

[REDACTED]

From: [REDACTED]
Sent: 03 December 2017 18:11
To: _WEB_Local Plan
Subject: Stroud Local Plan Review

Sirs/Madam, i write to object to the possible inclusion of a large housing site In Horsley In the options document recently produced.

Such an allocation would ruin the village which is only a small hamlet and is entirely unsustainable. the likely numbers of units would swamp the existing settlement and have the effect of joining up Horsley with Nupend which are separate hamlets.

There is no such housing need in Horsley so that the consideration for the site rests solely as to whether this is a good site for Stroud Housing needs as a whole. Palpably it is not!

The reason for this is largely two-fold. Firstly houses here will be largely very expensive detached units which will appeal to buyers from well outside the District. This can be seen in the new development already approved at the former Nupend farm where units will be on sale at £900K. I don't think it can be seriously argued that such units meet a Stroud Housing requirement. Secondly, insofar as SDC policy would deliver affordable housing units here this would be a mistake. This is because the village is not accessible apart from those with cars and even then the roads here are not easy. Therefore those given affordable housing here would be the subject of further poverty as travel would be essential to jobs, work and most facilities imposing a further heavy cost.

i would like to suggest that the Local Plan Review looks to grow the existing identified growth points and look for new sites along existing major transport corridors. There is also the possibility of exploring a new station north of Stonehouse where the railways meet at "Ants Bank"

This could be funded from new housing allocations in the vicinity as proposed and would galvanise employment prospects too with Direct trains to London and to Bristol and Birmingham. All from the same station. Affordable housing should also be located along these corridors so that jobs and facilities are readily available.

Lastly, I would like to suggest that land along the relatively new "ebley bypass" is looked at for development. It is quite wasteful to have a major road investment like that with virtually no development accessing it directly. Similar to J13 these road investments must be made to work- especially where the sites are close to existing facilities or new developments.

I hope my comments will be considered.

Regards, [REDACTED]

