

Our comments on the Emerging Plan

I am generally in agreement with the Emerging plan with the following observations.

1- We are concerned that all parish`s are not included in the plan, even if no houses are planned, ie Harescombe, Elmore, Moreton Valence. I am aware that these are not in the Tier designation, but I have representations as their ward councillor that they feel ignored and that they do not matter to SDC. May I suggest they are included in future publication of the plan as non-tiered designation.

2 – We feel the balance North to South of the district should be relooked at, and more homes built in the North to balance the split of the present emerging Strategy.

3 – The number of homes proposed at Sharpness could be increased to 3000, and the developers have concrete evidence that these could be delivered in the plan period.

4 – Wisloe should be left out of this plan, as it is not necessary to meet the numbers required, especially when you take windfall into account, and should be consulted on for future revisions of the plan.

5- Hardwicke should not be included in the emerging strategy for either the JCS needs or SDC needs.

The following is our justification for this request: -

Firstly, under our legal obligations to cooperate with local councils, it is NOT up to SDC to put forward any sites at all. The first duty is for the other councils to fully explore their own land supplies, and in the case of Gloucester, also consider the loss-making airport for housing. When they have exhausted this part, if they are still short of land and have asked their JCS partners for assistance, then they could come to us as well as other adjoining council areas to ask for assistance with a specific request for a number of houses they cannot supply. It is then

up to SDC to decide if we can assist, but we have no legal obligation to use our land for their numbers. AT NO TIME SHOULD WE BE OFFERING LAND BEFORE ALL OF THIS HAS BEEN INVESTIGATED.

Hardwicke Parish since 2014 has or is absorbing 2755 homes already agreed (including 2500 Hunts Grove), and has a further 381 applications still live. This is more than any other district in Stroud has been subjected to in the recent past. We only have few fields left for nature lovers, dog walkers ramblers, giving an open feel to the village. If these fields are used for housing, as some developers would like to do, then the village of Hardwicke disappears and is just an urban extension of Quedgeley.

Hardwicke has an NDP which was approved by this council in October 2017 by a unanimous vote.

The fields in question are all mentioned in this NDP and at the inspector`s meeting on the NDP he noted area 9b(see plan attached)was to be designated LOCAL GREEN SPACE status. This area is the main area that the JCS would like to fill with houses. Further the area following on from Sellars Bridge is also designated as OPEN SPACE SIGNIFICANTLY IMPORTANT TO THE HARDWICKE COMMUNITY. Also, all the areas are outside the recently extended settlement boundary, and there is one Grade 1 Listed Building and eight Grade 2 Listed Buildings in the area mentioned, plus a variety of listed monuments in the church yard.

Therefore, any attempt to build on this land would be against the Hardwicke Approved NDP, and would be against the SDC Emerging Plan as it is outside the settlement boundary, and on page 75 it states **“Hardwicke’s village character and sense of community will be preserved,”**. You can hardly equate this to building on the remaining fields/green spaces. Also, Hardwicke does not have the infrastructure to absorb any more housing.

It would be grossly unfair to the Hardwicke Residents to rob them of their only remaining open green spaces. We therefore ask you to support our objection to the Emerging Plan so that Hardwicke is removed in total and is not considered for any more housing for anyone.

6 – We believe there are good reasons to consider the 500 homes at Morten Valence, as it is a sustainable development and could supply the infrastructure required. It is on a main Bus Route on the A38, It is within walking distance of a M&S food store, and McDonald's, and is relatively close to the main supermarket (ASDA), it is on low grade land and adjacent to the Incinerator, where there is a possibility of a district heating scheme being developed (subject to feasibility study).Also when this site was looked at previously the reasons for not gong forward was views from the AONB (hardly justifiable now with the Incinerator there) and also the location between the A38 and M5 However this also applies to Hunts Grove and Wisloe, both of which are either passed for development or being put forward in the Emerging Strategy.

7 – With regard to Whaddon, whilst this is not popular with the local community, and there could be major road problems at the St Barnabas roundabout. If this can be sorted then we should consider for SDC use (or at least part of it) so the North South balance can be restored. Further whilst it is on the fringe of our area it is important that we do not neglect them as otherwise they will be asking why they are part of Stroud and not Gloucester.

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