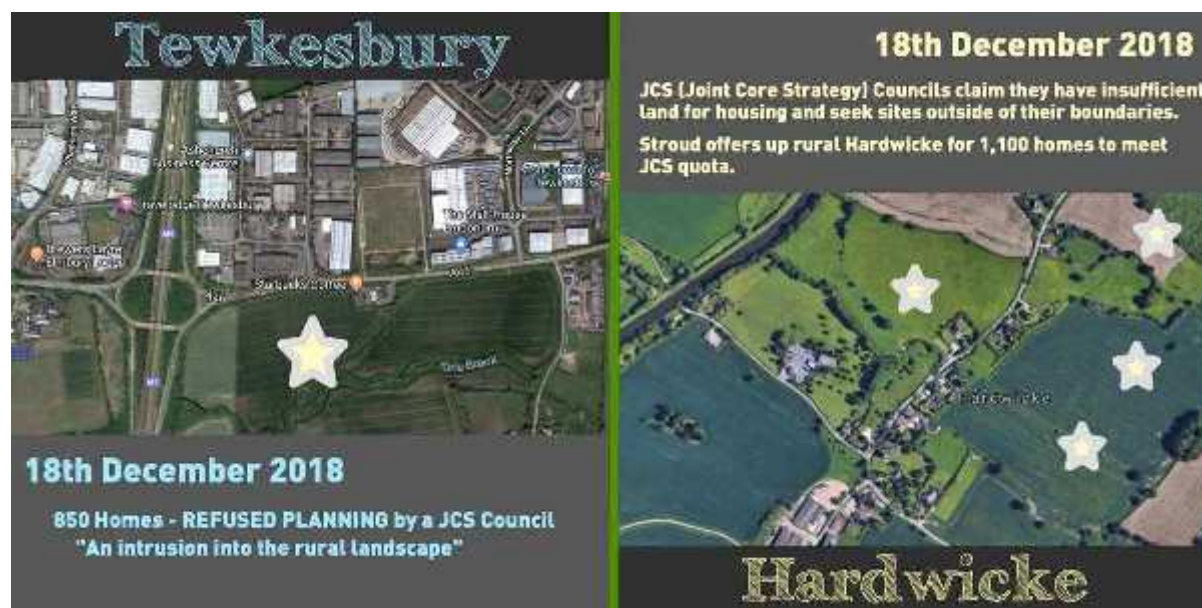


From: [REDACTED]
Sent: 17 January 2019 17:36
To: _WEB_Local Plan
Subject: Local Plan Review - Emerging Strategy 2018 - Hardwicke Resident Feedback

Categories: Consultation response

I wish to register my objection to any proposal to include for development any land in the area designated G1 in the consultation document, whether the requirement is to provide overspill for Gloucester City or just to increase the available land for development within Stroud District Council. In the document it is called South of Hardwicke however, the area in question is Hardwicke and therefore that is what I call it.

Hardwicke village is proud of its heritage as a village with many listed buildings and thatched cottages dating to over 600 years old. Ours is one of the homes and your strategy proposes to build new houses that would engulf all these beautiful historic homes and ancient Hardwick. We chose to move out of Gloucester and settle here to be part of a community rather than be isolated within a city environment. After talking to many of my neighbours one of their many concerns is that Hardwicke does not become a dormitory village of Gloucester as Quedgeley has. Within the review Hardwicke & Hunts Grove is listed under Gloucester fringe. Why is it that Hardwicke should be for Gloucester overspill when there are other more appropriate sites to the north of the city. A prime example of one of these sites is in Tewkesbury District, one of the joint core strategy council. However, this application was refused planning on the grounds it was an intrusion into the rural landscape. As you can see from the image below, the site is far less rural than what you are proposing in our village.



A recent Conservative group review of the strategy stated: The proposed SDC strategy suggests locating 80% of housing to the south of the district in a few large allocations whilst surrendering the north around Hardwicke and Whaddon for Gloucester City Council to offload their responsibilities into our District. This unbalanced approach is unnecessary. It could harm community cohesion and have a catastrophic impact on infrastructure. Whilst planners appear to favour creating urban estates the opportunity for smaller, rural communities to remain sustainable and create affordable homes for new and young people is shunned. I think this sums up my feelings far better than I could.

There is already a significant issue with traffic congestion that has been recognised by Gloucestershire Highways and Highways England due to junction 12 of M5. With the building of 2400 homes at Hunts Grove, this is adding more pressure onto roads that are already at or close to capacity. Also, once opened, the incinerator is going to add even further pressure on the roads around our village. I cannot imagine what would happen if 1000+ houses were to be built.

The land being proposed in the review also suffers from flooding issues. Whenever there is a heavy rainstorm, our garden floods due to the pond on the neighbouring field. There is significant flooding impact on Shorn brook.

The proposals are contrary to the Hardwicke Neighbourhood Development plan. Rather than turning Hardwicke into a urban town we need to conserve landscapes and rural identity and character of a village. We need to ensure that we do not lose the diverse ecological systems that have developed over hundreds of years rather than building houses why not develop it as a Conservation Area for us and future generations to learn from and enjoy.

It is very difficult to answer the questions that you pose in the review as it does not allow me to fully express my deep concerns over what is proposed. However, here are some:

Q1.0a – Issues you have missed is the feeling of residents within your district on the way in which you are proposing to decimate our community cohesion and village life.

Q1.0b – concentrating development in areas already developed is not necessarily the best option. There are many rural areas that are dying because they have not had the investment in the built environment and its infrastructure.

Developing along the A38/M5 corridor increases pressure on an already overstretched road network as well as potentially exposing residents to excess noise levels and poor air quality. Issue 4 of 5 is the complete opposite of what you are proposing in Hardwicke.

Q2.0a - How do you propose to develop employment along the A38/M5 corridor where you are proposing residential developments.

Q2.3a&b – The Gloucester fringe proposal for Hardwicke does not fit with your sustainable housing strategy. Redrow Homes do not build small or affordable housing for people in Hardwicke

Q2.4a – This is contrary to what you propose in Hardwicke. Your review recommends supporting local NDPs however, this review is in direct opposition to Hardwicke's NDP

Q4.2a, c, d & e - I do not support the emerging growth strategies for all the reasons listed above the answers to the questions.

Q5.0a-d – I do not support the proposed Gloucester Fringe for the reasons above the answers to the questions.

Q6.1 – I believe a Conservation and Archaeological Study (I was told by an SDC employee that there is a Roman Road that runs from Green Lane through the fields to the Church) should be performed on G1 Hardwicke. To reiterate, We need to ensure that we do not lose the diverse ecological systems and historical value that have developed over hundreds of years rather than building houses why not develop it as a Conservation Area for us and future generations to learn from and enjoy.

Resident – [REDACTED]
Parish Councillor - Hardwicke Parish Council

[REDACTED]

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