin
Planning Officer
Stroud District Council
Ebley Mill
Stroud

3 Stockdale Close
Hardwicke
Glos
GL2 4JN

25th January, 2024

APPLICATION S.23/2428/OUT

Dear Mr Chaplin,

Thank you for this consultation. However, the Parish Council have difficulty in responding to Taylor Wimpey's outline planning application at the present time and in the timescale now required.

1. Black Box Planning have told us that planning permission for a strategic housing site would not normally be considered by a Planning Authority without an adopted Plan. (They have also told us that they do not wish to lodge applications which contravene the policy of an existing Draft Plan as it would not be appreciated by the officers who had prepared it.) In this particular case, Black Box said that they would ask the progress of an application to be deferred for consideration until a Local Plan is nearer approval. The current Plan Review is under Examination with the Inspectors having written to the Council indicating on at least three occasions that the Plan could be withdrawn as unsound. At this stage the Parish Council can only speculate on how the Inspectors will report at the conclusion of the EiP and we are being asked to comment on an application when the available evidence is incomplete and the Council's planning policy set out in a Local Plan has yet to be settled.

2. The G2 site is only in the Plan as a safeguarded site with allocation only occurring on a request from Gloucester or the JSP. The Strategic Local Plan document released recently by the JSP makes little or no reference to the site and the safeguarding issue. A planning application in this form is therefore premature as we need to see the result of the JSP's consultation and Review as well as the EiP. Without a request for housing from the JSP, allocation cannot be obtained under Stroud Council's policy in the Draft Plan under Review and as also expressed by Cllr. Pickering as Chairman of the Environment Committee on adoption of the Draft Plan.

3. The Inspectors have heard evidence in the EiP which has a direct bearing on Taylor Wimpey's application and without seeing the Inspectors decisions on that evidence we do not know how the Plan might be amended. For example, the Inspectors held a hearing on the 23rd June 2023 to take evidence on the Park and Ride and heard a proposed amendment to the Draft Plan from the Council after consultation with Historic England. If the Inspectors accepted that amendment that location and its access to Stroud Road would be contravene the Local Plan. That new access and Hub forms part of the outline application. A similar situation with the Naas Lane underbridge exists as we do not have TPA's Travel Plan and the Statement of Common Ground with the County touches on this in only the briefest way. Finally, the Stagecoach plan for a new bus service and route through Tuffley has not been reported on by the Inspectors.

4. There are other consultees, including the County Council, National Highways and South Gloucestershire County Council, who have provided evidence as to the impacts on the SRN which directly relate to the G2 site. NH have suggested they could impose Grampian conditions or suspend planning applications as they have at Whitminster and G1. To avoid this, a pause in the EiP of up to 12 months is suggested and so the available evidence now may be completely superseded by new data and submissions in 2025 or later.

It is both unrealistic and unfair to expect our small Parish Council, in which G2 happens to be found, to comment on a planning application which is both premature and in apparent breach of

current local planning policy. If we are to be expected to provide a response before all the evidence is before the Inspectors and the JSP and they have reported, we require the opportunity to lodge further submissions before the application is determined. We would remind the Council that the details of the proposed planning application were disclosed only about a week before the Consultation Meeting in Tuffley. The recent public meeting at St. Barnabas Church showed the majority of those attending had little or no understanding of the detail of the proposed application and impacts on the local road system with limited detail of the Travel Plan disclosed. The general public have at the moment been put at a disadvantage.

Yours faithfully,

A black rectangular redaction box covering the signature of Anne Szabo.

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