



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview). You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5<sup>th</sup> December 2017. Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Consultation response form PART A

### Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

#### Your name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your company name or organisation (if applicable)

#### Your address (optional)

#### Your email address \*

#### Your phone number (optional)

If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your client's company or organisation (if applicable)

### Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (\* we will do this via email)

- |      |  |            |                                     |           |                          |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i)   | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii)  | The next formal round of public consultation             | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |

## Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

**Your name**

**Your organisation or company**

Horsley Parish Council

**Your client's name/organisation  
(if applicable)**

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)).**

**We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:**

Question number: 3.4/3.6 Consultation Feedback from Horsley Parish Council

Please use this box to set out your comments:

*(Attach additional sheets of paper or expand this box if you need to)*

This submission from Horsley Parish Council is guided by the consistent response of Horsley residents in terms of their favoured response for development. This has been gauged by surveys for the Horsley year 2000 document and in response to the 2016 planning application at Nupend Farm when extensive public consultation was undertaken.

Additionally, at the Horsley Parish Council meeting on 28 November 2017 a presentation was made by GRCC who had carried out a Housing Needs Survey in connection with the emerging Neighbourhood Plan. The conclusions from the survey were:

- the response rate from Horsley residents was high, some 50% higher than the usual response rate, and as such the findings were a valid statement of the housing requirements of the parish.
- where there was a defined need, it was restricted to 1, 2 and some 3-bed affordable houses and units for long-standing residents wanting to downsize from larger properties.
- there was no identified need for 4 or 5-bed or larger houses.

In summary, the response has been that only small groups of houses, up to a maximum of 5 properties, should be built and that those should cater for local needs as above. This is now reflected in the emerging Neighbourhood Local Plan for Horsley which looks to re-affirm the settlement boundary and which itself leaves room for housing growth. Horsley Parish Council are looking to work with GRCC and possibly CLT models of delivery to meet these objectives.

The site identified in the original "Call for Sites" and now appearing as a suggestion in the review plan, and known locally as Parry's Field, has a long history and has been consistently opposed by the community. It was in one version of the SDC Draft Local Plan in 1999 and was dropped as clearly not sustainable.



Horsley Parish Council would like to say that the village should not be classed as Tier 3 in the Review Plan as services, jobs and access do not justify this status. The actual Parish comprises many small hamlets, spread across a large geographical area, and does not have a central core as is the case with other Tier 3 settlements. Since 1999 employment has fallen in the village with Rover coaches, the shop and the public house all either now closed or reduced in scale. The only shop is a community-run shop subsidised by the parish council and is largely run by volunteers. There is no “range of facilities” as is present in other Tier 3 settlements.

In terms of access, the nearest town is Nailsworth and it has been a feature that the B4058 access road has often been closed. It is not an easy road to traverse anyway, featuring ups and downs and blind corners and is narrow in places. It is certainly not an easy cycle ride. Given that buses are rare this means to live in Horsley you need a car. This leads to social exclusion for groups such as the old and for teenagers, and a high marginal cost for the poor. Even medical services have been known to struggle to get to the village when individuals have required emergency attention.

We do not consider it is Horsley Parish Council’s role to plan housing for the District but to simply point out that a large housing estate in Horsley is not acceptable. Any development on Parry’s Field would completely change the character of what is really a small hamlet. The housing would largely be private larger houses (as Stroud District Council cannot control housing mix) for more wealthy commuters, for which there is no identified need in the village and which would not contribute to the Stroud District housing need either.

It is much better to build new houses, including affordable houses, where there is work and facilities and transport available. This points to the M5 corridor and not villages such as Horsley which has limited facilities, poor access and virtually no employment.

The particular site identified is elevated significantly above the level of the road and is in the AONB and as such has major Landscape and Visual Impact assessment issues. These have not been addressed by Stroud District Council in the site’s assessment. The original assessment was for a group of maximum 2- 3 houses! Horsley Parish Council intend to address this issue to further demonstrate this point. The site has an important historical function as a gap between Nupend Hamlet and Horsley itself. The land is also unimproved pastureland and will likely have some ecological value.

It is understood that Stroud District Council sees it as important to identify sites for Regional builders. These are required in the 50-100 unit range. It is entirely possible for these to be found in the larger allocations rather than to allocate these sites in villages for these builders to maximise their profits by building detached houses for an external market of more wealthy commuters from Bristol as well as second homeowners who want a place in the Cotswolds.

Stroud District Council need to look more critically at this so-called “need” from these builders. It is driven by an easy approach to securing profits; building larger detached houses has nothing to do with addressing housing needs, including any assessment of Stroud District Council’s needs, leave alone Horsley’s. It would merely meet a housing “wish” for those that can afford larger detached houses from outside the District and an easy win for the so-called Regional builders. Inevitably, it would also distract attention from the development of harder to build brownfield sites in the District.

In conclusion, Horsley Parish Council object to the possible allocation of Parry’s Field site in Horsley and wish for the emerging Neighbourhood Plan to be respected.

# Response to Stroud Local Plan Review

## Horsley Parish Council

2 December 2017

This submission from Horsley Parish Council is guided by the consistent response of Horsley residents in terms of their favoured response for development. This has been gauged by surveys for the *Horsley year 2000* document and in response to the 2016 planning application at Nupend Farm when extensive public consultation was undertaken.

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