



Consultation Statement for the Horsley Parish Draft Neighbourhood Plan

15th September 2018 – 15th January 2019



Your Village – Your Future



Acknowledgements

The Horsley Neighbourhood Planning Team wish to thank all the residents who took part in the early stages of the consultation process from 2015 onwards. Special thanks are due to those who helped by arranging village events and assisting with research:

Polly Abbott, Simon Allen, Jane Archer, Jeannie Bennett, David Bullock (Dr), Mark Carden, Allan Caudwell, Ali Heywood, Pip Heywood, Karel Hughes (Dr), Robert Gegg, Pippa Jones, Paul Knuckle, Jo Payne, Helen Price, Jude Smith, Chris Stevens, Jon and Lynn Stride. Also to Mike Harvey (Nailsworth) who along with Horsley residents led Village Walks.

Thanks also to all the residents who participated in and helped deliver the 2018-19 Horsley Neighbourhood Plan Consultation with help from:

Keith Angus, Jane Archer, Paul Archer, Rachel Azcona, Kate Berry, Jenny Bowers, Caroline and Neil Brown, Mike Calnan, Allan Caudwell, Tom and Anna Herbert, Elaine Hynd, Heather MacLennan (Dr), Christina McDonagh, Jolyon Neely, Helen Price, Simon Read and Alistair Thomson.

Supported by Horsley Parish Council, with assistance from Jon Stride (Website).

Design and layout by Helen Bowers.

Contents

Introduction to the Neighbourhood Development Plan (NDP)	4
What is the Consultation Statement?	5
PART 1	6
• Designation of the Neighbourhood Area	
• Generating initial interest & involvement in the Neighbourhood Development Plan	
• The structure and themes of the Plan	
PART 2	9
• Overview of consultation events & activities on the pre-submission Draft Plan (Regulation 14)	
• Consultation with stakeholders & groups	
• Consultation with residents	
PART 3	16
• Regulation 14 stakeholders and residents' comments & responses	
• The 2019 Draft Plan revision process	
• The main issues and concerns raised in the Consultation	

Appendices

A	Summary table listing the Regulation 14 Consultation and engagement events and activities 21.8.18-30.8.19 ("timeline")	19
B	List of those consulted under Regulation 14	21
C	Letter format and other documentation including a registration form used to contact those consulted as part of Regulation 14	22
D	Hamlet meeting invitation and e-newsletter – examples of pages used to promote Regulation 14 Consultation	25
E	Tables of Regulation 14 responses from those consulted to include: <ul style="list-style-type: none">• Table A Stroud District Council comments and responses to the Draft Neighbourhood Plan (Reg. 14), and NDP action• Table Ba Comments from stakeholders, statutory bodies, landowners, local businesses, organisations, residents, and NDP action• Table Bb Comments from residents in response to the 2018-19 Questionnaire, and NDP action• Table Bc Summaries of residents' opinions expressed in 10 hamlet meeting discussions, and NDP action Letters/representations and residents' petition E1-E4	29
F	Quantitative Questionnaire 2018-2019 produced with Survey Monkey & summary for Regulation 14	62
G	Horsley hamlet meetings evidence table: record of discussion themes and collected opinions October-November 2018 as part of the Regulation 14 process	78

Supplementary Documents

Consultation evidence base folder: Contains letters and original emails from correspondents as part of Regulation 14 Consultation

Introduction to the Neighbourhood Development Plan (NDP)

The Horsley Neighbourhood Development Plan (the Plan) has been prepared in accordance with the Town and Country Planning Act 1990, the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision for the future of the Parish of Horsley and sets out how that vision will be realised through planning and control of land use and development change.

This NDP is a new type of planning document prepared by the Horsley Neighbourhood Development Plan Steering Group on behalf of the Parish Council and local residents. It is a legal planning policy document and once it has been 'made' by Stroud District Council it must be used by:

- Planners at Stroud District Council in assessing planning applications; and
- By developers and applicants as they prepare planning applications to submit to Stroud District Council.

Planning applications must be decided in accordance with the Stroud District Local Plan 2015 (under review).

Because the Neighbourhood Development Plan carries this much influence in planning decisions, the Horsley NDP will be examined by an independent examiner who will check that it has been prepared in accordance with the Basic Conditions that are set out below. The draft NDP must:

- Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF)
- Contribute to the achievement of sustainable development
- Be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Stroud District Council's Local Plan 2015 (under review) and
- Meet the relevant EU obligations.

Following a successful examination, the NDP must go to public referendum (which is organised by Stroud District Council) and be approved by a simple majority of votes (i.e. over 50% of those voting in a local referendum).

The NDP has been prepared by the Horsley Neighbourhood Development Plan Steering Group which is comprised of representatives from the Parish Council and local residents from across the Plan area. It covers the whole of the Parish of Horsley and is intended to be in operation throughout the period 2019-2040.

What is the Consultation Statement?

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Horsley Neighbourhood Development Plan (NDP). Section 15(2) of Part 5 of the Regulations requires that a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed NDP
- Explain how they were consulted
- Summarise the main issues and concerns raised by the persons consulted; and
- Describe how these issues and concerns have been considered and, where relevant have been addressed in the proposed NDP.

Part 1 gives an overview of the procedures, activities and consultation events that have led to the production of the Draft Horsley NDP and, ultimately, the planning policies contained within it that aim to control and promote sustainable development in Horsley Parish up until 2040. A summary table/timeline listing Reg.14 consultation and engagement events and activities between 21st August 2018 and 30th August 2019 is in Appendix A.

Part 2 provides an overview and description of the consultation process, known as Regulation 14, that was undertaken on the Draft Horsley NDP during the period 15th September 2018 to January 15th 2019. Appendices B to G include supporting information in the form of tables that set out the details of those consulted (Key Stakeholders), letters, media notices, and evidence of consultation, responses to comments received and notes of actions taken by the Steering Group and revisions to the Plan. Data protection has been observed on behalf of residents and names of contributors have been made available to SDC officers.

Part 3 addresses the stakeholder and resident comments, concerns and responses to these. A summary of the revisions made to the Plan arising from Consultation is provided.

Part 1

Designation of the Neighbourhood Area

The decision to produce a NDP for the area was made by Horsley Parish Council early in 2014. Initial discussions took place at Parish Council meetings with local residents and representatives. Horsley Parish Council then declared its intention to develop a Neighbourhood Development Plan (NDP).

The Area Designation was applied for by Horsley Parish Council under Part 2 of the Neighbourhood Planning Regulations 2012 and the Localism Act 2011. The decision was made by SDC to confer area status to Horsley Parish on 4th September 2014 (for the purposes of creating a NDP), following a 6 week statutory consultation period during which no objections were received.

As outlined in the Regulations, the Local Authority has a duty to publicise the Area Application in a manner that will bring it to the attention of people who live, work or carry out business in the area. The full application and information on how to comment was made available on the District Council's website.

The Plan covers the entire Parish of Horsley and the boundary of the Neighbourhood Area is defined by the Parish boundary.

Generating initial interest & involvement in the Neighbourhood Development Plan

Early stages of preparing the NDP 2014 - 2018

The Horsley Parish NDP project was launched on the 6th September 2014 at a well attended meeting in St Martin's Church (3in1) to which the local MP Neil Carmichael was invited. A Neighbourhood Plan Steering Group was formed, comprising volunteer residents and some members of the Parish Council. Guidance was obtained from the Neighbourhood Planning Officer at SDC and a series of exploratory meetings were set up from 2nd October 2014. The Parish Council successfully applied for a Community Rights Programme Grant, which was awarded to support a basic NDP project for up to to £7,150, from 8th April 2016. The Parish Council appointed Harris Ethical for professional and technical support in developing the Plan's policies and evidence base.

Research themes were identified by building on a study of Parish Council documents including early surveys about housing, particularly those dating from 2014, and other reports about use of village facilities (produced as part of normal Parish Council activity). A survey of local business needs was undertaken and a report produced. These initial reports are listed in the Plan's Evidence Base, Supplementary Information Section A, and were helpful in steering the initial direction of the NDP.

Members of the Steering Group and volunteers, under guidance, worked on a series of Character Assessments of a number of Horsley's hamlets. The methodology used was adapted from CAONB landscape and local character assessments. In March 2015, a series of events were held focusing on local perceptions of village facilities, the environment, and special green places (see the Plan's Evidence Base Supplementary Information E5, D5 and D7, where these findings are documented).



Public Engagement: Neighbourhood Development Plan Special Places event, Horsley Village Hall, 1 March 2015

Between April and September 2016 Harris Ethical professionals helped support the development of the Vision and Objectives for the Plan and a digital dropbox was arranged for sharing information.

A Housing Needs Survey was commissioned by the Parish Council and a report produced in August 2017. Other work by a local group, Protect Horsley, also led to further research on housing development. Also in 2018 a Landscape and Visual Impact Assessment (LVIA) was commissioned by Horsley Parish Council in respect of the fields near to Horsley Parish Church, (see the Plan's Evidence Base, Supplementary Information E10). In addition, careful attention was paid to the various reports commissioned by SDC as part of the ongoing Local Plan review process and particular regard was paid to Landscape Sensitivity analysis, planning for sustainability, and the Local Plan Tier system where these might affect Horsley.

The Neighbourhood Plan was built from this background of information and taken forward by the group of residents who comprised the Steering Group during 2017-2018.

Advice from SDC Planning officers and feedback assisted the initial writing of policies so that a draft pre-submission Plan could be produced ready for local consideration from late August 2018.

The structure and themes of the Plan

The Draft development Plan (pre-submission version) was organised along the lines of a model recommended by Harris Ethical (vision/objectives/themed chapters) and an evidence base was developed using research and photographs by residents. As the Plan evolved, structure and themes were arranged to reflect the concerns about land use of residents that had been expressed in earlier discussions and events. These included opinion about the provision and quality of community facilities, concern for the environment, bio-diversity, landscape, green space and the AONB, the rural setting of the hamlets, regard for vernacular design and materials, types of housing that met local needs, the needs of small business interests, and, where feasible within the remit of a Neighbourhood Development Plan, concerns with regard to transport.

Authors and specialists within the Steering Group researched planning documents and policies on the above themes. In response to residents' requests, the Steering Group developed policies to promote Local Green Space, Local Gap, Key Views, and Dark Skies in addition to core policies on community facilities, environment, housing and development, design, employment and business and sustainable transport. Critical feedback from SDC planning officers has assisted research and ways of writing and evidencing policies.

Landowners directly affected by Plan proposals were notified on 21st August 2018.

In the lead up to the launch of the Draft Plan a logo was designed by a local resident (professional designer) along with a series of leaflets and posters with a brand identity to enable local identification with the advertising of the Plan and its literature. Text content and production were managed by the members of the Steering Group with financial support (for printing) from Horsley Parish Council.

Part 2

Overview of consultation events & activities on the pre-submission Draft Plan (Regulation 14)



Leaflet promoting the launch of the Draft Neighbourhood Plan (pre-submission)

Following the launch of the Plan at Horsley Village Fete on 15th September 2018, and on the Parish Website, contact was made as follows:

Consultation with stakeholders & groups

Letters were sent by post and by email from 16th October 2018 to local landowners, businesses, statutory bodies and organisations (recommended by SDC), and neighbouring Parish Councils, with a deadline of 30th November 2018 for replies. See Appendix B for a list of those contacted in this way, and also Appendix C for a copy of the letter sent to stakeholders. For original correspondence see Supplementary Documents. See also Appendix E table Ba for comments and responses.

Consultation with residents

In order that the Draft Horsley Neighbourhood Plan should represent the views of as wide a cross section of the local residents as possible, a range of consultation formats were used across the Parish. The presentation of the Draft Plan was launched with a stall at the Village Fete on September 15th 2018, with explanatory boards detailing Key policies, and a hand-out of leaflets with representatives answering questions. This event coincided with the upload of the Draft Plan and Evidence Base files on the Horsley Parish website and copies of the Plan and its documents were placed in the Community Shop.



Village Fete 15th Sept 2018 "Your Village Your Future"

Promotion of the Draft Plan Consultation

Publicity leaflets were delivered across the Parish and posters placed in the Community Shop. Notices were posted using social media (Everything Horsley-on Facebook), and by means of the Community Shop email list, Protect Horsley's electronic mail list and the NDP e_newsletter, and the Parish magazine, The Horses Mouth. This was part of a co-ordinated campaign. Leaflets explaining the plan process directed residents to an email address to send in comments or register. Explanation was given on how to become involved and comment on the plan, whether through digital media or in writing. In this way over 300 residents were able to be contacted by email while all residents of voting age could be reached through the Parish magazine.



Part of the website page for the pre-submission draft NDP for Horsley



“Register your interest”, on the Horsley Parish Website, email communications could then be sent to Horsley residents.

Regular e_newsletters went out to over 200 residents promoting the hamlet meetings and the forthcoming Quantitative Survey.



Website, leaflets, Parish magazine and e_newsletter promotion of the Horsley Neighbourhood Development Plan September - December 2018

THE HORSE'S MOUTH
News and Events in the Parish of Horsley
October 2018

Horsley Neighbourhood Development Plan
2018 - 2036
See Page 8 For More Information

HORSLEY COMMUNITY SHOP
Great for value and great for Horsley
OCTOBER OPENING HOURS
Mon-Fri 8.30am - 6pm | Sat 9am - 4pm
Sun 9.00am - 12 noon
01453 836662 | horsleyshop@stconnect.com

Your chance to comment on The Horsley Neighbourhood Plan

The Horsley Neighbourhood Plan consultation will be in full swing throughout October and into November and all residents in the Parish of Horsley are urged to have their say about the draft proposals in the plan.

Why is the Horsley Neighbourhood Plan important?

A Neighbourhood Plan gives our community the power to develop a shared vision for our parish and to shape development and growth in our local area.

The Draft Horsley Neighbourhood Plan defines development proposals for the Parish (to 2036) and includes policies for housing, employment, landscape, and the environment.

Where can I see a copy of the Draft Horsley Neighbourhood Plan?

Copies can be found at:

- The Horsley Village Website at <http://www.horsleyparish.co.uk/gis>
- The Community Shop
- The Hog Public House
- The Toppits Inn

How can I have my say about the Draft Horsley Neighbourhood Plan?

- Send comments by email to: neighbourhood.plan@horsleyparish.co.uk
- Take part in a hamlet meeting (in October and November)
- Complete the Online Horsley Neighbourhood Plan survey (taking place in November)
- Post a comment via the link on the Horsley village website: <http://www.horsleyparish.co.uk/gis>

How do I learn more about the Draft Horsley Neighbourhood Plan and the Consultation events?

- Look out for details on the Horsley Village Website and in the Community Shop
- Sign up to the Draft Horsley Neighbourhood Plan email newsletter using a Registration Form or via an online link to be found:
 - On The Horsley Village Website
 - And in village emails, soon to be sent out

Join in the consultation and help shape the future of our village!

Promotion included: Regular coverage in the Horsley Parish Magazine (The Horse's Mouth), which is distributed to all households in the Parish

“Having a say” leaflets:

HOW TO HAVE YOUR SAY

Consultation on the Horsley Neighbourhood Plan is open to residents of Horsley. This form gives details about the opportunities to have your say.

1. Share your views via the Horsley Parish Website at: www.horsleyparish.co.uk
2. Join one of the consultation workshops that will be arranged around the village at the end of September/early October.
3. Take part in the Horsley Neighbourhood Plan online survey at the end of October/early November.
4. Email your comments to: neighbourhood.plan@horsleyparish.co.uk

To register your interest and to allow us to send you details about these consultations:

Complete and return your contact form to one of the collection boxes at:

- The Village Fete
- The Horsley Community Shop
Open 8.30am to 5.00pm weekdays and 9.30am to 12.00 noon weekends
- The Toppits Inn

Or email your name and postcode to: neighbourhood.plan@horsleyparish.co.uk

Registration will close on 30 September 2018

Your Village – Your Future

Your chance to comment on the Draft Horsley Neighbourhood Plan

DO YOU AGREE WITH THE VISION SET OUT IN THE DRAFT PLAN?

Leaflets were delivered by volunteers to residents in Horsley Parish and conversations held on doorsteps to keep local people informed of consultation events and provide information on how to become involved

The NDP team and Parish Council planned the delivery of both qualitative and quantitative research from October 2018, to develop more detailed knowledge of residents opinions and thoughts about the Plan policies as part of Regulation 14. This highlighted the need to reach out across the Parish to the various communities in the hamlets. The aim was to draw upon the proposed in-depth group sessions to design a quantitative questionnaire to be delivered by means of Survey Monkey, set-up and administrated by a local professional with support from the Steering Group. The initial consultation deadline for responses to the Draft Neighbourhood Development Plan was extended to 15th January 2019, from which point information was assessed and used to inform the editing of the Draft Plan and development of the policies and additional evidence.

The Hamlet Meetings



Hamlet Meeting at Nupend

Why organise hamlet meetings?

Horsley is a dispersed settlement, as is clear from the Parish map. This brings its own constraints of communication and consultation with residents. A series of small hamlets scattered in the valleys and on the tops flow out from the spine of the village High Street. Some contain as little as fifteen cottages, and many are almost a mile distant from the village centre. Each is a distinct community with its own individual characteristics, concerns and “personality”.

A series of focused discussion groups in each of these centres of population provided an initial basis of qualitative material representing inhabitants’ views and aspirations for the Parish. The Steering Group developed a common structure for the delivery of presentations at discussion groups, held between 20th October and 6th November 2018. The table in Appendix G is a summary of the topics and opinions expressed by residents in these sessions.

This format of hamlet meetings has been used before to help gauge feelings of different individuals and areas of the Parish and to record everyone’s views not just the loudest one. This two-way approach of explanation and questioning combined with listening has been successful in helping villagers understand complex issues so it was incorporated into the consultation strategy for the NDP.

How were they organised?

The 10 meetings were carefully planned by the Parish Council and members of the NDP Steering Group so that there was a unified approach each time they were held. They were well advertised in the leaflets distributed (by letterbox drops) in the village during September and October and a timetable drawn up so that they took place over a six week period (see Appendix D). Each meeting took place in a resident's home who hosted the session for their neighbours, Village hall or room in a local Pub. The host was able to contact their neighbours and encourage them to attend. The meetings were thus friendly and unbureaucratic.

The same format was used at each session with an initial presentation from a member of the NDP Steering Group, setting out a summary of the NDP process and highlighting key proposed policies within the Draft Plan. Meetings were facilitated by other members of the team. We are fortunate that within the Parish we have a number of people with this expertise. Plan literature was provided. Attendees were then asked to focus on some key specific areas either in small group discussion (2/3 people) followed by a plenary session or in open discussion with the whole room. Themes chosen were around housing provision (type/density/location) and the draft policies on open spaces and green corridors. Members of the discussion group were also invited to suggest items for discussion. A flip chart was used to record discussion points, and an observer attended from the Steering Group and made notes.

Who attended?

The meetings were well-attended, with numbers ranging from six to over twenty people. Because there were a number of different meetings at different times this offered considerable flexibility enabling those who could not attend in their own hamlet a chance to join another on a more suitable date. In addition there were two sessions in the Village Hall, including one which was a "wash-up" for anyone who had missed out on the others. Through this approach we have covered every part of the Parish and offered all residents the chance of detailed discussion on the Plan contents. It has also allowed different parts of the village and hamlets to concentrate on those issues which are most relevant for them. There was a representative spread of attendees, including those who had young families, new residents and those who have lived in the Parish for many years.

General views

A more detailed summary is set out below, but it is interesting to note that this process allowed individual hamlets to provide a distinct consultation response to the draft Plan. Some hamlets were particularly concerned about the protection of their green spaces and biodiversity, whilst others were worried about the possibility of inappropriate infill. Some of the outlying hamlets wanted to focus on transport and excessive traffic in the narrow lanes. There was considerable unanimity of views on the type and density of any future housing provision, which is reflective of the many discussions there have been within the village community over the past four years. Generally small scale (less than 5 houses) developments with small scale housing in the hamlets outside of the settlement boundary were preferred. At some of the meetings there was lively debate about the merits of modern design versus traditional build. However, at all the meetings there was universal support for the need for the Plan and the approach that had been taken.

See Appendix G for tables recording discussion, dates of meetings and responses to key concerns, also Appendix E Table Bc for summaries of opinions and the Steering Group response and actions.

The Horsley Parish Questionnaire

Findings from the qualitative research were used to inform the design of a digital questionnaire which was delivered over the period 15th December 2018 - 15th January 2019.

The on-line questionnaire using Survey Monkey (with a paper option on request) was opened to all residents in the Parish of Horsley of voting age. The questionnaire covered core topics including: policy proposals in the Draft Horsley Neighbourhood Plan; principles of planning & development; the environment in the Parish; the standard of amenities in the village and traffic and transport issues. Experience from past surveys helped to guide the design of questions, which directly addressed themes and policies in the Plan.

Bespoke email communications including an e_newsletter (delivered through Mail Chimp) were sent to three village email lists to reach the majority of Horsley residents (see Appendix D). Information was available in posters placed at key meeting venues in the village and leaflets were delivered. Hard copies of the questionnaire were made available in the Community Shop, and were delivered by hand by volunteers so that residents who were not online and who wished to participate could do so.

Questionnaire results on Survey Monkey were closely checked in case of rogue responses. One anomaly was found (an incident of multiple responses from one IP address) and on investigation it was decided that, since it might be suspect, they should be removed from the overall findings.

The resulting participation in the consultation is considered to be representative of the population (647) of voting age residents in Horsley. The qualitative research had 141 participants, representing 21% of those of voting age. The quantitative research achieved 228 questionnaire respondents, representing 35% of those of voting age. Demographically, respondents reflected the populations in the districts of the village and the age and gender profile of Horsley residents of voting age.

Part 3

Regulation 14 stakeholder and residents' comments & responses

The findings and comments that have been received as part of Reg 14, can be found in Appendix E, Tables A, Ba, Bb and Bc, also Appendix F and Appendix G. There were 8 responses from landowners/statutory bodies/organisations. In addition to a petition of 40 signatures there were 25 emails to the website, a few of which were sent by the same writers but in respect of different aspects of the Plan. 189 comments were transcribed from the Horsley Parish Questionnaire, 41 of which were mostly concerned with traffic issues and which have been referred to HPC and GCC/Highways. The questionnaire results (digital) were produced in a report (Appendix F) and written copy from the questionnaire incorporated in Appendix E Table Bb).

In addition to the formal comments made by SDC for Reg 14, (see Appendix E Table A), Reg 14 comments were received as follows:

1. Landowner response to contact made in August 2018 over the proposals to designate 2 Local Green Spaces and a Local Gap. Correspondence is in Supplementary Documents. One Landowner wrote in objection to the designation of Local Green Space 1 (comment and the NDP response are in Appendix E, Table Ba). Chavenage Estate, which owns land in the Parish sent a representation prepared by Savills (November 2018), and an email letter, see Appendix E Table Ba.
2. Comments from statutory bodies and organisations, to include the Environment Agency, the Highways Agency (Highways England), Place Studio, Historic Places South-West, Natural England, and Ruskin Mill, recorded in Appendix E Table Ba.
3. A number of Horsley Parish residents who wrote in to the website, are included in Appendix E, Table Ba.
4. 40 residents living in Horsley Village and Nupend, who sent in a petition (dated November 2018) in support of the Local Gap and Local Green Space 2 designations, see Appendix E Letter 4.
5. Respondents to the Horsley Parish Questionnaire 2018-2019 (digital and hard copy) in which a space was provided for written comment, see Appendix E Table Bb.
6. Summarised views of Hamlet Meeting participants, Appendix G. For response see Appendix E Table Bc.
7. The results of the Survey Monkey quantitative assessment for the Horsley Parish Questionnaire 2018-2019 228 respondents, see Appendix F.

The 2019 Draft Plan revision process

Members of the Steering Group attended a Neighbourhood Development Plan Conference held by SDC in the Subscription Rooms, Stroud, 4th October 2018. There were presentations from the SDC Planning Strategy Manager and the Senior Neighbourhood Planning Officer, Place Studio and the Centre for Sustainable Energy, and opportunities in small groups to discuss model policies and a plenary session for questions and answers. This also provided an opportunity to gain knowledge about the Local Plan Review and changes to the NPPF and also implications for Neighbourhood Plans, also to gain insights from other NDP group's experiences about Plan making.

In January 2018, SDC's comments in response to Reg 14 were analysed and discussed by the Steering Group and their advisors.

The main issues and concerns raised in the Regulation 14 Consultation

Respondents are very supportive of the Plan, its themes and policies. While one landowner has objected to Local Green Space 1 designation, the proposal has overwhelming support from residents. Local Green Space 2 designation has widespread support. Local Gap has received a mixed response. Some residents are strongly in support of its purpose and of the proposed designation area, but a few regard part of this space as a possible solution to small scale housing growth in the area. A variety of opinions relevant to the NDP were expressed on a range of subjects to include:

- Preserving the rural character of the area, and its hamlets
- Having affordable housing provision
- Better broadband speeds
- The value of Local Green Space
- Preserving the landscape of the AONB
- The importance of wildlife and biodiversity
- The value of Key Views
- Provision of cycle routes
- Dark Skies & concern over light pollution
- The need for renewable energy and improved standards in energy conservation
- Improving pathways
- The significance of community facilities and projects.

Revising the Plan

From February 2019 the results of the hamlet meetings and the Questionnaire were analysed, along with the comments from Landowners, SDC, Statutory bodies and residents. Responses were prepared and decisions made to revise parts of the Plan. See Appendix G, F; also Appendix E Tables A, Ba, Bb and Bc, which show NDP responses to comments and direct the reader to specific sections of the revised Plan. This work was carried out by members of the Steering Group and ongoing advice was obtained from SDC officers.

The results of all consultations have informed the Horsley Neighbourhood Plan in a variety of ways, such as influencing the revision of some content, generating additional research, generating new maps, driving the inclusion of new evidence and prompting revision of existing supporting material. Changes have been made to the format and structure particularly in response to SDC advice. Adjustments were consequently made to policies. Substantive changes are summarised below.

Following SDC advice, it was decided to revise the Housing Section 9 so there would be a more coherent sequence of policies and to create a new Section on Design (Section 10 in the Submission Plan). In order to broaden the scope of policy, emphasis is now placed more strongly on the importance of measures to adapt to climate change in materials, methods and construction, also to recognise the desire among younger residents to accommodate modern design solutions, as long as these stay within the remit of the high local regard for the vernacular. Local opinion supports some housing growth that actually meets local needs and maintains the demographic, thereby keeping the settlement revitalised.

Heritage was similarly revisited to better explain the features of the vernacular that are well regarded in Horsley and the local feeling that the unique character of this part of the AONB in terms of the natural and built environment should be protected and enhanced in any building and development.

Another area that has been scrutinised is Environment-Biodiversity. It was clear in the original research that Horsley had not been adequately “mapped” in comparison with other parts of the County of Gloucestershire, or the CAONB. A professional ecologist in the team has supervised the creation of new maps by 2 professionals, so that the wishes of the community to preserve and enhance the environment can be better met through improved information and detail about the locale, and with regard to land use and development. This is ongoing work.

The Dark Skies theme, which had been introduced in the Draft pre-submission Plan, in response to resident concern, was also developed further. SDC advice was followed with further research into issues of light pollution.

The provision of cycle routes is a difficult task given the topography and road layout in the Plan area and so policy aims to be supportive of initiatives taken by landowners and developers within the scope of the rest of the Plan policies.

A new policy on renewable energy was proposed and debated at Parish Council and has been incorporated in the revised Plan in the Aspirational projects Section 13. This was a result of the SDC Conference’s information on Sustainable Energy and policy writing and the attendance by members of the Steering Group at local lectures on National Policy & Climate Change. In particular this direction was a response to representation from a new local group, Carbon Neutral Horsley Group, some of whose members had sent in comments to the HPC website.

All of these actions were taken forward by the Steering Group with the support of the Parish Council.

Feedback was prepared for submission to the Horsley Parish website so residents could see how the Plan has developed.

In conclusion, the new evidence from the 2018-2019 Consultation has confirmed strongly that the content of the Draft Plan is representative of local opinion.

APPENDICES

Appendix A:

Summary table listing the Regulation 14 consultation and engagement events and activities 21.8.18-30.8.19

Event	Date	Documents	Evidence	Action
Reg 14 Notification of Landowners	21/8/18	Letters to Landowners - Local Green Space proposals and Local Gap proposal	List of recipients in Appendix B. Letter examples in Supplementary Documents	Letters sent by post. Formal replies of acknowledgement and correspondence recorded, see Supplementary Documents
Meeting with Senior Neighbourhood Planning Officer	10/9/18	N/A	Email history in archive	Discussed progress with Consultation... forthcoming SDC NDP Conference.
Fete launch of Plan/stall at Fete, Plan available in folders and on website PC members field questions	15/9/18	Boards advertising Plan Policies. Leaflets available showing how people can engage in Hamlet Meetings and send in comments/ register on website at: neighbourhoodplan@horsleyparish.co.uk	For this and related leaflets and notices see Appendix D Publicity	Plan pre-submission sent to SDC and uploaded to HPC website. Leaflet, notice on website and registration forms circulated
Reg. 14 Notification of Stakeholders, Statutory Bodies, Businesses	October 2018	Letter format used for email communication and responses	Appendix C (notification letter). Appendix B list of recipients and Appendix E Table B their responses	Correspondence by Parish Clerk. Analysis of responses by steering group and input made to revised Plan. HNPP responses and actions summarised in Appendix E Table B, final column.
Deadline to register to receive information about the draft Plan and for sending in comments or participating	30/9/18	Posters and leaflets, e-newsletter	Appendix D Publicity	This was extended to 31/10/18.
Consultation planning group meetings	September-October 2018	Outcomes: Hamlet meeting programme; Horsley Parish Questionnaire 2018-19	Archived notes	e_newsletters and hand delivered notices
Steering Group members attend SDC NDP conference	4.10.18	Slides from contributors (on file)	Input to plan on policy writing, climate change, renewable energy, Local Plan Review process, NPPF.	Editing group
Preparation of flip charts and Hamlet meeting presentations	October 2018			Presenters
Production of information and material for Hamlet meetings	October 2018	Archived abstracts from NDP		Letters hand delivered inviting residents to Hamlet meetings
Parish Magazine Horses Mouth	October 2018 issue	Notice of Consultation period through October-November		
Hamlet Meetings (10 were held), (Wallow Green was combined with a Village Hall Session)	Village Hall (26 October)	Record in Appendix G	Promotion: via e_newsletter notices, notices in the parish magazine, customised hand delivered invitations and door to door visits	
	Rockness (29 October)			
	Downend West (30 October)			
	Sugley Farm / Tickmorend (31 October)			
	Barton End at Tipputs Inn (31 October)			
	Washpool (1 November)			
	Downend East (1 November)			
	Village Hall (3 November)			

*Summary table listing the Regulation 14 consultation and engagement events and activities
21.8.18-30.8.19 (continued)*

	Nupend (5 November)			
	Village Hall (6 November)			
Feedback from Hamlet meetings and finalisation of Quantitative Questionnaire content	November 2018	See Design and content of Horsley Parish Questionnaire Appendix F	Appendix G	Consultation Group and Steering Group consideration of Questionnaire content
Questionnaire Design (Survey monkey) completed	December 2018			Professional design of questions and upload to Survey Monkey
Launch of Quantitative Questionnaire (digital)	December 2018. Deadline for completed digital and hard copy returns: 15 January 2019			Managed by local professional, hard copy delivered by volunteers
Analysis of SDC comments on pre-submission	December 2018-January 2019	Appendix E Table A	Email correspondence with SDC	Members of the Steering Group, discussion at PC meetings
Collation of Questionnaire findings digital and hard copy.	18-31 January 2019	See Appendix F		Managed by local professional
Preparation of Hamlet meetings record table. Commission of biodiversity mapping.	January 2019	See Appendix G	Table in Appendix G, biodiversity maps in revised NDP	Local professionals
Analysis of Consultation comments	February-June 2019	See Appendix E Tables A, Ba, Bb and Bc		Members of Steering Group
Meeting with Senior Neighbourhood Planning Officer	14.3.19			Steering Group representatives, advice on Design policy, Housing, Community Facilities Section
Preparation of revised draft Plan	Feb-April 2019		Parish Online revised mapping. Additional photography	In sections by small teams within the steering group and local professionals
Input of revision, interim editing	May-June 2019		As above	Professional designer and editing team
Preparation of the Consultation Statement and Basic Statement of Condition	May-June 2019	Consultation Statement, Statement of Basic Condition	See Documents	Steering Group
Draft NDP sent to Senior Neighbourhood Planning Officer for SEA screening process	24/07/2019	Revised draft Plan dated 17th July		Senior Neighbourhood Planning Officer for SDC
Steering Group last stage editing	July-August 2019. Editing meeting 9th August		Compiled responses	Editing team and Professional Designer
Parish council response	August 2019			
Submission	October 2019			
Feedback to local residents	September-October 2019			Steering Group and Parish Council. Via website and via Parish Magazine


Appendix B:

List of those consulted under Regulation 14

Date	Consultee	Consultee address	Consultee email	Content	Confirm receipt	Response	Notes	
8/21/18	Landowner 1		by post	Green Space LG51	postal signature	y - against the allocation of LG51 (Downend)	letter re-sent 13/09	
8/21/18	Landowner 2		by post	Green Space LG52	postal signature			
8/21/18	Landowner 2		by post	Local Gap LG1	postal signature			
8/21/18	Landowner 3		by post	Local Gap LG1	postal signature			
10/1/18	Parish Council	Owipen Clerk	by email	neighbouring parish comment on NP	y			
10/1/18	Parish Council	Nympsfield Clerk	by email	neighbouring parish comment on NP				
10/1/18	Parish Council	Nailsworth Clerk	by email	neighbouring parish comment on NP				
10/1/18	Parish Council	Avening Clerk	by email	neighbouring parish comment on NP				
10/1/18	Parish Council	Beverston Clerk	by email	neighbouring parish comment on NP	y			
10/1/18	Parish Council	Kingscote Clerk	by email	neighbouring parish comment on NP				
10/16/18	Horsley Primary School	Headteacher Horsley Primary School The Street Horsley GL6 0PU	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	The Hog	The Hog, The Cross, Horsley GL6 0PR	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	Tippups Inn	Tippups Inn, Tippups End Horsley, Stroud GL6 0QE	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y			
10/16/18	Resident		by post	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	Ruskin Mill Trust	Ruskin Mill Trust Old Bristol Road Nailsworth Gloucestershire GL6 0LA	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y	y Want more involvement in the NP		
10/16/18	Ruskin Mill College	Ruskin Mill College The Fisheries, Horsley Gloucestershire GL6 0PL	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y	y		
10/16/18	Cotswold Green buses	Unit 27 Nailsworth Mills Estate Avening Road Nailsworth GL6 0BS	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y			
10/16/18	Rover Coaches	Rover European Travel, The Coach House, Spring Mill, Avening Road, Nailsworth GL6 0BS	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	St Martin's Church Authority	no direct contact details	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y			
10/16/18	Cotswold AONB	Director Cotswolds Conservation Board Fosse Way Northleach Gloucestershire GL54 3JH	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	Glos Wildlife Trust	Gloucestershire Wildlife Trust Conservation Centre Robinswood Hill Country Park Reservoir Road Gloucester GL4 6SX	by post	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	Chavenage House		by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y	y Put forward a site, via Savills, south of Tippups End on A46 as a 'reserve' site in the NP		
10/16/18	Resident/landowner	Barton End	by post	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y			
10/16/18	GCC Planning and Environment GCC Roads parking and rights of way	Gloucestershire County Council, Shire Hall, Westgate Street, Gloucestershire - GL1 2TG	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/16/18	Resident/landowner		hand delivered	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y			
10/16/18	Nailsworth CLT	Chairperson	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.	y			
10/17/18	Barton End Stables	Administration	by email	opportunity, as an organisation/employer/ service provider/group, to comment on the NP.				
10/17/18	Horsley Playgroup	Organiser	by email	local community group				
10/17/18	Horsley Youth Club	Organiser	by email	local community group	y			
10/17/18	The Highways Agency	Organiser	by email	statutory consultee	y	y - no comment. The SRN is H5 some distance away. However would like to be kept informed of any progress on the plan. All future correspondence are to be addressed to our Team Inbox planning@highwaysengland.co.uk		
10/17/18	Natural England		by email	statutory consultee	y	y no specific comments. A lot of advice and sources of advice on NPs		
10/17/18	Homes England (formerly Homes and Community Agency)		by email	statutory consultee				
10/17/18	The Environment Agency		by email	statutory consultee	y	y provided guidance on producing neighbourhood plans, including evidence base.		
10/17/18	English Heritage		by email	statutory consultee	y	y Historic England - impressed with the plan		
Consultation deadline 30 November 2018, extended till 15/01/19 the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised.								
1/16/19	TOTAL OF 30 RESPONSES TO THE NP EMAIL BOX - AT THE DEADLINE ON 15/1/19							

Appendix C:

Letter format and other documentation including a registration form used to contact those consulted as part of Regulation 14



HORSLEY
NEIGHBOURHOOD PLAN

CONSULTATION REGISTRATION FORM

Please complete all details clearly (below) so that we can send details to you on the Community Consultation programme in September, October and November.

First Name: _____ Surname: _____

Postcode: GL6 0 _____ Email address: _____

I would like the Horsley Parish Council to contact me to provide details on how to take part in the Consultation Programme for the Horsley Neighbourhood Plan.

I have read and agree to the Data Protection Statement (below):

Signed _____

DATA PROTECTION STATEMENT

How we use your personal data:

Your personal data will only be used for the following purposes:

- To inform you of opportunities to attend a Horsley Draft Neighbourhood Plan consultation meeting in Horsley
- To invite you to participate in an online survey of Horsley residents' views on the Draft Horsley Neighbourhood Plan
- To keep you advised on matters concerning the Horsley Neighbourhood Plan

We will store your personal information securely. We will not share your personal data with third parties. We may process your data against the Electoral Roll and with other databases of Horsley residents to avoid duplication of contact.



HORSLEY
NEIGHBOURHOOD PLAN

Policies contained in the Draft Horsley Development Plan cover the following areas:

- 1. Community Facilities**
- 2. Natural environment**
 - Geology and Topography
 - Hydrology
 - Biodiversity and Ecology
 - Dark skies
- 3. Landscape**
 - Landscape Character
 - Key Views
 - Local Green Space
- 4. Heritage and the Built Environment**
- 5. Housing Development**
 - Development boundary
 - Local Gap
 - Housing
 - Design
- 6. Employment and Business**
- 7. Sustainable Travel and Transport**

If you want to hear how to have your say in a hamlet meeting and/or by online survey, please complete and return the Consultation Registration form (opposite).



Sign up here to the Horsley Neighbourhood Plan Newsletter

Learn about the proposals, join in the debate and have your say as to how Horsley will develop over the next two decades

The Horsley Neighbourhood Plan (HNP) has been commissioned by the Horsley Parish Council. It will define development proposals for the village (to 2036) that include: housing; employment; landscape; and the environment. It is currently in draft format in the last stages of development.

The Parish Council is keen to share the proposals and to hear views about them from those who live and work in Horsley (Gloucestershire) Parish.

The HNP Newsletter will provide more information on the Draft Plan. It will also give details on how you may join consultation events and other ways to comment on the proposals.

Sign up now if you want to learn more and have your say

Email Address

First Name

Last Name

Post Code (optional)

Subscribe

To view the HNP email newsletter Privacy Notice: [click here](#)

The screenshot shows a web browser window with the URL www.horsleyparish.co.uk/gloves/. The page header includes the text "The Village & Hamlets of HORSLEY in the Cotswolds" and a navigation menu with links: "Quick Links: Home | About | Community Shop | Village Hall | Church and Cemetery | The Horse's Mouth | Parish Council | History". The main heading is "Welcome to Horsley Parish" with the subtitle "The community website for Horsley Parish, Gloucestershire".

The page features a central text block with the Horsley Neighbourhood Plan logo and the following text: "The Horsley Neighbourhood Plan was launched at the Horsley Village Fete on 18 September 2018. It defines development proposals for the village and the 16 surrounding hamlets for the next 20 years. A 6-week consultation period now begins." Below this is a note: "A full copy of the draft plan can be viewed on this website (link see below). A number of parish meetings will take place during October when villagers will have the opportunity to give their views." There are two buttons: "View the plan on line" and "Send us your comments".

Below the text is another paragraph: "Learn about the proposals, join in the debate and have your say as to how the villages of Horsley parish will develop over the next two decades." This is followed by: "The Parish Council is keen to share the proposals and hear views about them from those who live and work in Horsley Parish (Gloucestershire). They encourage residents to subscribe to the newsletter (see form on the right), although every effort will be made to include people who are not on email."

On the right side of the page is a sign-up form titled "REGISTER YOUR INTEREST" with the subtext "If you'd like to be kept informed (by email) of local planning news, issues & events". The form contains input fields for "Email Address", "First Name", "Last Name", and "Post Code (optional)", followed by a "Subscribe" button. At the bottom of the form is a link: "Click here to read our privacy policy".



HORSLEY PARISH COUNCIL
 The Pavilion, Priory Fields, Horsley, Gloucestershire GL6 0PT
 Clerk:
 clerk@horsleyparish.co.uk

Address

16 October 2018

Letter/email sent to individuals or local businesses

Dear ,

I am writing to you on behalf of Horsley Parish Council to inform you that we have produced a Draft Neighbourhood Development Plan and it is now being put out to local consultation. You have been identified as an 'individual'/local business' that may have an interest in the Neighbourhood Plan and we want to give you an opportunity to respond to the plan.

If you would like to support the Horsley Neighbourhood Plan or have any other comments to make about the plan, please email neighbourhood.plan@horsleyparish.co.uk or alternatively write to Horsley Parish Council at the address given at the top of this letter.

The draft Horsley Neighbourhood Plan can be viewed on the Horsley Parish Council website at www.horsleyparish.co.uk or in hard copy in the Community Shop, The Hog or The Tippotts Inn.

The consultation period ends on **30 November 2018** and your comments and representations should be returned by this date.

Yours sincerely,

Horsley Parish Council Clerk

//

Or emails to statutory bodies....

Dear ,

Notification of Publicity of Horsley Neighbourhood Development Plan Pre-Submission Version.

Statutory Consultees – Regulation 14 of the Neighbourhood Planning (General) Regulations 2012

I write to inform you that we are consulting on the Pre-Submission Version of the Horsley Neighbourhood Development Plan. We are hereby seeking your views on the Plan.

The Draft Horsley Neighbourhood Plan and Supplementary Documents can be viewed on the Horsley Parish Council website at www.horsleyparish.co.uk or in hard copy in the Community Shop, The Hog or The Tippotts Inn.

If you would like to support the Horsley Neighbourhood Plan or have any other comments to make about the plan, please email neighbourhood.plan@horsleyparish.co.uk

The consultation period ends on **30 November 2018** and your comments and representations should be returned by this date.

I would be grateful if you would acknowledge receipt of this email.

Best Regards,

Horsley Parish Council Clerk

Horsley Parish Council, The Pavilion, Priory Fields, Horsley, Gloucestershire GL6 0PT
 07909718980
www.horsleyparish.co.uk | clerk@horsleyparish.co.uk

Appendix D:

Hamlet meeting invitation and e-newsletter – examples of pages used to promote Regulation 14 consultation

Horsley Neighbourhood Plan
Hamlet meetings

Please come to your local hamlet meeting to help plan a future for Horsley

Dear Neighbour,

The Horsley Neighbourhood Plan Working Group, working with the Horsley Parish Council (HPC), has prepared a **Draft Neighbourhood Development Plan (the Draft Plan)** to help us to make decisions about the future of the village over the next 15 years.

The HPC has organised a series of hamlet meetings and would like to hear your views on key planning policies and proposals in the Draft Plan

YOUR LOCAL HAMLET MEETING DETAILS

DATE:	
TIME:	
VENUE:	

You can find details about the Draft Plan on the Parish Council website (www.horsleyparish.co.uk).

If you would like write in with your comments, please email them to: neighbourhood.plan@horsleyparish.co.uk

If you cannot make this meeting (above) we are also organising a meeting on **Tuesday 6th November in the Village Hall at 7.30pm** so that you will have another opportunity to ask any questions and offer comments.

We look forward to seeing you at your local meeting

our village, our plan, our future

Extracts from Mail Chimp Newsletter 2018



We'd like to have your views on the Draft Horsley Neighbourhood Plan

Following the very well attended hamlet meetings in November and other feedback received, we have drawn together the key points from these consultations and we now want to hear views from anyone who lives or works in Horsley on the issues raised and particularly on key proposals in the Draft Neighbourhood Plan

Please click on the button (below) to open the Online Survey.

We look forward to receiving your views

Horsley Parish Council

[Click here to open survey](#)

Copyright © 2018 Horsley Parish Council, All rights reserved.
You are receiving emails from us about the Horsley Neighbourhood Plan because you signed up to be consulted on the Draft Neighbourhood Plan and to receive email updates on the subsequent development of the plan.
Our mailing address is:
Horsley Parish Council
The Pavillion
Priory Fields
Horsley, Gloucestershire GL6 0PT
United Kingdom

Extracts from Mail Chimp Newsletter 2018



HNP e newsletter - Second Edition

Horsley hamlet meetings announced!

The programme of Horsley hamlet meetings has been finalised and this part of the Draft Neighbourhood Plan consultation is about to get underway.

You will find a schedule of dates and locations for the meetings below.

Invitations have been, or will be distributed in each area over the next few days.

If you do not receive an invitation to (or cannot attend) your local hamlet meeting, please use the email link (below) to make your enquiry.

A number of generous residents are offering spaces in their homes to host meetings and a facilitator will be on hand at each meeting to record your feedback and guide discussions around some of the policies where we particularly want your comments, feedback and support

The Horsley Parish Council wants to hear your views on the proposals in the Draft Plan and very much hope that you will take the opportunity to participate in this important element of the consultation on the future of our village.

Horsley Neighbourhood Plan

Consultation meetings in the village centre and hamlets

<u>Date</u>	<u>Time</u>	<u>Hamlet</u>
Friday 26 October	7.30 p.m.	Wallow Green
Friday 26 October	7.30 p.m.	Village Centre 1
Monday 29 October	7.30 p.m.	Rockness
Tuesday 30 October	7.30 p.m.	Downend (West)
Tuesday 30 October	7.30 p.m.	Barton End + Hay Lane
Wednesday 31 October	7.30 p.m.	Tickmorend
Thursday 1 November	7.30 p.m.	Washpool
Thursday 1 November	7.30 p.m.	Downend (East)
Monday 5 November	7.30 p.m.	Nupend
Tuesday 6 November	7.30 p.m.	Village Centre 2

For more information on the hamlet meetings

If you want to know the location of your local hamlet meeting, or cannot attend your local meeting and would like to attend another outside your hamlet, please send an email using the link below.

We will get back to you to advise as to where your nearest available meeting is.

It will be helpful if you can provide your name and post code so that we can advise the host as to likely numbers.

To make your email enquiry, [click here](#)

Why a Neighbourhood Plan for Horsley matters

The Final Horsley Neighbourhood Plan (the Plan) will reflect how residents in Horsley parish would like important aspects of the village and its surrounding environment to develop between 2018 and 2036.

Once ratified, the Plan will have the status of an official development plan document that carries statutory weight. This means that all Planning Authorities will have to take it into account when reaching decisions about planning applications in the Horsley Parish.

Where to find full copies of the Draft Plan

This link will take you to a link on the Horsley Village website where you can view or download a copy of the Draft Plan [click here](#)

Future consultation opportunities and events

The HNP Online survey

Horsley residents will be invited to complete an online survey on key policies in the Draft Plan in November.

The online survey will seek to measure the views of Horsley residents on: general planning (and related) principles in the parish of Horsley; the policies in the Draft Plan; the salient issues (and trending options that have emerged from the consultation events).

Look out for details in a future HNP email newsletter. You will also be able to find details on the Horsley village website and in the Community Shop

Other opportunities to have your say

Email your comments to:

neighbourhood.plan@horsleyparish.co.uk

Some of the content planned for future HNP email newsletters:

- An invitation to join an online survey to register your views on policies in the Plan and any amendments that are being considered following the consultation events
- Updates on the progress of the Plan
- Details about the referendum on the Plan that will be open to all residents of Horsley parish who are on the electoral register.

Copyright © 2018 Horsley Parish Council, All rights reserved.
You are receiving emails from us because you signed up to receive updates on the Horsley Neighbourhood Plan and also information on how you can take part in the consultation process

Our mailing address is:

Horsley Parish Council
The Pavillion
Priory Fields
Horsley, Gloucestershire GL6 0PT
United Kingdom

[Add us to your address book](#)

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



Appendix E

Tables of Regulation 14 responses and letters received

Table A: Stroud District Council comments and responses to the Draft Neighbourhood Plan (Reg. 14), and NDP action

SDC Recommendation	SDC Comment/guidance	Horsley Draft reply to Comment for Consultation Paper
1 Section 1.1	Add 'Area' after 'Neighbourhood' in 2 nd sentence.	Amended accordingly.
2 Section 1.5	Extend HNBP to 2040?	Amended to 2040.
3 Section 1.6 para 2 Review wording and the relevance of older evidence base	Reference to evidence from 2000 would be viewed as out of date by an examiner so be sure that too much weight isn't placed upon it in the NDP.	Since this comment an extensive consultation was carried out in 2018-2019 and the new evidence is now referred to in the Plan. It is located in the Evidence Base as Supplementary Information, A9, A10 and A11. The 2000 Appraisal (A1) has been retained in the evidence base. A general review of the relevance of other older files has been carried out and some have now been removed.
4 Section 1.8 Remove this section and move information in paragraphs 3 and 5 to chapter 2 (if not already included).	This section (and a number of other parts of the plan) seems to place too much emphasis on a specific policy element of the local plan relating to settlement hierarchy, which is currently under review. The final 3 paragraphs would be better placed in section 2	The current settlement status of Horsley within the Local Plan is Tier 3. The Section 1.8 statement has been simplified and the advice to move relevant information to Section 2.2 has been followed. It is noted that the Local Plan Review proposals (2018-2019) include the likelihood of the status of Tier 3b for Horsley.
4 Section 1.8 Ensure references to a cycle route are in the vision/objectives.	The benefit of a cycle route would be better placed in the vision section.	Vision amended to include the importance of new links to safe cycle routes.
5 Section 1.10 Amend this to refer to a single NDP document, supported by an evidence base.	This is - misleading as supporting evidence cannot be part of the formal Horsley NDP. The NDP itself is one document. The evidence base consists of a suite of documents which can be referred to collectively. Ensure consistency in how it is referred to as here it is called 'Supporting Information' but in the NDP there is reference to 'Supplementary Information'.	Rephrased.
6 Section 2.2 para 4	Provide a reference and date for the home ownership data, as this will inevitably change during the plan duration.	References checked.
7 Section 2.2 para 7&8. Remove para 7 and 8.	These 2 paragraphs read as a critique of the methodology used to predict population increase and are not relevant in the NDP. In addition, the data referred to is in the process of being updated as part of the Local Plan Review. Any concerns about Horsley's position in the Local Plan settlement hierarchy are better addressed through the Local Plan Review process.	Advice followed.

Table A (continued)

<p>8 Section 3</p>	<p>Despite reference to a need for cycle routes (see comment 4) this is not carried through to this section, to subsequently link to the reference to ‘safe cycle routes’ in section 4.</p>	<p>Oversight/amended. Since this comment there has been an assessment of the possibility of new cycling routes, which remain aspirational.</p>
<p>9 Section 5</p>	<p>Suggest you remove reference to SDLP 2015 CP3 and the settlement hierarchy as this is currently under review</p>	<p>Please refer to response in Comment 4 Section 1.8</p>
<p>10 Section 5 para 1 list Consider formatting the community facilities in a table/list that can be referred to.</p>	<p>Is this the definitive list of community facilities backed up by the evidence base? If so more emphasis should be placed on it as subsequent policy refers to community facilities, and it will be important to define what these facilities are. Facilities may go in or out of the register of Community Assets during the life of the plan. Suggest you clarify the list is as at a specific date.</p>	<p>1 We have provided a table to indicate Community Facilities and Assets on 23 April 2019. 2 We have produced a map cross referenced to the table to show key facilities and assets in the central village. 3 A map of Parish owned land has been added.</p>
<p>11 Section 5 Policy C1 Consider amending to: “New development proposals which enhance existing, or provide additional? community facilities (as shown in table X), either directly or through off-site funding, will be supported”.</p>	<p>Need to define what “contribute” means in the context of community facilities and whether this includes additional community facilities, or simply the enhancement of existing facilities as provided in the list?</p>	<p>1 We now refer to the table of Community Assets and Facilities (Table A) so there is more clarity. 2 The policy wording (C1) has been changed following advice. 3 A Management plan relating to the Playing Field, Playground, Community Shop and Village Hall facilities is being produced.</p>
<p>12 Section 5 Policy C2 Revise to reflect Dursley NDP policy SF1.</p>	<p>This policy appears to be trying to protect existing community facilities, but could be much clearer in its intention. With a defined list of community facilities, the wording could be changed to reflect Dursley NDPs Policy SF1 which was approved at examination.</p>	<p>1 We have clarified the wording and intention with reference to the Table of Community Assets and Facilities, following advice.</p>
<p>13 Section 6 p.26 Policy E4-E7 Revise and simplify with specific reference to the Parish ecological networks map and the protection already provided by Local Plan policy ES6.</p>	<p>As written, the policies are overly complex, and lack clarity. There also appear to be conflicts with Local Plan policy where it appears that a higher level of protection is being sought. Suggest the policy is redrafted to ensure conformity with Local Plan policy ES6. There is reference to a Parish ecological networks map. This should be included in this section. SSSI, KWS etc are already locally and nationally protected, so the policy should focus on the neighbourhood scale i.e. Parish ecological networks map.</p>	<p>1 The text and policy has been simplified to show particular ref to the Parish ecological networks maps, ensuring focus is on local information about the environment and ecology within the Parish. The relevant maps are included in the section. There is now just one policy (E4). 2 The text is revised to show conformity in principle with SDC L Plan 2015 Policy ES6. 3 Proposals for new KWS are in the aspirational/projects Section 13.3 Policy A1.</p>
<p>14 Section 6 p.28</p>	<p>This paragraph appears to be out of place and should be at the beginning of the section.</p>	<p>Amended.</p>

Table A (continued)

<p>15 Section 6 p.29</p>	<p>Suggest policy E6 is relocated to sit within this section and its supporting justification. The policy would be clearer and more focused on outcomes if the words “provide evidence that appropriate measures are being undertaken to” were deleted. Suggest hyperlinks are not included as these are often quickly out of date. Suggest you refer to the title of the document instead.</p>	<p>E6 (Dark Skies policy) is now E5 and is in the Dark Skies section 6.4. Document references have been updated and checked.</p>
<p>16 Section 7 p.34 para 4</p>	<p>The statement that Horsley is unable to absorb even small scale development appears to contradict policies HD1, HD2 and B2 and therefore will need clarification or deletion.</p>	<p>The statement has been revised and in Section 9 it clearly indicates that there is support for development at a scale believed feasible considering the constraints in the area. The Parish supports very small scale sustainable development that demonstrates sensitivity towards the constraints of landscape and ecology and is appropriate in scale to location, setting and access.</p>
<p>17 Section 7 p.35 Policy L 1 Amend to either: “Development proposals must conform with current Local Plan policy relating to the Cotswolds AONB; or Development proposals should have regard to current Cotswold AONB policy produced by the AONB Conservation Board”.</p>	<p>The policy is unnecessarily convoluted and vague. Nor is it clear what is meant by “the current, relevant Cotswold AONB policy.”</p>	<p>Wording of Policy L1 is simplified and revised following suggestion.</p>
<p>18 Section 7 p.35 L 2 Either include a full list of the landscape features to be protected, or refer to the landscape study in which these features can be found.</p>	<p>This policy lists some landscape features, but includes “and other special landscape features” on the list. Without a definition, or reference to where these special landscape features can be found, it is an ambiguous statement.</p>	<p>Drawing on the recent consultation and the 2018 Questionnaire, item 8, the features listed are confirmed and the wording changed, there is reference to a line of trees between Wallow Green and Wheelbarrow Farm in the evidence section of Policy L1-4 as a consequence of one of the hamlet meetings.</p>
<p>19 Section 7 p.35 L 3</p>	<p>The policy refers to “contours” protecting skyline and dark skies. Are these contours referred to in the evidence base? If so the reference needs to be included and maps included within the NDP. If they are not defined, reference to the contours should be removed.</p>	<p>The policy wording has been amended.</p>
<p>20 Section 7 p.35 L 4</p>	<p>Include “cycle ways” in this policy, to provide a follow up to the Objectives.</p>	<p>L4 New links to cycle ways have been included in the wording.</p>
<p>21 Section 7.2 Policy KV1/see below</p>	<p>Include the Designated Key Views map within the NDP</p>	<p>The Key Views map identifying locations and directions of view is now included in this section. It contains the updates following consultation.</p>

Table A (continued)

<p>22 Section 7.2 Policy KV2 Consider combining KV1 and KV2 into 1 clearer policy.</p>	<p>This policy is vague and ambiguous. The main gist of the policy seems to be saying that, if a development is likely to affect key views, then its impact on the key views should be assessed. This is a given and is covered in KV1.</p>	<p>Key Views Policy 2 has been amended to remove the ambiguity but as the detail in KV2 more fully reflects the particular concerns and experience of residents about buildings and structures in the landscape it has been retained as a policy and is explained further in the Justification.</p>
<p>23 Section 7.3 p.39 Policy G1</p>	<p>Include a map showing the boundaries of the proposed LGS within this section of the NDP. Proposed LGS2 consists of two fields totalling 3.5 hectares. This would appear to be contrary to the NPPF which states that LGS should not consist of an extensive tract of land. Consider focussing on a smaller area. Whilst the adventure playground and football pitch are protected as outdoor play space in the Local Plan, the NDP may want to consider including a policy to guide its future uses and management?</p>	<p>1 The map of LGS spaces has been inserted in section 7.3. 2 The site and size of both LGS have the support of local people according to the consultation. However the landowner of LGS1 has objected. 3 In respect of LGS2 the dimension is not unusual. On examination of examples of LGS spaces in planning history and in consideration of this location in relation to the criteria, it is thought that the size of LGS2 is acceptable - as in comparison it does not appear to be an extensive tract of land, and it is felt to be justified in order to preserve the space. Local residents wish to see protection of part of the setting in relation to views of listed buildings and the church. 4 In respect of the adventure playground and football pitch which are protected as outdoor spaces in the Local Plan, more detail has been added to Community Facilities Section 5. A proposed Management Plan for this facility is in process.</p>
<p>24 Section 8 p.42 Policy H2</p>	<p>“if appropriate” rather undermines the policy. Recommend you define when it would be appropriate.</p>	<p>Policy wording amended in the interest of clarity. Additional visual examples are included in Section 8 (from existing evidence base) to illustrate points in the Justification. Additional features are mentioned in text where they were proposed in consultation: old Prison Wall, The Priory, Sheep Wash, Stone Stiles.</p>
<p>25 9.1 p.44 para.1</p>	<p>This paragraph refers to areas classified as “high risk” and “medium risk” in the context of the SDC Landscape Sensitivity Report. This is not correct. The Study classified areas in terms of “sensitivity”, not “risk”.</p>	<p>The reference has been corrected.</p>
<p>26 9.1 p.44 para.2-4 See comment and amend accordingly.</p>	<p>These paragraphs make reference to a particular site which is more appropriately referred to under section 9.2.</p>	<p>The paragraphs have been moved accordingly.</p>
<p>27 9.1 p.47 Policy HD1 See comments and amend accordingly.</p>	<p>The requirement to avoid back land development may restrict development beyond that proposed through the Local Plan policy HC1. NDPs should not restrict development opportunities that the Local Plan allows. If anything, an NDP should propose more growth than a Local Plan.</p>	<p>Noted and wording adjusted.</p>
<p>cont. as above</p>	<p>Settlement limits are defined to avoid the outward expansion of the village. This criteria in the policy is therefore unnecessary.</p>	<p>Noted and amended</p>
<p>cont as above</p>	<p>It is not clear what the purpose of the final criteria is – “consistent with local patterns of connection to open space.” and what forms of development it is designed to restrict.</p>	<p>Noted and amended</p>

Table A (continued)

<p>28 Section 9.2 p.50 Policy LGP1</p>	<p>The area in question is defined elsewhere in the NDP as a proposed Local Green Space. If this is designated as such it will fulfill the purpose of Policy LGP making this policy unnecessary. Nupend and Horsley are already joined. The purpose of the policy to avoid coalescence can therefore not be achieved.</p>	<p>1) It is thought that an application for Local Gap and LGS in which there is an overlap of space is not unusual, and each would be assessed on its own merits in relation to the appropriate criteria. 2) An application in a designated AONB may be unusual but may be justified in certain conditions. 3) In the case of the Gap specific to Horsley Parish's particular local circumstances it is believed that a viable case can be constructed. Criteria applied in the cases of rural Strategic gaps have been studied while researching a suitable argument for Horsley. 4) Local sentiment supports Horsley's LGS 2, also the principle of Local Gap, (with no landowner objection in either case). If an LGS is accepted in this location there is a still an applicable section of Local Gap in the land parcel to the west which is not affected by the LGS proposal. The purpose of non-coalescence is highly important for Horsley residents, even if it only applies to one side of the B road - to maintain the aspect of open countryside, and keeping the distinctiveness of its historic building lay-out/and old hamlet pattern and preserving a functioning rural/agricultural element in the heart of the Parish. 5) Policies LGP 1 and 2 have been reworded. 6) Policy HD6 is specific to land-use in a particular location, while HD 5 addresses the principle of Parish wide non-coalescence, in response to local opinion.</p>
<p>29 Section 9.2 p.50 LGP2 See comments and amend accordingly.</p>	<p>Open land uses and allotments or playing fields would not cause coalescence and therefore suggest references to non built development are removed from this policy.</p>	<p>Both Local Gap Policies have been revised into one as HD6 and incorporated into the Housing and Development suite of policies (Section 9). Reference to other non-built land use has been removed.</p>
<p>30 9.3 p.51 See comments and amend accordingly</p>	<p>The Local Plan does not set a "target" for the number of houses (or population growth) in Horsley. The section reads as if the community is anti- housing development and is seeking to limit numbers to a "target" that has already been met, despite the fact that Policy HD1 supports further infill development.</p>	<p>The text has been revised. Recent planning history is summarised. Policy supports moderate anticipated growth and reflects evidenced need.</p>
<p>31 9.3 p.52-3 Revise the context and justification to set a framework for the Housing Policies in this section i.e. focus on design and affordable housing. Only quote statistics and evidence base where it is relevant to the policies.</p>	<p>The justification chapter goes on to repeat much of the information in the previous paragraphs, again with an anti-development sentiment, which doesn't lead to any reasoning behind the subsequent policies in this section.</p>	<p>The text has been revised and all references are to the locale. New proposals emerging within the Local Plan Review have favourably changed the context.</p>
<p>32 Policy HD5 p.54 Amend this policy to state that "Rural exception schemes on appropriate sites initiated by the Parish Council or Community Land Trust by means of a Community Right to Build/Neighbourhood Development Order will be supported where they demonstrate..."</p>	<p>Policy HD5 p54 This policy appears to require all exception sites to be initiated by "a legitimate local community group" and only by means of a Community Right to Build/Neighbourhood Development Order. This restriction is clearly contrary to the NPPF and Local Plan policy HC4 and needs to be removed.</p>	<p>The text has been revised and advice followed, see new HD4</p>

Table A (continued)

<p>33 Policy HD6 p.54 Remove last bullet point</p>	<p>The final bullet point of this policy is unnecessary as it simply points to SDLP policy which new developments would be required to comply with regardless.</p>	<p>The HD policies have been revised and clarified. Last bullet point of HD6 removed as advised and policy merged with part of new HD2 (previously HD3).</p>
<p>34 Section 9 General Comment</p>	<p>The policy numbering in this section is confusing. Either combine Development, Housing and Design as a combined section of “HD” policies, or give each of the sections a different policy prefix.</p>	<p>The policies have been reorganised and should now work as a suite of HD policies within one section (9.1). Section 9.3 has been removed. Design is moved to a separate (new) Section 10.</p>
<p>35 Policy HD7 p.56 Remove “In response...., Annex 6”.</p>	<p>The first half of the first sentence is unnecessary in the policy wording.</p>	<p>1 The Policy statement has been amended and reflects local sentiment following the further consultation in 2018-2019. 2 Following advice, steps were taken to incorporate design examples and guidance from the 2018 evidence base into the main text. The older <i>Horsley Parish Design Guide document</i> has been removed though some of its content is now part of the Justification and Policy. 3 The justification for Policy D1 has also been revised in response to the recent consultation and the references have been updated.</p>
<p>SDC Officer email reply to Horsley NDP queries on Design, by topic:- “I would probably recommend that you don’t have any annexe to the NDP and keep all the current annexed documents as a separate suite of documents collectively called the evidence base, but not bound together in one document. You should remember that an NDP, once adopted, will be used by decision makers and should be clear and concise. The use of annexes to back up policies would usually be restricted to tables to clarify numbers e.g. parking standards in the Stroud Local Plan.</p>		<p>We have tried to follow this advice. The Key Views table has been moved into the Annex for ease of reference. The case material in support of and evaluation tables for LGS and LG remain in the Annex.</p>
<p>As part of the evidence base, the VDS/Design Guide would be an integral part of the NDP, as with all of the evidence base, as this forms the foundation on which the policies are made and justifies their inclusion in the NDP.</p>		<p>Our Design “guide” is not a ratified Village Design Statement and so we have reworked its principles into the main text of the new Section 10 Design. In December 2018 Horsley PC agreed not to produce a formal VDS. This remains an option in a future revision of the Plan/and requires referendum. We have retained illustrated Evidence Base files: Supplementary Information E3 and E5.</p>
<p>.... there is an argument to amalgamate the information in E3 and E5 into a design guide. Another option to explore would be to produce a formal VDS with the information you have.</p>		<p>As above.</p>

Table A (continued)

<p>If a policy refers to a map, the map should be provided in the NDP for clarity and to make the decision making process easier. It doesn't matter if the map is also included in another document within the evidence base."</p>		<p>New maps are inserted in Section 6.3 Biodiversity. An exception is the large parish-wide Key Views map from Parish Online, while the sections of this map are included in the main Plan text as advised so locations can be read more easily.</p>
--	--	--

Table B(a): Comments from stakeholders, statutory bodies, landowners, local businesses, organisations, residents and NDP action

Draft Neighbourhood Plan - Open for comments Sept 2015 / 15 Jan 2019			
	Comments From	Comments	Response (Abbreviations: RP-Revised Plan)
1a	Historic Places South West	Thank you for your (Regulation 14) consultation on the pre-submission version of the Horsley Neighbourhood Plan. Our apologies for not responding before now.	Acknowledged
1b		This is our first involvement in the preparation of your Plan and we are impressed by the depth and scope of its policies. It is always pleasing to note when and where communities identify and value their distinctive historic environments and utilise a knowledge of its defining character to inform policies for its protection and enhancement and to shape future change.	
1c		There are no specific points we want to make on the policies within the Plan. We would therefore wish only to congratulate your community on its progress to date and wish it well in the making of its Plan.	
2a	Natural England (pdf file attached 263180 NE Response.pdf)	Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.	Acknowledged
3a	Ruskin Mill	Ruskin Mill Land Trust, Ruskin Mill Trust and Ruskin Mill College are appreciative of the underlying aims of the Plan to promote the value and quality of the landscape and to provide a development framework for the Parish alongside National and District Policies. For the last 30 years, the Trusts and College have sought to maintain the appreciation of the spirit of the place, increase access to the countryside, develop our vital work in a way that respects the landscape qualities of the area and re-uses and refurbishes historic buildings. We have opened pathways through the Valley and adopted a biodynamic approach that seeks to provide long-term sustainable approaches to agriculture and horticulture.	Horsley Parish Council to continue dialogue with Ruskin Mill. See Consultation Questionnaire 2018-19, Question 9 Access to Ruskin Mill Grounds. 77% of respondents considered this to be highly or very important. In Hamlet discussions the role of Ruskin Mill, its landscape management and provision of permissive footpaths were much appreciated.
3b		Employment. Within the Plan we note that Ruskin Mill is dismissed as an employer located largely outside of the Parish. However the College operates from Horsley Mill and the Trusts and College have significant land holdings within the Parish - so we have an interest in seeing how these employment needs are met, and how agriculture and education form part of the Plan. The Trusts might have reasonably expected to be consulted directly during the development of the previous phase of the Plan - we are not aware that this has happened and so appears to be a missed opportunity. We would therefore welcome the opportunity to meet with Parish Council and its Planning team and look at issues of mutual benefit. This will ensure that employment and other needs are not overlooked as the Plan moves into its next stage. Given that the College is keen to re-establish its historic connections with the Parish, such a meeting would also be beneficial in introducing Ruskin Mill College's new Principal to the Parish Council.	Addition to section 11.1 following meeting with Ruskin Mill representative.
4a	Highways England	Thank you for providing Highways England with the opportunity to comment on the Horsley Neighbourhood Development Plan Pre-Submission Reg 14 consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this case consists of the M5 to the north of the plan area. As the plan area is some distance from our network, we are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact significantly on the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the appropriate policy at the time. We would like to be kept informed of any progress on the plan. All future correspondence are to be addressed to our Team Inbox planning@highwaysengland.co.uk .	Noted
5a	Savills on behalf of Chavenage Estate	Representations to Draft Horsley Neighbourhood Plan Representations prepared by Savills on behalf of Chavenage Estate Pdf file attached to email response.	Comments noted by HPC. The land identified is outside the settlement boundary but HPC will keep this in mind. See extra note in Section 9.1.1
5b		Chavenage Estate controls significant areas of land within the Neighbourhood Plan Area, part of which lies to the south of Tiltups End and adjacent to the A46, and the Estate wishes to engage with the Parish and the wider community to consider potential reserved site allocations of land for residential (or employment) development. In the context of the above, these representations identify a parcel of land within the Neighbourhood Plan area that is in control of Chavenage Estate and promotes the inclusion of this land within the emerging Neighbourhood Plan. Whilst we understand the Neighbourhood Plan is not currently allocating land for development, should further site allocations be required, the Estate considers that its land has the potential to contribute significantly to meeting potential future housing (and employment) needs within the Neighbourhood Plan Area. In summary, these representations conclude that the site meets the tests of the National Planning Policy Framework and is available, suitable and achievable for either residential, mixed use or employment development.	
5c		Our client controls a significant proportion of land in the area, including land to the south of Tiltups End. The site runs adjacent to the A46, the main road throughout the neighbourhood plan area, and therefore well located for potential residential or employment growth. The extent of land ownership of this site within the neighbourhood plan area is identified in	
5d		Appendix 1. The A46 provides access to a bus service operated by Stagecoach which runs between Forest Green and Gloucester. The land falls outside Flood Zone 3 as identified by the Environment Agency, and is therefore not constrained by flood risk. It is considered the land is available, achievable and deliverable and we are willing to consider residential and employment development. We would welcome the opportunity to discuss the site, land within the estate's ownership and potential for a reserved site allocation. Includes map to land - see pdf file	
6a	Environment Agency 2x pdf file of NP advice dps1.pdf EA WNW SHWG NP guidance	It is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth. For each proposed site allocation, we recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions.	Noted by HPC
7a	Petition from local residents, in support of Local Gap 1 and Local Green Space 2	Signed by 40 residents. Pdf file attached to email response.	Residents support of plan is noted.
8a	Resident	I am wholeheartedly in agreement with all the vision and objectives in the plan for Horsley.	
8b		I totally agree that the 'Local Gap' to maintain the countryside identity of the hamlets in Horsley and the two 'Green Spaces' to protect the local rural landscape and views that are unique are vital.	Welcome support and note comments
8c		I would be totally against any housing developments in Horsley other than some existing sites that might facilitate one or two small houses of sympathetic design and materials.	
9a	Resident	Just to say that I am firmly behind the three key policies. Development along Nupend gap will have a wide reaching impact-it can be clearly seen from the A46 and will affect the AONB. Ribbon development could lead to a change of character for Horsley which is at the moment made up of a series of small hamlets with their own individual identity each of which combine to make Horsley the special place it is! Further big development can only lead to suburbanisation	Welcome support.
10a	Resident	There are many good points in it. Those I agreed with are: - Giving the AONB highest protection - with the Cotswolds rural landscape being a 'non-renewable resource'. Building on the AONB and outside the village envelope should be avoided. This is a beautiful area that needs to be protected. - Retaining the historic characteristics and heritage of older buildings in their settings. Respecting older buildings so that their setting is not compromised. Using sympathetic building materials and sensitive design that take into account existing buildings. - Retaining separate hamlets in the village and keeping Horsley distinct from Nailsworth. - Respecting the natural environment, including wildlife, nature and dark skies. - Maintaining Key Views. - Building small-scale, well-designed housing on previously developed land within the settlement boundary. - Encouraging small businesses without compromising the local environment, including support for home working and improved broadband. When is super-fast broadband coming? - Green space preservation: field between Nupend and church and Downend Meadow. These spaces are what help to make Horsley special. - Local Gap - Any development should be 'non-intrusive' and along a linear structure. - In-filling as a way of building more houses. - Restrict development in one area to no more than 5 houses. The large number of houses built in Nupend at Seeley Wood felt overwhelming to many residents of Nupend. It gives a suburban feel to a rural location. - Sustainable transport and safe cycle route. Apart from the comments raised at the Nupend hamlet meeting, I have one query about a statement in the Plan on p. 51. The Plan says that the average household size is decreasing, so there is a need for smaller properties. However, the latest government survey from November 2017 says that the average household size remained stable at 2.4 people over the previous decade. See point 5 in the survey in this link: https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/families/bulletins/familiesandhouseholds/2017 In addition, the number of families in the UK continues to grow (point 4 of the survey). Should the Plan be adapted to reflect this?	Welcome support and note comments. Cycling route need is noted.
11a	Resident	We have just read through the Horsley Neighbourhood plan and would like to confirm that it accurately reflects how we feel about the situation and development here. There are a couple of comments we would add. Because Horsley is a tiny village literally built on a narrow ridge between extremely steep and deep valleys it would be untenable to have a lot of new homes here - each coming with 2 or 3 more cars each. It just wouldn't be possible to accommodate them.	Welcome your comments and have passed your comments on to on to SDC and Gloucestershire highways

Table B(a): Continued...

11b		<p>We are transport cyclists - we don't have a car, we rely on bikes to get about and bring our food and other shopping home.</p> <p>We can get up and down Horsley Hill to send from Nailsworth, although to have a cycle path to it would be preferable because we do delay traffic on the hill as we come up. Our troubles start when trying to get to Stroud and Stonehouse. The surface of the cycle path - the old railway line - is horrendous. It's so bad I cannot use it anymore. It hurts my back too much with all the juddering, which also causes my hands to go 'dead' so I cannot change gear or put my brakes on. Also in wet weather it is positively dangerous because it gets very slippery with mud. My husband's daughter, who is early 50s also has a bad back and although she is an exceptional cyclist and cycles to work from Stroud to Gloucester and Cheltenham she cannot cycle the Nailsworth cycle path, as it hurts her back too much.</p> <p>I have seen people in mobility scooters having to drive up the A46 because they cannot use the cycle path!!</p> <p>To get to Sainsburys I have to cycle up onto Rodborough Common - cycle to Sainsburys and then come back fully loaded with a weeks shopping up the A46 - which as you can imagine is not pleasant for me or the traffic that has to try to overtake me. But I can't cycle back up to Rodborough fully loaded with shopping. I'm not alone in doing this. I know other cyclists who would rather cycle via Rodborough than use the cycle path, and many other cyclists on the A46.</p>	
11c		<p>It is beyond me why an area that is so eco conscious and socially conscious allow such a bad cycle path that lots of cyclists can't or don't want to use it! And yet with so many more homes having to be built in the area - another 11400? (estimates vary) it will be traffic chaos in these narrow steep lanes of ours - and a decently surfaced cycle path could really help take the pressure off if people can be encouraged to use it.</p> <p>I have heard of 3 serious accidents on it - one woman was crippled, it's so dangerous to use...My husband is a very experienced cyclist and he's slipped and come off his bike on it. I've slipped on it many a time. It really needs to be repaired and a good not necessarily tarmac surface put on it. There are other good cycle surfaces.</p> <p>The other thing I would like to point out about the Horsley Neighbourhood Plan is light pollution. As I say, we do not have a car and the last bus comes up to Horsley at 17.50. We often have to walk up Horsley Hill in the pitch black in the winter. That's quite dangerous. It would be nice to have the odd light on the hill at the top!</p>	
12a	Resident	<p>My comments would be that building simple, modest, but sound social housing is completely to be supported. Is part timber acceptable? Your descriptions of acceptable building material are so well described too. Ostentatious architecture is to be avoided, and need not mean lack of innovation or contemporary ideas.</p> <p>Not building on unstable ground is crucial, and making and making of existing roads makes sense in terms of cost, ecology and stability. What about the area round the garage/ Tippus inn?</p> <p>Dark skies mean a lot to me and have been spoilt recently. Apart from street lighting, it would seem that triple glazing has made people give up on curtains or shutters. Could something be required about this?</p> <p>Not quite sure about the open space on the left of the Horsley road going towards Nupend. Some space is fine but could it be broken up with planting, and maybe some housing and trees to soften the brazen effect of the new 'manor' house? Better for wildlife, and for all its cost, the Nupend development is much softer.</p>	Comments noted. Policies on housing, design, dark skies and environment are supportive of these comments.
13a	pdf file attached	<p>I am writing to support the Key Views policy in the Draft Horsley Neighbourhood Plan.</p> <p>It is, however, missing a couple of views.</p> <p>1. From Horsley footpath 58 as it crosses the field to/from Kingscote Wood looking north east.</p> <p>- This is a vista that is unbroken to Horsley village church as it nestles in the view</p> <p>- It is one of the few views in the Horsley AONB that provides unbroken and unploughed ancient open pasture</p> <p>2. From the B4058 at Nupend Terrace</p> <p>- This is the reverse view over the pasture in the ancient pasture in the Nupend Gap that over looks the AONB</p>	Comments welcome and noted. Some additions to Key Views have been made in response to comments (from footpath 58), views to the east and the south of the B4058 are already represented.
14a	Resident pdf for many more comments	<p>I respect all of the issues covered, however I have some additional points that I feel need consideration, plus a few simple corrections.</p> <p>Climate change issues</p> <p>Transport issues - need better cycle paths</p> <p>Need fast broadband</p>	Comments noted on Climate Change Cycle Lanes and Broadband. See Aspirational Policies related to Climate Change and Cycling: Section 13.4, Sustainable Travel Policies A5 and A7, and Section 13.5 Renewable Energy Policy A9. Broadband to be investigated by HPC.
14b		<p>For house building, the HNP covers this well from a conventional planning point of view, particularly the strategic gap policy. At the Rockness hamlet meeting, we began to outline a policy of distributing genuinely affordable small housing units around the hamlets and link this to a GLT type of approach, although for Rockness the potentially available land is just over the Nailsworth border, so flexibility is needed particularly to very local and specific circumstances, and I think we should develop this into a policy probably in conjunction with SDC. We need to provide for people, particularly our young people, to be able to afford to stay living in their home village as they live independently, marry, and have families.</p>	Passed comments to Nailsworth and SDC. It is hoped the revised policies address these issues.
15a	Resident	<p>I agree with the main thrust of the plan and the whole approach of maintaining the character of Horsley with separate hamlets and protecting the green spaces in between. Any new development / re-development that happens should be in keeping with the surrounding properties and restricted to the designated areas. Incidentally, would the new 'old vicarage' in the centre of the village have passed this test?</p>	The problem is recognised
15b		<p>Road speed limits for the narrow lanes of Washpool, Downend and other similar hamlets really should be reduced to 20 mph, the current voluntary signs although well intentioned have little effect. Reducing 30 to 20 would improve safety and help reduce the risk where pedestrians and cars have to share the same tarmac.</p>	Pass to GH and Noted. A traffic speed survey was commissioned 10-16 Sept 2018 see new section 12 sustainable Travel and Transport
15c		<p>On the broadband issue, we urgently need high speed broadband in this village and across all the hamlets that make it up. This will encourage small-scale cottage/barn type business units that at present would be unsustainable. Indeed I myself would seriously consider having a small satellite office in Horsley and potentially employing somebody else here in the village but it's a non-starter without proper broadband.</p>	Agree to be followed up by HPC
15d		<p>On safe cycling routes, we are very short of these around Gloucestershire in general and in Horsley/Nailsworth in particular. Having moved here from Hampshire in recent years there were miles and miles of them in the Portsmouth/Fareham/Southampton corridor and many of these were very well used. I often cycle into Nailsworth along the old railway line but that's about it and to get to the start at Egypt mill, you have to risk your life on some dangerous narrow roads and brave the roundabout in the middle of Nailsworth.</p>	Cycling access is noted as a problem.
15e		<p>Finally, in the section on Page 99 where various species of animals and birds are listed, you have omitted to mention the various species of owl that are rarely seen but often heard. The valleys and woods around Horsley are the best place I've ever come across anywhere in the country for owl activity so please add these to the list. They are also important in the context of the neighbourhood plan because they thrive on the patchwork of green meadows and pastures that lie between each of the hamlets that we all want to protect from in fill development.</p>	Agreed and noted
16a	Resident 2 photos sent	<p>KEY VIEWS:</p> <p>No mention is made of one of the best views in Horsley. That view being from Rockness over the Horsley valley, Horsley mill and the lakes. This view has remained the same for many years and encapsulates the Horsley valley perfectly.</p>	Key Views: Some additions to Key Views have been made in response to comments, including one of the aspects suggested.
17a	Resident	<p>I agree that it is important to maintain the distinction between the hamlets. Horsley is unique in its layout and the gaps between the hamlets preserve Horsley's historical form.</p>	Welcome support of Key Views and other policies.
17b		<p>Maintaining the landscape character of the area and the AONB is important to maintain the countryside setting.</p>	
17c		<p>I support the aspirational policies, for example, community engagement with bio-diversity projects leading to identification of new Key Wildlife Sites (KWS), and self-build or Community Right to Build (CRB) and Neighbourhood Development Order (NDO) initiatives.</p>	
17d		<p>An exceptional key view should be added of the fields between Nupend and the village core. The fields sit high in the landscape, and are very prominent due to the high elevation of the fields and can be seen on the skyline from miles around. The view is key to the valleys and hills landscape of the area. This view is paramount to the uninterrupted rural setting.</p>	
17e		<p>I support the Local Green Space Policy. I support Local Green Spaces LGS1 and LGS2.</p>	
17f		<p>LGS2 is inaccurately represented: "The field ST 5605 borders the road (B4058) where there is a steep, grassy bank, giving an impression? (you are adjacent to open countryside) from the road that you are driving or walking adjacent to open countryside. The site is a key component of the open space which separates the settlements of Horsley Village and the hamlet of Nupend."</p>	Noted
17g		<p>The field ST5605 in-part borders the road where there is a steep grassy bank outlined by an ancient black metal fence adjacent to the open countryside. The field is elevated well above the road and is a prominent area of unimproved pasture land which is visible from miles around and a key component of the rural, historical setting of Horsley.</p>	
17h		<p>The fields have had informal footpaths, used by local residents, running through them for over 30 years.</p>	
17i		<p>I support the Heritage and the Built Environment Policy (H). Local distinctiveness of the built environment should be maintained.</p>	
17j		<p>I support maintaining the distinctive open space between the hamlets. This is unique to the parish of Horsley. I support the Local Gap 1.</p>	
18a	Resident	<p>I write in strong support of the Horsley Neighbourhood Development Plan, particularly all environmental, landscape and bio-diversity aspects, which are excellent. These comments and questions are directed towards housing and development policy in the Horsley NDP proposals:</p>	Welcome your comments
18b		<p>In order to maintain a lively and balanced rural community, that fits the tight restrictions set by the NPPF 2018 for AONB, while still addressing the opportunity for older people and for young families, restricted by smaller budgets but wishing to stay in or move to the area (because of local connection).</p>	
18c		<p>Has the idea of a new Hamlet been considered or mooted with Local Planning Strategy? Assuming this would have to be in a sustainable location, conform with landscape restrictions and be subject to referendum?</p>	
18d		<p>What evidence is there to show that the community, represented by the Parish Council, has actually considered land for development beyond the settlement boundary/in the outer hamlets through a call for sites so these can be assessed? I assume this proposal could in theory be viable since the Local Plan Review is engaged currently in assessing other small, less sustainable settlements for some development potential (identified Tier 4 and 5 settlements). Also the nearby Cotswold District Plan has clearly found a way to address the issue of very small scale development where this is needed in the outlying rural settlements. Since the Cotswold District partly aligns with Horsley Parish boundary it seems reasonable to ask the SDC Local Planners to consider allowing a potential, exceptional solution for Horsley Parish while keeping to AONB rural exception site rules so as to promote social housing or the principle of shared housing ownership/in perpetuity/self-build? The context for this is the now evident limit for development within the main village of Horsley and environs.</p>	
18e		<p>The Parish owned sites in the map (page 44 of the Horsley NDP) do not seem to link with any feasible sites which could in theory have development potential? This seems to be contradictory to the statement on page 43 suggesting that either the Parish no longer has such potential sites or that the reference to this particular map needs amending?</p>	Noted and amended

Table B(a): Continued...

18f		Other than this I support the aims in the Housing and Development Policies, which cover potential development in general, inside and at the edge of the Settlement boundary, and the principle of Local Gap, but feel these policies need to be matched in part to specific potential sites that could be identified and proposed for assessment, beyond the Settlement boundary. This could be organised initially by the Parish Council talking to landowners, and, if any sites were to come forward, be subject to local referendum following SDC viability assessment at some later point?	
19a	Resident	Sirs/Madam, I am writing to support the NP policies which support the gap and green space at LGS2 and Local Gap 1. This relates to maintaining the important gap between the hamlet of Nupend and the centre village area and is the very essence of what Horsley is all about-a collection of Hamlets where the countryside penetrates into all parts of the village.	Welcome comments and support
19b		The site with this designation - which is often referred locally as Parry's field- is elevated as compared to surrounding levels and is very important in landscape terms being visible from miles around. It must be protected from any development. The site should be included as a key view in the NP.	
19c		On another matter, I strongly support the concept of affordable housing sites only being allowed to be brought forward if they have the support of the Parish Council. Modern day Housing Associations	
19d		utilise affordable housing policies to build open market sale units and are little different from private developers. Their involvement in a site's promotion is no guarantee that the site proposals are being pursued to reflect local housing needs. The Parish Council should fulfil that guardian role. It is clear from the recent Sealey Wood scheme that affordable housing need arising from the Parish is currently very low or non-existent. District wide need is better met near or within large settlements.	
19e		I would support a policy that enables single plots to be built outside the settlement boundary for local residents looking to downsize subject to the usual planning safeguards on local views, access and good quality materials etc. This would free up family accommodation and allow existing residents to stay in the village as they get older- which assists social cohesion. It would also demonstrate that the plan supports housing growth.	
19f		I trust my comments will be given due consideration.	
20a	Resident	A very thorough and interesting document in which I learnt a lot about the history of Horsley, fascinating detail of the wildlife in the area, and forthcoming plans for the village.	Welcome comments
20b		I have been living here for 9 years, and I have never been part of a Community that cares so much for the well-being of its residents, and all aspects of our surroundings.	
20c		I've been a volunteer in the Community shop for the last 5 or 6 years, and I've found it a good place to meet local people and keep an ear to the ground as to what's going on/what folk think. I've also met many people visiting Horsley from 'outside', and what they seem to see is somewhere very special. Many families from elsewhere bring their children to the park next to the shop, love it, and also it's proximity to the shop with its toilet!	
20d		I think the key issues raised by parishioners have been reflected in this document and I agree with how all these are being reflected and addressed. Like many, I feel strongly about an energy efficient approach as possible, both for the parish as a whole and for individual households. Indeed the eventual aim would be for a carbon neutral parish. Could we have a group in the parish specifically to investigate and recommend ways to encourage this aim?	
20e		Light pollution is a big one for me, and I understand the distress of some residents about the new LED lighting - which I would also like to see changed.	See section 6.4 Dark Skies
20f		Broadband is an ongoing issue, but further down my priority list.	Broadband problem noted
20g		The potholes are dreadful, as we all know, and is a safety issue.	
20h		Thank you for such a thorough document, some of which I haven't managed to read as yet.	
21a	Resident	I have just partaken in this questionnaire.	Noted
21b		Whilst all is good, I am minded to remind you that Horsley is more than just The Street.	
21c		I am the first house in Horsley Parish approaching from Nailsworth, and I feel like the plan forgets this part of the conurbation.	
22a	Resident	I have previously completed the questionnaire. However, I should be grateful if you might consider a further matter that has come to my attention. This relates to the Stroud District aim to achieve a carbon neutral District by 2030. It aligns with the formation of a group of people in the village who are keen to promote a 'Horsley Community Energy Project' the aim of which is to take practical steps towards that end for our community. I think that this would be the first such Project in the District, and it is starting to attract interest and support.	See Aspirational Policies Section 13.5 Renewable Energy and Community Policy A9
22b		We should be glad if you might consider, in principle, supporting our aims in the HNP. We would like to meet with your group to explain what we aim to do, and to answer any questions you may have. Is this possible?	
23a	Resident	I should be glad if this comment might be forwarded to the team.	SDC are developing strong policies. In the revised Design Section energy efficiency is taken into consideration.
24a	Resident	The Priory seems to be a large gap in the Plan to the extent that one might think it doesn't exist. It doesn't seem to be mentioned in the Built Heritage section. Why not? We should be aiming to protect its fabric. Neither does it figure in settlement growth, an extra 5 or even 10 units. The Plan could take a view about the use of the building, for instance as flats for young/single people. Finally there seems no consideration of the extra traffic movements along Priory Fields. The line of trees on Wheelbarrow Lane are an important feature for the parish. They are owned by Suzie Evans who wants to ensure they are protected but if ownership changes that could be threatened. We should state that we want to see them remain (apart from normal management)	The Priory has existing planning permission and is within the settlement boundary. There is mention in the Heritage Section and in the Supplementary Information in the Evidence Base. There is provision in the Plan to protect lines of trees where possible and Wheelbarrow Lane is mentioned.
25a	Resident	Some comments for your consideration: 12.3 biodiversity. It would also be nice to see a plan to increase the number/sittings of hedgehogs, which have suffered a marked decline in the parish (and nationally). I should be happy to take a lead in this. Also Annex 5 ought to mention hedgehogs. 12.6 sustainable travel and transport (or elsewhere). There is a need for safe walking routes to the primary school form, e.g., Downend (and elsewhere?). At present, Narrowcut Lane is used, which is narrow and dangerous for pedestrians. Section 8. Heritage and built environment. I could not find a mention of Horsley Priory, its history and importance, but perhaps I did not read it sufficiently closely? Aspirational. The possibilities of a community energy scheme should be explored to take advantage of sustainable energy production for the benefit of the parish. (I should be happy to coordinate this) 5. There doesn't seem much attention to the needs, if any, of the Chavenage hamlet. Does this need a little attention? An absolutely excellent development plan.	Noted passed to HPC. See section 13.1 Policy A1 Bio Diversity Supporting enhancing Wildlife in the Parish, Section 13.5 Policy A9 Renewable Energy, also Policies A4-A8 (Sustainable Travel).
26a	Resident	Re PV and wind power mentioned in my earlier email, I have found out it is important that these are mentioned in the Plan, as without some reference in the HNP, it will be impossible, as the law currently stands, to get planning permission for these in the future. E.g. re wind power a 2015 Ministerial planning statement that requires suitable areas to be identified in Local or Neighbourhood Plans and that local consultation should demonstrate local community support. See, for example, http://www.ttsolicitors.com/insights-and-events/insight/onshore-wind-planning-obstacles/ and Section 4 in http://researchbriefings.parliament.uk/ResearchBriefing/Summary/SN04370/fullreport for the impacts of the June 2015 changes. Whilst we are too late for consultation, how about provision be proposed subject to future consultation when requirements are known? I'm keen to have something in the Plan to future proof future generations.	Climate Change See Section 13.5 Policy A9, also Policies A4-A8
26b		The Energy group has also identified the possibility of sustainable biomass heating, community electric vehicles and bikes (powered from small (roof) pv), very small hydro schemes, new houses being built to 'passiv house energy standards, and help, support and advice to existing house owners to retro fit their homes as being contributors to reducing energy consumption and reducing carbon emissions. We would like reference to these being made in the Plan.	
26c		The Horsley Community Energy Group has a vision of Horsley being carbon neutral by 2030 - the same as the policy that SDC has recently adopted. Could this be adopted by the Plan also, particularly as it would make it congruent with SDC policy?	
27a	Resident	seek interest within the Parish for Horsley Community Energy Scheme(s). This idea came from the hamlet meeting at Sugley, and indeed other hamlet meetings. For example such schemes could range from encouraging householders to improve the insulation in their existing properties, to a field of pv panels feeding the national grid, or a village windmill, the last two all subject to planning, community support for the idea and sufficient financial investment from interested individuals. Please could you draw these ideas to the attention of the HNP editors, so they can be included in the next draft of the Plan.	As above
28a	Resident	I would like to support the current Draft Neighbourhood Plan particularly the Local Green spaces and the Gap policy. This Plan is in line with the development plans from Stroud District Council but importantly will help preserve our outstanding character by keeping new building fitting in but within the settlement boundary.	Noted
28b		Horsley is a special place the majority of houses all different and mainly classical Cotswold stone with matching roofs. Because of the hills and valleys move just a few paces and the view is changed markedly. Once lost impossible to replace. Although the is a high population they are spread out thinly, with a very high level of varied wild life, both plant and animal. The village is surrounded by rare woods and grassland with numerous well used footpaths. Very high numbers of children walk to school on these and the small rural lanes, unusual these days.	Comments welcomed. The historic environment is a key theme within the Plan
28c		The school founded 1752 is the oldest primary in Gloucestershire and continues to start the education of outstanding individuals, in recent years from Doctors, Ecologists, TV presenters to Mine removal experts to name but a few!	
28d		Steady growth over the last 100 years has built a resilient outgoing community that enjoys each other's company and should continue to expand at an acceptable pace, this plan should achieve this.	
29a	Resident	I would like to register my explicit support for the policies in the plan which protect open green space, especially the Local Gap designation, the Local Green Space 1 and 2 designations and the Key Views policies. I consider the open space and wild areas to be the most important thing about living in Horsley, as they are what gives the village its unique rural character. In order to further strengthen the protection of this, I would like to see the view towards the village from the ridge parallel to Sealey Wood designated as a Key View.	Support noted and welcomed.

Table B(a): Continued...

29b		I also think we need to beware of attempting to be overly ambitious with the Horsley Neighbourhood Plan. Of course we need to be planning for growth, but this does not necessarily (and in my opinion should not) mean planning for huge amounts of growth. Keeping growth sustainable and measured in the future should be a key focus, to ensure that the village is allowed to develop organically and in a style which is in keeping with existing historic properties. I think this should mean that we ought to be planning for limited growth to take place slowly over a number of years, which would be most appropriately delivered via allocating small sites each suitable for small amounts of development in our neighbourhood plan (meaning sites of 2-3, and certainly no more than 5 plots each). I believe this is the best way to allow development while minimising detrimental impacts, and would meet our future housing needs well.	
29c		I also cannot emphasise enough that good broadband is at the very top of the list of things I would like to see improved in Horsley, and will only become more important as time goes on. Any methods for improving this should be explored enthusiastically!	
30a	Resident	Looking through the neighbourhood plan I found so much to agree with - and I'd like to request that Horsley orchard project is named specifically when describing the community orchards in Horsley which are in my view are valuable community assets as is the long standing Horsley institution of H.O.P itself!	Noted
31a	Resident/landowner	I opened your letter last week concerning a couple of my fields and also another set - and where you want to apply that they get some form of specialised green treatment.	Noted Objection
31b		Clearly you have been working this up for a while, and it would have been useful to have been told about this before and not just before you submit it.	
31c		I haven't had any time to read into this process, but I read your description of my fields and they contain inaccuracies, plus the names of the fields that you give them I do not recognise. The fact is that they are fields for sheep pasture (they have up to 100 sheep on them for many months of the year), they have 2 footpaths - but otherwise are private. Some of the story telling weaved into the "facts" about public use are not accurate - they are privately owned fields used for sheep.	
31d		I do not agree with your suggested designation.	
31e		Also it looks very much as really the designation is a smokescreen for the main purpose - that is to prevent any building (you and your husband are known locally as extreme campaigners against any building or new design) - and you have chosen what you perceive as 2 sets of fields at risk. Thus your designation should be read in that context.	
31f		I have been concerned for a while now in Horsley, that there is a hard minority core of folk that will harass and intimidate anyone with an idea for a new house or a new design. Leaving aside the intimidation factor and the very unfriendly face of Horsley to incomers - and especially younger working families with children who should be nurtured and not bullied away- this is clearly against public policy of the main 2 UK parties (that most people vote for) that support new housing as a social duty on us all. Also the main parties have concerns about sub-scale or elderly communities. Incidentally when I came up with some idea for building a couple or so years back, this was after receiving 3 separate requests to me from Horsley families for a building plot, and before I withdrew out of this process, the houses were all pre-sold verbally and locally. We should be encouraging in young families (that have often other ideas of house style or design to raise their family) into Horsley to build a balanced community using local services, such as the nurse school, the school, football teams, and other amenities - to build a dynamic balanced village. Kids once they grow up might then also stay in larger numbers.	
31g		Of course, the sad irony is that if the Parish Council essentially fight every new building or design as hard as they can - we Horsley get a reputation - and then eventually large-scale development might well be effectively imposed on us. To my mind small pockets of good innovative housing built overtime makes better sense and would be received well by the authorities.	
31h		Lastly with this real focus on preventing building or innovative re-development, I worry about the PC not focusing on other core issues or representing the bulk of the villagers, so the PC becomes constitutionally redundant (if you read up on the rules around their generic objectives and purpose). Are we working on issues such as broadband, decent parking around the village hall area, nurse, the school (so we don't have to drive in the kids from further afield) , usage of the church, and tidying up the centre of the village? In the past, Horsley (and go back over the last 400 years you can see it too) has shown significant ambition and leadership - I thought the 3-in-1 project - and the shop and changing rooms - were terrific.	

Table B(b): Comments from residents in response to the 2019 Questionnaire, and NDP action

Draft Neighbourhood Plan - Open for comments Sept 2015 / 15 Jan 2019		
Replies from Village Questionnaire		
Section/ Question Reply No.	Comments	Response
Question 4	Would you like to see the following existing or potential measures introduced to control speed and /or volume of traffic in Horsley	
1	I live on the main road and don't want any traffic calming outside my house. There is enough noise coming from the road as it. Chicanes only encourage drivers to race to beat the oncoming car. It would be better if traffic was encouraged to use A46 at 6.45 in the morning as it's so busy	Noted
2	Road furniture e.g. flower tubs	HPC
3	Passing place on road to Stevens way or better visibility	HPC / Highways
4	Speed bumps Ruskin Mill to top of Horsley Hill	HPC / Highways
5	Flashing 20mph sign for school arrival/departure	HPC / Highways
6	Stop parking at junctions	HPC / Highways
7	Stop parking all the way down the school road and before a child dies	HPC / Highways
8	Reduce the speed to 20mph from 30mph	HPC / Highways
9	More prominent and earlier warning signs re. unsuitability of lanes for long/tail vehicles	HPC / Highways
10	Consider removing white lines and/or have fewer road markings, it encourages drivers to be more cautious when travelling throughout the village and helps retain the character of the neighbourhood.	HPC / Highways
11	Parking restrictions in Barton End	HPC / Highways
12	One of the Traffic monitoring cameras Rodborough use.	HPC / Highways
13	Reduce the load restriction to divert more traffic going to the tip away from Horsley	HPC / Highways
14	Parked cars slow traffic therefore chicanes not needed at present	HPC / Highways
15	I'd like to see additional traffic calming measures on the junctions where Barton end lane crosses the A46. A very dangerous corner where cars fly along the A46.	HPC / Highways
16	20 MPH speed limit on The Street	HPC / Highways
17	Speed cameras	HPC / Highways
18	Consider removing white lines from the centre of the road to encourage drivers to drive with more caution. Need to slow traffic coming into Horsley village from Nupend	HPC / Highways
19	20mph limit through the village backed up by distinct surface treatment/colour	HPC / Highways
20	Automatic number plate recognition cameras to enforce adherence to speed limit and no-entry signs	HPC / Highways
21	Automated number plate recognition to enforce excess speed penalty and no entry signs	HPC / Highways
22	You don't have a column for no thank you to any of the above so I have ticked not appropriate. It does make one feel a little bit pushed to the answers you want.	
23	Speed calming measures on A46 around Barton End	HPC / Highways
24	Pedestrian crossing by public car park	HPC / Highways
25	Traffic calming of some sort around Barton end on A46. Maybe rumble strips.	HPC / Highways
26	Measures as judged best by traffic engineers.	HPC / Highways
27	No	HPC / Highways
28	Reduced speed limit on A46 at Barton End	Noted passed to HPC / Highways
29	A strict 20mph speed limit from Nailsworth to Horsley	HPC / Highways
30	Definitely not one way traffic flows on the lanes, as it encourages faster traffic if there is nothing on coming. Dangerous for pedestrians, cyclists and horse riders.	HPC / Highways
31	Weight limit restrictions	HPC / Highways
32	High number of cars go to the tip and show limited respect for speed limits. Calming is required. Or alternative entry perimeters for tip.	HPC / Highways
33	Ensuring any measures extend the full length of Horsley down to Horsley Mill	HPC / Highways
34	30 mph between Horsley and Nailsworth. Better warning signage and safety measure around narrow road entrances/exits to main road	HPC / Highways
35	Move the tip to the A46.	HPC / Highways
36	Improve drainage on the A46	HPC / Highways
37	Oncoming traffic in middle of road signs	HPC / Highways
38	Speed limit 20mph along The Street. Speed limit 30mph between Horsley & Nailsworth and at least on entering the Parish at Horsley Mill where there is a very dangerous narrowing of the pedestrian pavement; speed bumps and other traffic control here and at the (no entry) turning into Downend.	HPC / Highways
39	There is a shortage of parking at the village hall and very often cars are parked on the pavement on Priory Fields. I suggest taking some land off the playing field to help with this. Also the road by the shop needs tarmacking as it is very muddy and pot holed in that area.	HPC / Highways
40	Extension of solid white line on Narrowcut Lane at junction with The Street	HPC / Highways
41	Speed Cameras	HPC / Highways
42	Close the tip - have a tip located at the Stonehouse incinerator	Noted pass to GCC
43	20 mph speed limit enforced	HPC / Highways
44	Some passing places along very narrow lanes e.g. from Shortwood and along Hay Lane	HPC / Highways
45	20 mile per hour through central village	HPC / Highways
46	landscaped and well designed traffic calming more in keeping with a rural village, not more urbanstyle street furniture (e.g. a tree-planted roundabout).	HPC / Highways
47	Speed limit 20mph in Street near school	HPC / Highways
48	Speed limits on all lanes	HPC / Highways
49	Parking restrictions to prevent dangerous parking on the Street	HPC / Highways
50	Traffic calming in all narrow lanes needed.	HPC / Highways
51	30 mph between Horsley and Nailsworth and improved signage to indicate danger where small roads meet main road, especially at the end of Downend (Nailsworth End). Increase no parking section on/at the Narrowcut junction by at least another vehicle length.	HPC / Highways
52	Prohibiting traffic coming out of Horsley road onto the Old Bristol road or at least not letting them turn left towards Nailsworth and not letting them enter the Horsley road coming from Nailsworth. The same may need to be established for the Rockness turn off. Is there any way we can establish who needs to reverse on the road into Downend, as I have had several incidents where van who needs to reverse on the road into Downend, as I have had several incidents where van drivers who clearly do not know the local area have refused to reverse to the passing place, which I always do when I am on the way up to Horsley, rather than reversing upwards and around a blind corner?	HPC / Highways
53	If you install calming measures on The Street YOU WILL DRIVE TRAFFIC ONTO THE LANES. This is already happening. Shortwood uses the lane through The Fooks and past Tickmorend Farm so as to avoid Nailsworth, and the speed restrictions through The Street. Furthermore, when the housing development is built in Shortwood, snarling up Pike Hill, even more people will be forced onto the tiny lane.	HPC / Highways
54	A mirror opposite Boscombe lane so I can stop putting my kids' lives at risk	HPC / Highways
55	If we reduce traffic to the Horsley Tip, we reduce use of The Hog and the Community Shop; I don't want that. Speed bumps are better than chicanes in my view.	HPC / Highways
56	Turning right onto The Street from Downend can be dangerous when traffic is travelling down the hill above the speed limit. A sign opposite The Hog, warning motorists of the danger would be beneficial.	HPC / Highways
57	Post speed limits on lanes	HPC / Highways
58	Speed control on all the lanes radiating out of Horsley especially Hay Lane which has become very dangerous for pedestrians, animals, horse riders etc.	HPC / Highways
59	20mph limits in Washpool and Downend as no pavements 12/17/2018 8:57 PM	HPC / Highways
60	Speed camera	HPC / Highways
61	Existing 40 limits reduced to 30 limits, existing 30 to 20	HPC / Highways
62	Speed restrictions past Sealey Wood / to Sallywood	HPC / Highways
63	Enforce 15 to 20 mph on all lanes. I travel on foot with a 2 wheel trolley to Horsley Shop, occasionally use footpaths to Nailsworth sometimes buses. Remove ridiculous No Entry sign in Downend or 30 on lanes replace with 15 or 20 mph	HPC / Highways
64	We live at lower Barton End our traffic issue (which affects Washpool too) is the speed of traffic on A5 at exit from Barton End Lane V dangerous turning out into 50mph traffic. Slower speed limit a priority.	HPC / Highways
Question 5	What are your views on the standards of the following non-motorised transport facilities in Horsley parish and between Horsley and Nailsworth? Other points.	
1	St Martins footpath very poor. The pavement to Nailsworth would not be so bad if the vegetation encroaching the pavement was cut back.	HPC
2	Too narrow for shopping trolley	HPC
3	We are meant to cycle through Ruskin Mill to allow cycleway through the valley	HPC
4	Pavements need attention	GCC
5	Pavement access poor on event days	HPC
6	Track to shop and Church in desperate need of repair	HPC
7	Great if Ruskin allowed cyclists on permissive path	HPC

Table B(b): Continued...

8	Maintenance of the pedestrian footpath on the left as you go up to Nupend. The vegetation has grown up on the footpath forcing users to walk closer to the road.	GCC / HPC
9	The footpath from the school to the church is very poor 1/17/2019 1:24 PM	HPC
10	Think our roads are fine. I think our footpaths are great but we should encourage people to cycle to and from Nailsworth. A lot of journeys are made by car when it would only take a few minutes (especially with the advent of e-bikes) if there was a safe/decent bridleway/cycle path. I don't feel a designated route on the road would be appealing to cyclists - this doesn't really reduce the danger of cars. But an agreed track through Ruskin Mill or the woods to the side would be welcomed. This would also bring users of the Stroud cycle path up to the shop and pub as well - linking us to a much larger area.	HPC
11	Steps and styles [sic] are mostly decaying/dangerous. Community tidy up of the pavements would be good, weeding litter pick Happy to organise every so often. Likewise pruning of roadside vegetation is not being carried out by any authority.	HPC
12	Footpaths around the school are very poor and my daughter often starts the morning with wet feet.	HPC
13	Rebbed path through church to school poor for all users. Desperately needs tarmac or similar flat surface fir [sic] all.	HPC
14	The vegetation needs to be cut back between Nupend and the centre of the village as it is significantly encroaching on the path making it difficult to walk. The track and footpath through the graveyard and shop desperately needs surfacing.	GCC / HPC
15	The metal roadside barrier (erected after the landslip repairs) is not visible to pedestrians after dark.	HPC / Highways
16	Encroachment of footpath by Armco barrier erected during landslip repair. After dark difficult to avoid as a pedestrian with no street light.	HPC / Highways
17	Pavement should extend to Sallywood Farm bus stop from top of the street.	HPC / Highways
18	You need a don't know column.	Noted
19	Footpath Horsley to Nailsworth - too narrow in places for pushchair/mobility scooter.	HPC / Highways
20	Foot paths to shop need updating. Often very muddy and wet.	HPC
21	Poor wheelchair access in the churchyard.	HPC / PCC
22	School path is awful.	HPC / PCC
23	Footpath/pavement between Barton End and Nailsworth is poorly maintained.	GCC / HPC
24	Narrowcut Lane use by pedestrians needs to be addressed, there is no room for pavement and as cars often travel too fast - needs traffic calming at least statutory 20mph and warning signs as appropriate.	HPC / Highways
25	The area outside the shop down to Priory Fields needs urgently sorting out. Also, the track from Priory Fields to the Community Shop and The footpath through St Martin's graveyard (from the school to the Playground and Community Shop).	HPC
26	Most of the footpaths need some maintenance, with kissing gates or stiles that need repair. Some are really hazardous!	GCC / HPC
27	Drive and footpath surface from the Street to the Church also poor	HPC / PCC
28	Improve surface of cycle path between Nailsworth and Stroud - desperately needed - cycle path is unusable by many people who need and want to cycle.	Cycling concern noted
29	I am not sufficiently experienced with these facilities.	
30	I never go through Horsley main village so I can't really answer this section. There aren't any pavements on the lanes. It's becoming increasingly dangerous to walk, ride or cycle on these lanes, which is insane as that's how our children get to school and how the adults get around. We literally feel driven off the lane in The Fooks. On average I'm hit by a car or van twice a week whilst walking my dogs. Someone will be killed - either hit by a car or because half a ton of startled horse meat comes through their windscreen.	HPC / Highways
31	Disabled ramp access into the Church	PCC
32	The footpath isn't wide enough as you get around the bend after the school playground and go up the hill and it's blind as well. The bushes also need cutting there. It's not safe when people park too high up towards the corner and you can't see to overtake. Please no chicanes as it would make it all narrower that would be such a stupid thing to do. My issue is the speed at the top of the hill, few people are doing 30 or under as they come down past Boscombe lane which is totally blind and Hollingham Lane. I can't amend what I've written after this point because of the box format... and go up.	GCC/HPC / Highways
33	There are a lot of footpaths and most are well maintained. The pavement from Horsley to Nailsworth is as good as we can expect given the geography of the road in my view. Continued access through Ruskin Mill is a vital resource for walkers to and from Nailsworth.	Noted
34	Too many car owners park on the pavements, resulting in pedestrians having to walk in the road to get past. This is potentially dangerous, particularly for disabled people and those pushing young children in prams and pushchairs	HPC / Highways
35	The places listed have footpaths that could be improved, Washpool and Downend don't and pedestrians share the tarmac with cars. 30 mph is far too fast for this shared space and something needs to be done now before we have a tragedy.	HPC / Highways
36	Footpaths and traditional rights of way need to be safeguarded	HPC
37	Footpath or verge to bus stop at Sallywood	HPC / Highways
38	MH43 footpath has been blocked for years	HPC now clear
39	We are not meant to cycle through Ruskin Mill. It would be great for Ruskin Mill to allow cycleway in the valley	The support of Ruskin Mill through provision of permissive routes is appreciated but there is no opportunity to develop routes through the valley bottom for safe cycling (waterways proximity).
40	Shopping trolley similar to wheelchair roads too narrow	HPC / Highways
41	The pavement to Nailsworth would be not so bad if the vegetation encroaching the pavement was cut back. Residents need to stand on pavements to see the overgrown shrubs hanging over pavements. Especially on Horsley Hill top end of the road repair this catches you in the eyes at night.	GRCC/HPC
Question 11	Would you engage in community self-funded initiatives by Hamlet(s) or across the parish - facilitated by Horsley Parish Council	
1	Shared garden/allotment work	HPC
2	Most Horsley residents have gardens therefore not much need for Allotments	Noted
3	As already mentioned, link us up to the Stroud cycle path via Nailsworth	Cycling route ideas are noted
4	Resurfacing verge between school and playground	HPC / PCC
5	Signage to stop large vehicles using lanes	HPC / Highways
6	Nature in Horsley Group (parishioners enjoying and understand the local ecology)	Noted
7	Why no questions on the other hamlets in the Horsley Parish. 're snow clearance, state of roads car parks to name a few.	Noted
8	With regards to bus services we could do with another bus service back from Stroud about 4.00pm; otherwise bus service is excellent.	GRCC/SDC
9	Community composting (locals only).	Noted
10	Superfast broadband solution is now a real priority, particularly if you work from home. Horsley needs to find a solution quickly to this. I have been promised superfast broadband by BT for over 5 years now. When delivered, it won't be very fast anyway.	See Section 11 where problems are acknowledged.
11	Solar panels on church roof	PCC
12	Improvements to the local facilities and playing field.	HPC
13	Traffic calming should be local authority really.	HPC / Highways
14	Do NOT put traffic calming on the street without considering what you will do about the lanes. Calming measures will force all the traffic through the lanes instead.	HPC / Highways
15	I don't really understand what these might be. I would be prepared to pay more to see these schemes work if that is what this means.	Noted
16	Picnic area outside of play area for those without children	HPC
17	More defibrillators	HPC
Question 17	Do you agree with the Key View policy KV1 in the Draft Horsley Neighbourhood Plan? Policy KV1 states: Development proposals that demonstrate how Key Views have been taken into account, should be supported if it is demonstrated that there are no adverse effects, unless the benefits to the community overwhelm and/or appropriate mitigation is made. Designated key views can be found in Supplementary Information D4, H8 and Annex 3.1 [of the Draft HNP]	
1	Too complicated sorry	Noted
2	Green fields opposite Otter Cottage	Noted
3	I have no firm view on these topics	
4	Simpler question please!	Noted
5	No infill between existing properties in the hamlets of Tickmored, Hollingham and Sugeley	Noted
6	The view from the lane through Downend over the stream side footpath that leads from Downend to Horsley Bridge. This view over to the field is unobstructed by buildings and is the focal point for the many walkers through Downend.	Key View. Some additions to Key Views have been made in response to comments, and a view like this has been incorporated.
7	Upper Barton End	Investigated and assessed and incorporated.
8	The policy may need a caveat that there may be other views than those identified so all planning proposals should evaluate the impact of the development on the AONB.	Noted
9	View of elevated field between Nupend and Horsley village 12/31/2018 6:56 PM	Noted as already included
10	Downend Cottage and The Old White Hart should be included. If you need to omit one to add one, obscured by parked vehicles and are Grade 1 listed anyway.	Noted, assessed and added
11	Are there better locations in the wider Nailsworth area rather than the beautiful valleys of Horsley	Noted
13	I cannot see which views are included	Refer to Key View maps and the chart with photographs
14	I feel it is important to make available some new housing areas in the village especially for affordable and self build houses. Also we should be open to possibility of the new fabricated houses that are made in factories. Also wood frame houses + log cabin style houses that are affordable and very in keeping with all the sheds people have in their gardens already. Views are important but views include houses + we need homes for people especially 1st time buyers and young people to be able to afford homes in our beautiful + community minded village	Support for some new houses is noted. See Housing policy.

Table B(b): Continued...

Question 18	Do you agree with the Key Views policy KV2 in the Draft Horsley Neighbourhood Plan (HNP)? Policy KV2 states: In the particular context of proposals affected by identified Key Views, or views sensitive and subject to the Key Views criteria, all of the following considerations should be applied and assessed for their impact: location and orientation of built structures within the site design, scale, roof-line, height and external lighting materials and fenestration [windows] boundary treatments landscaping and terracing	
1	Orientation restriction unfair	Noted, the photographic view and icons in the map are indicative of the actual view on site.
2	Car parking	
3	Not sure about these points	
4	Again...Simpler question please!	
5	Environmental considerations	Noted
6	I feel these criteria should be applied in all cases - not only in proposals affected by identified Key Views	Noted
7	Needs of the villagers	
8	Area surrounding the built structures that might be developed in the future for sheds, pergolas, decking etc. which would bring the extended built environment into the key view.	Noted
9	Elevation of site, i.e. the prominence within the landscape	Section 7 Landscape Character Policy L3
10	Contemporary architecture should be given consideration use of alternative materials	Support for Contemporary architecture. Section 10 Design Policy D1
11	The context of the Architecture of the proposed building/s. Modern Architecture often sits alongside existing buildings very well and adds to the overall diversity of the environment.	Support for Contemporary architecture Section 10 Design Policy D1
12	For me sightlines are the most important thing. I'm not precious about materials and rather than focus on use of Cotswold stone I would prefer use of renewable materials.	Noted Section 10 design Policy D1
13	Be open to wood framed dwellings that are affordable and in keeping with all the sheds in our gardens.	Support for Wood Framed Section 10 Design Policy D1
Question 19	Q19 Do you agree with the Local Green Space policy (G) in the Draft Horsley Neighbourhood Plan, Policy G states: The following areas within Horsley Parish will be designated as Local Green Space: LGS 1 Downend Meadow in Upper Downend, also known as Farnloes Mead and The Barley Field LGS 2 Part of the field between Horsley Village Churchyard and Nupend (A map, below, shows the sites of LGS1&LGS2)[For detailed criteria, description and assessment of proposed sites, see Local Green Space Designation in Annex 1]	
1	cant specify	
2	Please consider also areas around Barton End (Lower)	Noted
3	Field opposite Whiteway Bank, Downend	Noted
4	Field south of Downend valley backing on to Stevens Way	Noted
5	?	
6	Green fields opposite Otter Cottage	Noted
7	Spaces between Horsley village and Downend and down Hollingham Lane	Noted
8	Not sure which sites but a larger % should be included	Noted
9	System asked me to put in a comment here	
10	Providing it includes Parry's Field.	Noted
11	Land joining Horsley court orchard, land both sides of valley to the right of Sandgrove	Noted
12	All spaces that would historically have been GREEN BELT	Noted
13	Should the area in Washpool behind the parking spaces be considered?	Noted
14	Some of LGS2 could be down to housing and some of this parcel could be allotments	Noted
15	I need to make a comment here as I agree with LGS1 in full. These sites need to be separated in this questionnaire. Please note, I DON'T AGREE with LGS2 fully. I agree with it in part but feel that if there was provision for up to 5 SMALL 'AFFORDABLE' houses (probably terraced) along the Street, LGS2 would cover an area behind these houses, and may include provision for allotment/community gardens connecting up to the playing fields and the church etc.	Support for LGS1 is noted. Comments about LGS2 up to 5 small houses understood
16	Meadow in lower Downend	Noted
17	The field beside the Vicarage site and between Horsley Court and the B Road	Noted
18	But feel that part of the area between the church and Nupend could be used as both rented housing and community space.	Some housing on LGS2 is noted
19	The obvious place for development, if it must be, is along the main road.	Some housing on LGS2 noted
20	LGS 1 is more important than LGS2 for me. Other key green spaces include the valley beyond Boscombe Lane and the fields around Barton End Farm.	Noted
21	Any further development away from the main designated development area would be detrimental so protecting other areas around Washpool and Downend should be considered.	Noted
22	I feel these two areas should be dealt independently. The LGS1 area has been used for years as a children + adults to play and have picnics and walk. It should defiantly be kept Green Space. It is similar special area as wash pool for community activities. LGS2 However is different in my opinion. I never see it being used as a community recreational space. I have lived here a long time and not even sure there is/are footpaths across it. So feel some of the space could be used for a few houses, either a 1/4 of the area or a 1/3 if it was done in a sensitive way.	Strong agreement with LGS1 proposal and reservation of LGS2 proposal noted.
Question 20	Q20 Do you agree with the Draft Horsley Neighbourhood Plan (HNP) Housing Development Policy HD1? Policy HD1 states: Infill or redevelopment within the Horsley Settlement Limits (2017) will be supported as long as it: respects the overall linear character of the built environment, and fills a small restricted gap between the existing frontage buildings or on sites within the built-up area of the village where other buildings are close-by, respecting the local street lay-out, and does not entail the outward extension of the built-up area of the village, and is not considered to be back-land development, or reliant on unsuitable access, and is consistent with the character, scale and density of the Horsley built locale, and is consistent with local patterns of connection to open space, informal green spaces and PROW.	
1	This should also include areas just outside the settlement boundary.	See Section 9.1Housing and development
2	Re development in village not hamlets.	See Section 9.1Housing and development
3	An additional condition is needed that states there will no loss to the natural environment and diversity at the site but enhancements should also be demonstrated.	Noted. It is hoped policy reflects this.
4	Infill within hamlets should also be considered	Opinion noted. SDLP 2015 restriction on development beyond the settlement boundary.
5	Also needs to consider Biodiversity policy as in HNPP	Noted Section 6.3 Biodiversity and ecology Policy E4
6	Whether the development is sustainable- is there any local need? V limited jobs and facilities so not sustainable. Also school is already full.	Noted
7	The back land and access elements need to be very strong, as frequently ways round these are found when it comes to planning applications. Any development should be also obliged to sign up to a Green Infrastructure benchmark scheme, such as Building with Nature, where key environmental and biodiversity standards are set and realised.	Noted Section 6.3 Biodiversity and ecology Policy E4
8	I think it would be OK to have a row of single homes along the road with a gap left separating the hamlets. This would be in line with the row of houses from different eras on the opposite side.	Opinion on some housing on LGS2 is noted.
Question 21	Q21 Do you agree with the Draft Horsley Neighbourhood Plan (HNP) Housing Development Policy HD2? Policy HD2 states: New development, outside the Horsley Settlement Limits, if permitted by NPPF exception site policy, will only be supported if it can be demonstrated that all of the following apply: development does not lead to a perceived coalescence between the separate hamlets, and Horsley village or with the town of Nailsworth local guidelines on appropriate character, scale, siting and location are followed access to the development will enhance and not compromise the safety of existing pedestrian equestrian and cycling traffic development will support policy to provide new links to PROW and informal play corridors, and development will not lead to excessive additional traffic on small rural lanes.	
1	Also need not to create ribbon development toward MS 1/18/2019 7:39 PM	Noted
2	Increased scope for conversion of existing agricultural buildings to residential use, provided it does not conflict with this policy (HD2) or other policies in the HNPP.	Noted
3	Allow putting up source of wind solar or other green energy	Noted. See Section 13.7 Aspirational Policy A 18 on renewable energy and note CAONB policy on wind power.
4	An additional condition is needed that states there will no loss to the natural environment and diversity at the site but enhancements should also be demonstrated.	Noted Section 6.3 Biodiversity and ecology Policy E4
5	I don't understand the importance of the "gap" between Horsley and Nupend since it isn't a gap because the other side of the road is continuous housing. It forms far too great a focus for the whole plan.	Gap policy acknowledges this point but is also informed by residents' wish to see preservation of the aspect of open countryside in this part of the Village and Nupend.
6	Also need bullet point about Biodiversity policy (protection of important biodiversity and ecological networks); also Key Views	Noted Section 6.3 Biodiversity and ecology Policy E4 See Section 9.1 and Section 7.1 Landscape. Some additions to Key Views have been made in response to comments.
7	Unclear wording.	
8	Problems of building on land which currently absorbs water and which could lead to flooding.	Noted Section 6.1 Geology 6.2 Hydrology.
9	No green field development.	Noted.
10	But do not think that separation of the hamlets is necessary.	Critique of gap policy noted.
11	Actually I barely agree with HD2, however I know that NPPF exception sites are a thing so:- There has to be a further condition that specifically highlights how any scheme not only doesn't devalue the existing rich nature and biodiversity to be found in and around Horsley Parish, but also demonstrates how it will actually enhance it. And this should be assessed by independent nature conservation experts. In addition, any development should be also obliged to sign up to a Green Infrastructure benchmark scheme, such as Building with Nature, where key environmental and biodiversity standards are set and realised.	Noted see Section 6.3 on biodiversity in the parish. Building with Nature is referenced within the Plan.

Table B(b): Continued...

12	The lanes simply cannot take any more traffic. If a member of the PCC or HNP lived in The Fooks, you'd see why. It's literally unsustainable. We canNOT get out of our gates at certain times of the day. If I try to cut my hedge on a Saturday I am repeatedly hooted at by rat-runners. Some families have had to change the entire family routine because they cannot go down the lane between 8-9am because the rat-runners refuse to back up. Dog walkers are hit by wing mirrors because there's nowhere to escape. Horse riders no longer come down our lane. No More Development! We need the lane to be access only, not build more "luxury executive homes".	Noted to be passed on to Gloucester highways
13	Development is affordable and not for-profit investment by external businesses	Noted
14	I am concerned that the caveats could in future be twisted and exploited by those seeking to develop in these areas and who have no real concern about the locality.	Noted
15	Exceptions policy should not be pursued	Noted. Local Plan rural exception policy is well established.
Question 22	Do you think it is a good idea to have Local Gap policy (LGP1) in the Draft Horsley Neighbourhood Plan, Policy LGP1 states As indicated in the Proposals Map LG1 [below], land should be kept open and free from development to maintain the prevailing character of Horsley Parish as a collection of hamlets separated by open fields. Development proposals may be supported if they do not adversely affect the functions and purposes of a Local Gap, or its open character.	
1	South side of Downend valley up to Stevens Way	At present there is unlikely to be development beyond the settlement boundary
2	The valley in downed meadow, the fields up Hay Lane	As above
3	Allow developing green energy sources e.g. wind or solar	Noted
4	I agree with this policy in principal although I think it is difficult to argue for local gap for the map below, since there is interconnecting ribbon development along the Street already. So I don't agree with the indicative map.	Understood
5	Possible road edge building	Noted
6	The valley below Tickmorend is one and there are others in the parish.	At present there is unlikely to be development beyond the settlement boundary
7	But highlight somewhere the wildlife corridor values of local gaps as a key 'function and purpose'	Noted
8	The only gap that should feasibly be considered is the one on the main road.	Noted
9	LGP1 isn't really a gap today since there is building on the other side of the road. Development just along the road between the village and Nupend, if done sympathetically and at small scale, could be in line with the existing linear development. I would more concerned about the gaps between the centre of the village and Washpool, Downend, Barton End, Hay Lane and Tickmorend.	At present there is unlikely to be development beyond the settlement boundary
10	Again I feel Washpool, Downend and Hay Lane should be preserved as they are as far as possible as gap areas, the centre of the village however can support some infill.	At present there is unlikely to be development beyond the settlement boundary

Table B(c): Summaries of residents' opinions expressed in 10 hamlet meeting discussions, and NDP action.

Heading	Summary of topics/items raised	Response
Infrastructure	Community Facilities	As listed in Table A in the Plan
	Nursery	Playgroup held in village hall
	Post Office	Recognised loss of the Post Office
	Access to surgeries	Proximity to such facilities in Nallsworth important
	Develop amenities to attract young people	Supported by PC...through funding to play area, playground.
	Ruskin Mill (positives), though there are some negatives	
	Need Infrastructure etc. to support and encourage local businesses	See Plan Section 11 Employment and Business
	Encourage tourism - harnessing tourism to encourage local businesses (N.B. need record of home businesses e.g. tourism such as B&B, holiday rentals)	As above
	Ability to walk to Nallsworth/proximity to services	Noted
	Need faster broadband and other infrastructure to encourage business	The situation is noted.
	Footpath maintenance. Need for pavement to Nallsworth to be modified to allow mobility scooters, pushchairs, shopping trolleys)	HPC to raise with GLCC
	Need more streetlamps but make less intrusive	As above
	Need better public transport	As above
	Could a renewable/community energy scheme be introduced? (especially where hamlets is off gas grid)	See Aspirational Section in Plan 13.5 Renewable Energy Policy A9
	Need to protect/harness water resources	See Section 6, Hydrology and above
	Car parking - especially at school times; provide more through CIL?	HPC to raise with GLCC
	Traffic volumes in narrow lanes - concerns that more housing will generate more traffic	As above
	Access along Priory Fields a particular issue	HPC to raise with Highways Authority
	Road safety: speeding and congestion on main road and lanes - need to address causes of congestion	As above
	Roads need to be cycle-safe (cycle lanes?)	As above
Community and Feel	Rural character/non-urban feel of the area	As described in the Plan
	Maintain separation of hamlets/gaps between them the essence of the village cosiness and quiet of small scale settlements	See Local Gap Policy in Plan Section 7.2
	Avoid large scale development in 'gaps' to maintain feel of centre and distinctive hamlets	As above
	Characterful/historic feel. Past organic/ piecemeal growth	See Heritage Section 8 in Plan
	Need to grow organically while maintaining unique character of community/village	As above
	Need more diversity - so need more affordable housing Allow reasonable housing development that maintains cohesion/integrity of village life; need some community growth	See Housing Section 9 and Stroud District Local Plan
	Need to attract more young families/people into community	As above
	Need to retain feel of living in a village rather than a 'dormitory'	Expressed in Housing Section 9
	Allow reasonable housing development that maintains cohesion/integrity of village life; need some community growth	As above
	Need to be careful not to be too NIMBY; we may need more people in the village to maintain it	As above
	Avoid 'dead houses'/second homes. Avoid housing being sold as second homes - so houses are used and owners are part of community (a la St. Ives?)	Referred to HPC and SDC
	Green spaces	See Plan Section 7.3 Local Green Space
	Easy access to the countryside	See Plan Section 7 and Parish PROW maps
	Community feeling	Strong sense of Community is recognised and reflected in the Plan
	Diversity (e.g. ages of population)	
Sense of community feeling/friendliness		
Plan needs re-wording/realignment to ensure it takes the whole Parish into account, not just Horsley Village		
Ruskin Mill	The Plan encompasses the whole Parish including the hamlets	
Environment/Nature	Need to manage change:	Importance recognised, continued dialogue with HPC
	Climate change	
	Natural water shortages Disappearing streams Need 'Natural' flood management	See Section 6 Geology, Landform, Hydrology and Biodiversity, also Aspirational Policy A9
	People migration to UK	Hydrology in Plan
	Increasingly open landscape as tree disease spreads	Not part of the NDP
	Brexit (e.g. potential change in farmland use)	Passed to HPC to monitor
	Change in farm processes (e.g. photovoltaic farming, diversification)	Passed to HPC to monitor
	Glacier Review of AONB and Parks (2019) may alter meaning of AONB	To be monitored by HPC
	AONB and green fields (i.e. no building or motorised recreation on green fields)	See CAONB, Plan Section 7 and Local Green Space Policy 7.3
	Need to prevent light pollution Dark Skies	See Plan Section 6.4 on Dark Skies
	Green Spaces	See Plan Section 7.3
	Public green spaces for play and walking, especially those connecting to the school	As above; also note PROW maps in Plan
	Nature conservation - not just of specific species mentioned in NP, but all species. Diverse wildlife environment	See Plan Section 6.3 Biodiversity
	Key views especially ridges	See Plan Section 7.2 Key Views
	Feeling of space and open landscape key views	See Plan Section 6 Natural Environment, 7.1
	Stewardship of the environment is crucial	Note CAONB Management Plan.
	Green spaces (both proposals supported)	Support noted see Section 7.3 Local green space
	Nationally famous walks, beauty in walking/views/tranquillity/natural beauty of landscape	See Plan Section 6 Natural Environment, also PROW maps in Plan
	Local Green Space policy looks continued to resist development and there are other green spaces needing protection too (e.g. upstream from Downend Meadow)	Local Green Space proposals reflect local sentiment and appreciation of the natural environment. The CAONB offers protection of the landscape in the locale
	Identified 'Green Spaces' are fine but are there others in East Downend that qualify?	As above
Prison Wall by Priory	Seeking listings, see Heritage Plan Section 8 from description	
Need to respond to climate change (e.g. consideration of electric vehicles/charging)	For attention of HPC and GLCC	
Housing	Unique separation different character of hamlets with dispersal of houses	Historic nature of hamlets and layout recognised and described, see
	Maintain gaps between hamlets/support Local Gap policy but with allowance for controlled, small clusters of new houses	See Plan Section 9.2 Local Gap and SDC Local Plan policies re: Settlement Boundary
	Need to be aware of national need for new housing and community should contribute - but we only want small (<10) developments of well-designed houses	See Plan Housing Section 9.1
	Value of Existing social housing. How can we provide the Housing Survey target of 'affordable' housing in a positive way (What is 'affordable'?)	See Plan housing policy section 9.1
	Concern that provision of 'affordable' or social housing will generate other unwanted development through cross-subsidisation	As above
	Need to provide more genuinely 'affordable' housing for young and old (need to cater for ageing population down sizing) across whole Parish	As above. The need for social housing is recognised.
	Develop housing infill or create new hamlet rather than new housing estates. Keep open space/avoid coalescence of hamlets	See Local Gap Policies in Plan Section Housing 9.1 and Local Gap 9.2
	Consider proportionate linear development between hamlets and/or new hamlet	See SDC Local Plan and Settlement Boundary restrictions
	Consider Settlement Boundary expansion to allow 1-2 'affordable' /small houses	As above
	Mixed views on development of Parry's Field - development should be limited	See SDC Local Plan, NPPF 2019 and AONB and Plan Local Gap 9.2
	Developments should be small scale (<5 dwellings) - control using devices such as overage clauses evolutionary development (not large development projects that are hard to assimilate)	See Plan Housing policy section 9.1
	Consider 'affordable' housing infill in hamlets	See SDC Local Plan and settlement boundary restrictions
	Organic pace of development	See Plan Housing Section 9.1
	Should build on brownfield sites before green spaces	acknowledged
	Should be receptive to self-build / approaches from local people	See Plan Housing Section 9.1
	Need new housing to create new demand for local businesses and institutions	See Plan Housing Section 9.1
	Right balance of market and affordable/social?	See Local Plan Policy
	Critical to have approved plans and rule enforcement for any new developments	See SDC Planning Process
	Keeping Ruskin Mill free of development in current economic environment	As above
	Exception sites a use for development?	Noted
Don't build on the AONB	Note NPPF, Local Plan policy and CAONB guidelines	
Possible sites:		
Bottom end of recreation ground	Noted	
Old Boot car park	As above	
Slovens Way car park	As above	
Parry's Field (small development only)	As above	
Adjacent to shop	As above	
Tiltups Garage	As above	
Housing Design	Need to be aware of flood plain and ground slippage issues	See Section 6 of Plan Geology and Hydrology
	Diversity of architecture	See Plan Section 10, Design
	Cosy feel of size and nesting in of buildings (old buildings nestle)	See Plan Heritage Section 8 and Section 10 Design
	Designs should reflect character of the area as close as possible	As above
	Designs should respect surrounding built environment (not pastiche) and avoid uniformity...	As above
	Architecture and materials should blend in	As above
	Concern about design control during planning and development - can NP provide control of watering down of design principles as schemes progress/change hands?	Ref: SDC Planning process
	Include provision of self-employment / home-working facilities	See Section 11 of Plan
	But design emphasis should be on environmental neutrality; avoid too much emphasis on traditional materials	See Plan Section 10 Design
	Designs should be for relatively small houses ("we don't need more large houses")	See Housing Plan section 9.1
	Consider impact on water pressure in designs	See Section 6 Hydrology and SDC Local Plan process
	Developments should use local business to support them	Noted
	There is risk in being too prescriptive in the Plan; we need innovative too (e.g. 2 stories with a lift not bungalows to maximise land use)	See Planning Practice guidance
	Include workshops (for local employment) in new housing/building	See Plan Section 11 Employment and Business
	Consider Shropshire self-build policy	This was considered
Open mind on types of housing	acknowledged	
Care needed in promoting local business where this relates to farm diversification and home workshops	See Plan Section 9.1 Housing and Section 11 Employment and Business	
Sustainable housing (what does that mean?) with good light and high quality of design	See Plan Section 10 Design	
Craftsmanship is important	As above	
Policy on traditional materials use may be too narrow - we already have various building types - they just need good design	As above	
Need 'respectful' design with longevity	As above	
Need energy efficient designs that are resilient to climate change - including compliance to EU environmental legislation	As above and note Plan Section 9.1 Housing	
Some enthusiasm for self-build	Provided in Housing Section 9.1	
Recent housing (e.g. Sealey Wood) has been prominent on the skyline; new developments need to be less prominent, not break skyline and be of appropriate scale	See Key Views Plan Section 7.2 and Housing Section 9.1	
Slavish adherence to local vernacular design risks being environmentally negative	Noted but see Design Plan section 10	
Need climate-change proof designs	As above	
Sustainable and sensitive development that is mindful of legacy	See Heritage Plan Section 8 and Design Section 10	

Letters/representations and residents' petition E1-E4

E1(a)

Horsley Parish Council
The Pavilion
Priory Fields
Horsley
Gloucestershire
GL6 OPT

Our ref: SV/2010/104083/AP-01/SB1-L01
Your ref:
Date: 27 November 2018

F.A.O:

Dear Madam

**Horsley Neighbourhood Development Plan - Pre-Submission Version
Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.**

Thank you for your consultation on the Neighbourhood Development Plan, which was received via our National Customer Contact Centre on 23 October 2018.

We sent Stroud District Council a copy of our Neighbourhood Plan pro-forma guidance in November 2015, for distribution to Parish Councils. The purpose of the guidance is to assist the preparation of Neighbourhood Development Plans, including an appropriate evidence base. This includes consideration of some of the relevant environmental issues that should be considered, including flood risk (from rivers and sea), water quality, and water resources. Since that time our Neighbourhood Plan pro-forma guidance has been updated, a revised version is attached for your assistance.

It is important that these plans offer robust confirmation that development is not impacted by flooding and that there is sufficient waste water infrastructure in place to accommodate growth.

For each proposed site allocation, we recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions.

We would only make substantive further comments on the plan if it were seeking to allocate sites in Flood Zones 2 or 3 (the latter being used as the 100 year climate change extent). Where an 'ordinary watercourse' is present this would need to be assessed and demonstrated as part of the evidence base within a Strategic Flood Risk Assessment (SFRA) i.e. to inform the sequential testing of sites and appropriate / safe development.

Furthermore, we do not offer detailed bespoke advice on policy but advise there is conformity with the Local Plan and refer to our guidance. This will assist with your

Environment Agency
Newtown Industrial Estate (Riversmead House) Northway Lane, Tewkesbury, Gloucestershire, GL20 8JG.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

consideration of a local environmental enhancements or improvement policies that may be necessary.

We trust our attached area guidance and pro-forma will assist you moving forward with your Plan.

I trust the above is of assistance at this time.

Yours faithfully

Planning Advisor

Direct dial 02030 251597
Direct e-mail



Neighbourhood Plan

Environment Agency consultation pro-forma/ guide

Version 4, January 2018

Together with Natural England, English Heritage and the Forestry Commission we have published joint advice on Neighbourhood Planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

We aim to reduce and protect against flood risk, whilst protecting and enhancing the water environment, land and biodiversity.

We have produced the following guidance to assist you in the West Midlands (Shropshire, Herefordshire, Worcestershire and Gloucestershire area). This takes you through some of the relevant environmental issues your community should consider when producing a Neighbourhood Plan. We recommend completing the pro-forma to check the environmental constraints. This will help collect evidence, identify challenges, inform policy and assist delivery of sustainable solutions. This approach will help ensure you have a robust Plan.

Flood Risk

Your Neighbourhood Plan should conform to national and local policies on flood risk.

National Planning Policy Framework (NPPF) – Paragraph 100 states that ‘Inappropriate development in areas of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere’.

With reference to the Stroud District Local Plan (adopted November 2015) it is important that your Plan is in accordance with Policy SD3 – Sustainable Water Management and the associated text.

http://www.stroud.gov.uk/docs/planning/planning_strategy.asp

If your Neighbourhood Plan is proposing sites for development you should check whether any of the proposed allocations are at risk of river or tidal flooding based on our Flood Map (of modelled flood risk). For example are there any areas of Flood Zone 3 or 2 (High and Medium Risk). In line with National Planning Policy and, specifically, the Sequential Test, you should aim to locate built development within Flood Zone 1, the low risk Zone. Our **Flood Map** can be accessed via the following link:

<http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?topic=floodmap#x=357683&y=355134&scale=2>

In addition to the above you should also check with the Council’s Neighbourhood Planning team with regards to other sources of flooding (such as surface water, groundwater, sewers and historic flooding) as detailed in their Strategic Flood Risk Assessment (SFRA). Gloucestershire County Council, as the Lead Local Flood Authority (LLFA), now has responsibility for local flood risk management and may hold flooding information that is not identified on our Flood Map.

Specifically, some watercourses have not been modelled on our Flood Maps (Our Flood Maps primarily show flooding from Main Rivers, not ordinary watercourses, or un-modelled rivers, with a catchment of less than 3km²).

Your Sequential Test should include a consideration of climate change (see below). In the absence of up to date modelled flood risk information, or a site specific FRA, to confirm an appropriate allowance you may wish to utilise the current Flood Zone 2 extent (where available) to indicate the likely, nominal, Flood Zone 3 with climate change extent. Where no modelling or flood map outline is available you will need to consider an alternative approach. Where an un-modelled watercourse is present, or adjacent to a site, then

it may be prudent to incorporate a buffer zone, relative to topography, in consideration of flood risk not shown on the Flood Map.

Some assessment is necessary in your Plan, to confirm that the site is developable. This includes safe occupation and that there will be no impact on third parties. You might seek opportunities for enhancement.

All 'major development' sites with flood risk issues, especially those with ordinary watercourses or un-modelled rivers within/adjacent or near to sites, are likely to need detailed modelling at the planning application stage to verify the design flood extents, developable areas and that the development will be sustainable.

Climate Change

Your Local Authority's SFRA should indicate the extent of flood zones with likely climate change. Revised climate change allowances have been published (February 2016). These update the figures within Table 2 of the current 'Climate change allowances for planners' (September 2013) guide, as referenced in paragraph 7-068-20140306 of the National Planning Practice Guidance (NPPG) at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296964/LIT_8496_5306da.pdf

The latest allowances can be viewed at:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The table below is for '**peak river flows**' within the Severn River Basin district:

Severn Peak River Flows: Total potential change anticipated	2015-39	2040-2069	2070-2115
Upper end	25%	40%	70%
Higher central	15%	25%	35%
Central	10%	20%	25%

The following table is for '**peak rainfall intensity**' allowance in small and urban catchments. **Surface water (peak rainfall intensity) climate change allowances should be discussed with the LLFA.**

Peak Rainfall Intensity - Applies across all of England	Total potential change anticipated for 2010-2039	Total potential change anticipated for 2040-2059	Total potential change anticipated for 2060-2115
Upper end	10%	20%	40%
Central	5%	10%	20%

Note to above: This table shows anticipated changes in extreme rainfall intensity in small and urban catchments. The peak rainfall intensity ranges are appropriate for small catchments and urban or local drainage sites. For river catchments around or over 5 square kilometres, the peak river flow allowances are appropriate.

We have produced a SHWG climate change allowance guidance document (dated March 2016) that should be referred to for more detailed advice on this subject.

Flood Defences - Areas of your Parish, or proposed sites, may be afforded protection by a flood defence/alleviation scheme. Where this is the case your Plan should acknowledge this and identify the level of

customer service line
03708 506 506
www.environment-agency.gov.uk

incident hotline
0800 80 70 60

floodline
0845 988 1188

protection provided (including any climate change allowance). It should be noted that flood defences are intended to protect existing properties and are not to facilitate new development in areas that would otherwise be impacted by flooding. Any assessment of development behind flood defences should consider the impacts of a breach or overtopping. Where it is determined that new development should be behind a flood defence financial contributions may be sought to maintain or improve the structure.

Waste Water Infrastructure

The Environment Agency has offered advice to Stroud District Council, as part of their Local Plan, to help ensure that their strategic housing growth can be accommodated in consideration of waste water infrastructure. Information on local treatment works and their ability to accommodate housing and employment growth can be found in the Infrastructure Delivery Plan. In addition you should contact the Water Company for further advice.

Where growth areas are proposed at the local level waste water infrastructure is also of importance in your Neighbourhood Plan. You should use the pro-forma to identify the receiving sewage treatment works and whether the housing and/or any other proposals can be accommodated without impacting upon the receiving treatment works. You should look at physical capacity issues (e.g. network pipes) in consultation with the Water Company; and environmental capacity (quality of treated effluent) issues.

Where there is an identified constraint (amber or red) you should demonstrate that there is a solution (it may be already programmed, or could be a possible future infrastructure upgrade) to help improve the capacity issue and enable the development to go ahead. This will require consultation with the Water Company and we have developed some general questions to assist this process. The outcome of this may inform a 'phasing' policy within your plan where appropriate. It may also be necessary to produce an 'Infrastructure Delivery Plan' to set out any key milestones for waste water infrastructure upgrades and improvements. The evidence you produce should give a reasonable degree of certainty to all parties, helping demonstrate development is deliverable, and importantly ensure that your plan is 'sound'.

Note: Government Guidance states that sufficient detail should be provided to give clarity to all parties on when infrastructure upgrades will be provided, looking at the needs and costs (what and how much). The NPPG refers to "ensuring viability and deliverability – pursuing sustainable development requires careful attention to viability and costs in plan making and decision making". Plans should be "deliverable".

The Infrastructure Delivery Plan should help you to identify whether your District has capacity problems at its receiving treatment works. We would recommend a conversation with the Water Company to ascertain how you can progress site proposals within your Plan without impact on the works. The below may assist:

- What solutions are programmed within Asset Management Plans (AMP)? When will these solutions be delivered? Are there any options for accelerating these schemes via developer contributions?
- In the absence of an improvement schemes what could alternative solutions be (type and location of) for short/medium/long term growth. Are these solutions cost prohibitive?
- Are there any short term options to facilitate growth? Some options to consider could be SUDS retrofitting or removing surface water from sewer systems.
- Utility companies could be asked about what WFD work they already have programmed in to their AMP Schemes for Phosphate stripping or other sanitarities (e.g. ammonia/Biological Oxygen Demand).
- With reference to Phosphate or Ammonia specific issues, are there any stringent measures factored in to ensure no environmental deterioration? What improvement scheme is, or could be, in place to bring forward development?

Water Management and Groundwater Protection

Local level actions and decision making can help secure improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive (WFD). It seeks to:

customer service line
03708 506 506
www.environment-agency.gov.uk

incident hotline
0800 80 70 60

floodline
0845 988 1188

- deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and
- encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.

Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the water environment. Local WFD catchment data can be obtained from: <http://environment.data.gov.uk/catchment-planning/RiverBasinDistrict/9>

Stroud District Council, falls within the Severn River Basin Management Plan (SRBMP) area and the document highlights key issues and actions for the Severn catchment that should be of use in developing your Neighbourhood Plan. The latest SRBMP was approved in February 2016 (available at <https://www.gov.uk/government/collections/river-basin-management-plans-2015>). Further details are at:

<https://www.catchmentbasedapproach.org/severn>

Aquifers and Source Protection Zones: Some of your local area, and specific potential site allocations, may be located upon or within aquifers and Source Protection Zones (link below). SPZ 1 is especially sensitive. You might consider these within your plan and when allocating sites. The relevance of the designation and the potential implication upon development proposals should be seen with reference to our Groundwater Protection guidance:

<http://maps.environment-agency.gov.uk/wiyby/wiybyController?lang=e&topic=groundwater&layer=default&ep=map&layerGroups=default&scale=2&x=357683&y=355134>

<https://www.gov.uk/government/collections/groundwater-protection>

Development and surface water drainage will need to be carefully located and designed to avoid pollution risks to waters and address potential environmental impact associated with low flows. For example SuDS may need to provide multiple levels of treatment. To address any quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and can support water levels in receiving rivers.

Water efficiency at Neighbourhood Plan level:

Government do not see Neighbourhood Plans as tools to deliver water efficiency targets. These may be secured in a higher level local plan policy. This is based on the draft Technical Standards – Housing Standards Review (Paragraph 14) which provides advice on more stringent ('optional') water efficiency targets/measures, which go beyond the minimum building regulations standard. Paragraph 14 states that..."Neighbourhood Planning Bodies (and Neighbourhood Development Orders) will only be able to apply the space standard and not optional requirements".

Neighbourhood Plan Environment Agency Pro-Forma

customer service line
03708 506 506
www.environment-agency.gov.uk

incident hotline
0800 80 70 60

floodline
0845 988 1188

Site Allocation Description e.g. name, type and number of units.	Flood Zone (3/2/1)*	Unmodelled river or ordinary watercourse in or adjacent to site	Other sources of flooding (e.g. SW, GW, SF)	Flood Defence	Aquifer/Source Protection Zone 1 (Description)	Nutrient Management Plan (for Herefordshire Wye and Lugg; and Shropshire Clun only).	Environmental Capacity at Treatment Works (Red – potential showstopper, Amber – possible problem; or Green – likely to be no issues)
Example	2	Y	SW	N	N	Y	Amber
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	
		Y/N		Y/N	Y/N	Y/N/NA	

*Note to above: Flood Zone 3 is the high risk zone and is defined for mapping purposes by the Environment Agency's Flood Zone Map. Flood Zone 3 refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources (i.e. it has a 1% or greater chance of flooding in any given year). Flood Zone 2 is land where the indicative annual probability of flooding is between 1 in 100 and 1 in 1000 years. Flood Zone 1 is the low risk Zone with a flood risk in excess of 1 in 1000 years.

When considering 'other sources of flooding' you should refer to the SFRA and contact Stroud District Council's Neighbourhood Planning team to ascertain whether the District, or specific allocated site, is impacted by surface water, groundwater, or sewer flooding etc. The team and/or the LLFA may also have historic flooding information to help inform your plan. More information on sewer flooding, or plans to remedy such, may be available from the Water Company.

Template Produced by: West Midlands West Sustainable Places Team.
We cover Shropshire, Herefordshire, Worcestershire and Gloucestershire.
Please contact us at: shwgplanning@environment-agency.gov.uk

customer service line
03708 506 506
www.environment-agency.gov.uk

incident hotline
0800 80 70 60

floodline
0845 988 1188

November 2018

Representations to Draft Horsley Neighbourhood Plan

Representations prepared by Savills on behalf of
Chavenage Estate



Introduction

These representations have been prepared and submitted by Savills on behalf of Chavenage Estate, in response to the consultation on the draft Horsley Neighbourhood Plan (HNP) and supporting evidence base, which runs until Friday 30 November 2018.

Chavenage Estate controls significant areas of land within the Neighbourhood Plan Area, part of which lies to the south of Tiltups End and adjacent to the A46, and the Estate wishes to engage with the Parish and the wider community to consider potential reserved site allocations of land for residential (or employment) development.

In the context of the above, these representations identify a parcel of land within the Neighbourhood Plan area that is in control of Chavenage Estate and promotes the inclusion of this land within the emerging Neighbourhood Plan. Whilst we understand the Neighbourhood Plan is not currently allocating land for development, should further site allocations be required, the Estate considers that its land has the potential to contribute significantly to meeting potential future housing (and employment) needs within the Neighbourhood Plan Area.

In summary, these representations conclude that the site meets the tests of the National Planning Policy Framework and is available, suitable and achievable for either residential, mixed use or employment development.

Planning Policy

The National Planning Policy Framework, July 2018, (NPPF2) and accompanying Planning Policy Guidance (PPG) sets out the need for the planning system to perform a number of roles, including 'ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations' (para 8b).

In terms of neighbourhood planning, paragraph 13 makes clear that neighbourhood plans should support the delivery of strategic policies contained in local plans or strategic development strategies and should also shape and direct development that is outside of these strategic policies.

Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan (para 29). However, it is essential that when preparing neighbourhood plans, they must not undermine strategic policies or promote less development than set out in strategic policies for the area (para 29).

Horsley Neighbourhood Plan

As set out within page 52 of the draft Neighbourhood Plan, we understand the housing targets for 2031 have been exceeded and that there is no statistical requirement for allocation of land for development in Horsley. However, paragraph 69 of the NPPF2 states that Neighbourhood Plan groups should consider opportunities for allocating small and medium sized sites suitable for housing in their area. This is restated through Stroud Local Plan (2015) Core Policy 3 which states third tier settlements (of which Horsley is one) will

'provide through any Neighbourhood Plans some opportunities for growth and to deliver affordable housing'.

The NPPF2 introduces a new definition of 'deliverable' and the onus is moving towards the actual delivery of sites (within five years), instead of having sites lined up. In the spirit of both the new housing delivery tests introduced by the NPPF2 and the need for effective planning for future housing need, we would like to present this site within the Estate's ownership as an alternative housing site for allocation.

Whilst we appreciate the Neighbourhood Plan are not proposing the allocation of land for residential development, we would recommend identifying reserved sites to help cater for future growth. Should there be a need for further development within the neighbourhood plan area or if Stroud Council are unable to deliver a sufficient supply of housing, reserved sites enable local communities to identify potential sites and ensure the community retains control over the direction of growth.

Our client controls a significant proportion of land in the area, including land to the south of Tiltups End. The site runs adjacent to the A46, the main road throughout the neighbourhood plan area, and therefore well located for potential residential or employment growth. The extent of land ownership of this site within the neighbourhood plan area is identified in Appendix 1.

The A46 provides access to a bus service operated by Stagecoach which runs between Forest Green and Gloucester. The land falls outside Flood Zone 3 as identified by the Environment Agency, and is therefore not constrained by flood risk.

It is considered the land is available, achievable and deliverable and we are willing to consider residential and employment development. We would welcome the opportunity to discuss the site, land within the estate's ownership and potential for a reserved site allocation.

Appendix 1: Land south of Tiltups End within Neighbourhood Plan Area under Chavenage Estate Ownership

Page 4 of 4



www.placestudio.com

engage · design · deliver
place



REVISED NPPF 2018: ABSTRACT OF POINTS RELEVANT TO NDPS

Section 2. Achieving sustainable development

Para 12: "Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that have been brought into force), permission should not usually be granted." *(This only applies to plans that have passed referendum – see later.)*

Para 13: "The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies."

Para 14: "In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
- d) the local planning authority's housing delivery was at least 45% of that required over the previous three years.'

Section 3. Plan-making

Para 18: "Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies."

Para 21: "Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any non-strategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies."

Para 29. "Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies."

Para 30. "Once a neighbourhood plan has been brought into force, the policies it contains

Stroud District Council | Place Studio | 4.10.18

take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently."

Para 37. "Neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum."

Section 4. Decision-making

Para 50: "Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination; or – in the case of a neighbourhood plan – before the end of the local planning authority publicity period on the draft plan. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process."

Section 5. Delivering a sufficient supply of homes

Para 65. "Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement."

Para 66. "Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority."

Para 69. "Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area."

Section 8. Promoting safe and healthy communities

Para 99." The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period."

Section 12. Achieving well designed places

Para 125: "Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development."

Section 13. Protecting Green Belt land

Para 136. "Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans."

Section 14. Meeting the challenges of climate change

Para 152. "Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning."

Other generally important points of relevance to NDP:

Para 16. "Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)."

Para 39: "Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

Para 40: "Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications."

Para 42: "The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs."

Para 68. "Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes."

Para 70. "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Para 71. "Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home), unless the need for such homes is already being met within the authority's area. These sites should be on land which is not already allocated for housing and should:

- a) comprise of entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of this Framework; and
- b) be adjacent to existing settlements, proportionate in size to them, not compromise the protection given to areas or assets of particular importance in this Framework, and comply with any local design policies and standards."

Para. 85 b) "Planning policies should define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre."

Para 128: "Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

Petition to SUPPORT LOCAL GAP 1 and LOCAL GREEN SPACE 2 in Horsley Neighbourhood Development Plan



Local Gap 1 maintains the historical separation between Horsley village core and the hamlet of Nupend.

Local Green Space 2 is:

- large prominent area of ancient pasture land visible from miles around
- a strategic green field which re-enforces the historic form of Horsley: a small village 'core' of just 80 properties and 16 small hamlets each separated by green space.
- in the AONB - once the AONB has been breached, a dangerous precedent is set
- outside the settlement boundary

No.	Name	Address	Signature	Date
1.				10/11/18
2.				10/11/18.
3.				10/11/18
4.				10/11/18
5.				10/11/18
6.				10/11/18
7.				10/11/18
8.				10/11/18
9.				10.11.18
10.				10/11/18
11.				10/11/18
12.				10/11/18
13.				10/11/18
14.				10/11/18
15.				10/11/18
16.				10/11/18
17.				11.11.18
18.				11/11/18.
19.				11.11.18
20.				11.11.18
21.				11.11.18

	NAMES	ADDRESSES	SIGNATURE	DATE.
22.				11.11.18
23.				11.11.18
24.				11.11.18
25.				11.11.18
26.				11.11.18
27.				11.11.18
28.				12.11.18
29.				12.11.18
30.				12.11.18
31.				12/11/18.
32.				12/11/18
33.				12/11/18
34.				12/11/18
35.				12/11/18.
36.				12/11/18
37.				12/11/18
38.				12/11/18
39.				12/11/18
40.				13/11/18

Appendix F:

Quantitative Questionnaire 2018-2019 produced with Survey Monkey & summary for Regulation 14



Results from
The Consultation questionnaire on the Draft Horsley
Village Neighbourhood Plan

Carried out in December 2018 and January 2019



Horsley Neighbourhood Plan village-
wide questionnaire

Section 1: About you



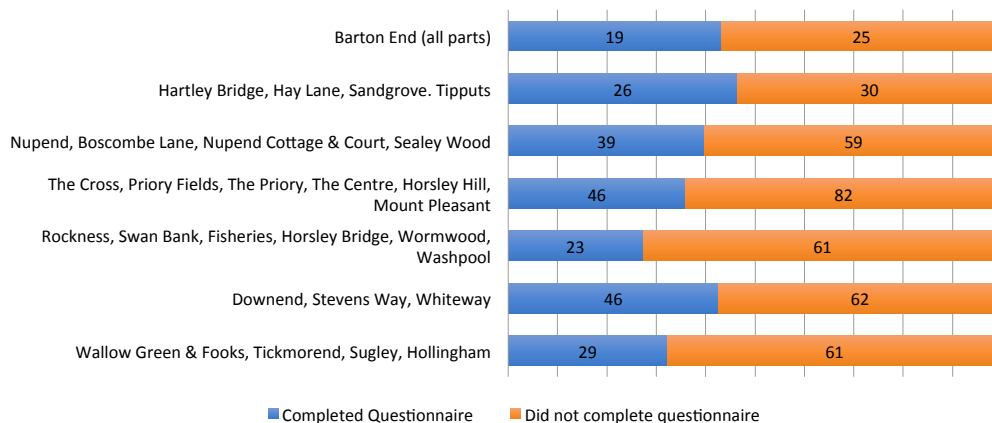
Q1: Please enter your full post code to begin the survey

This question was compulsory

228 respondents entered one of the 32 Horsley-specific post codes. This represents a 38% response from the estimated total of 600 residents in Horsley who are above the age of 18.

Residents in each of the Horsley regions completed a questionnaire.

Number of residents participating/not participating in the HNP questionnaire – by Horsley region -



A total of 228 questionnaires were completed.

Analysis was undertaken by the post codes given by all respondents against the Royal Mail database of UK post code regions

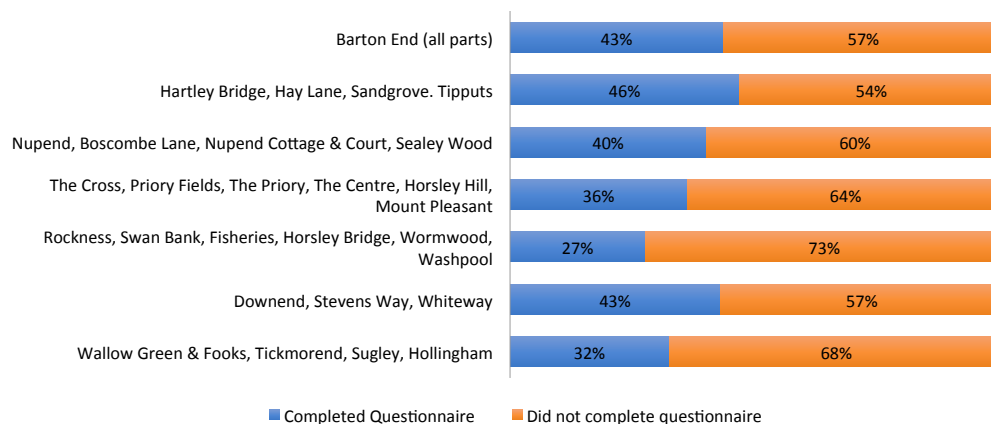


Q1: Please enter your full post code to begin the survey

Analysis of response by post code from each of the Horsley regions indicates that between 27% and 43% of residents of voting age (as estimated) completed an HNP questionnaire.

Overall, 38% of the (estimated) 600 Horsley residents of voting age completed an HNP questionnaire.

Percentage of residents participating/not participating in the HNP questionnaire – by Horsley region -

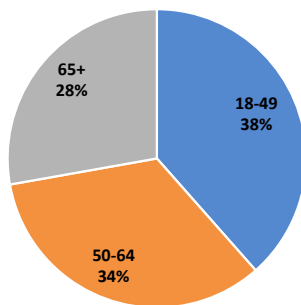


A total of 228 questionnaires were completed.

Analysis was undertaken by the post codes given by all respondents against the Royal Mail database of UK post code regions

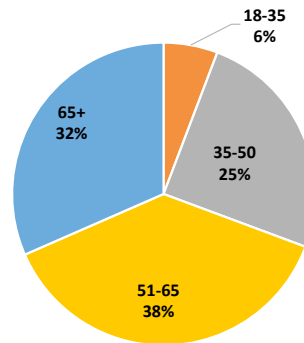
Q2: What age group are you?

Benchmark Age



Source: UK Office for National Statistics

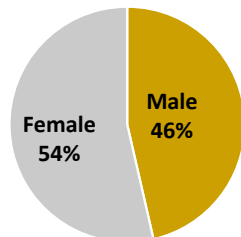
Horsley Survey: Respondent Age



Answered: 225 Skipped: 3

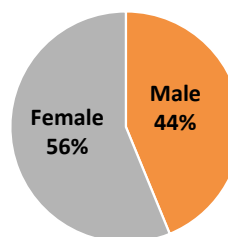
Q3: What sex are you?

Horsley residents Benchmark Sex



Source: UK Office for National Statistics

Horsley survey: Respondent Sex

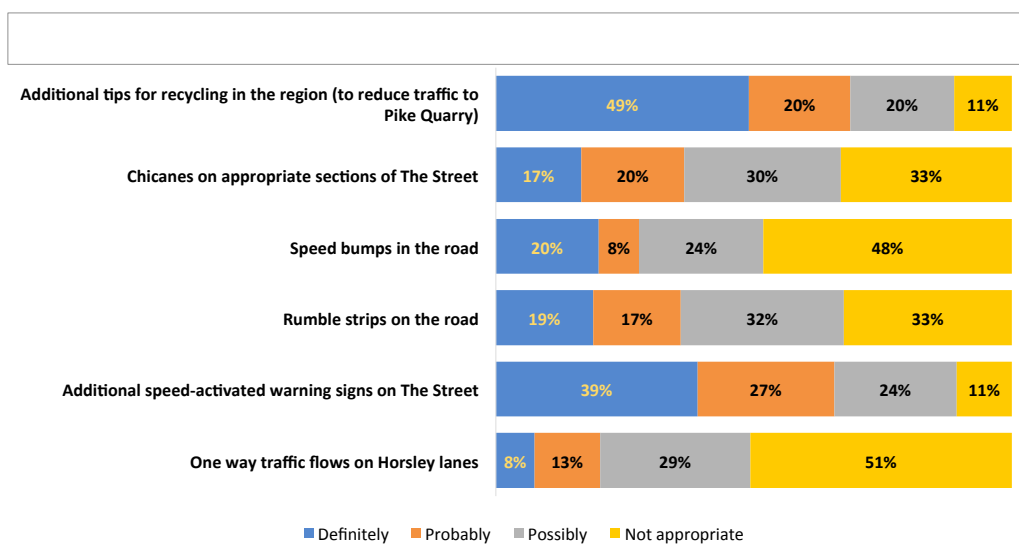


Answered: 226 Skipped: 2

Horsley Neighbourhood Plan village-wide questionnaire

Section 2: Traffic & Transport

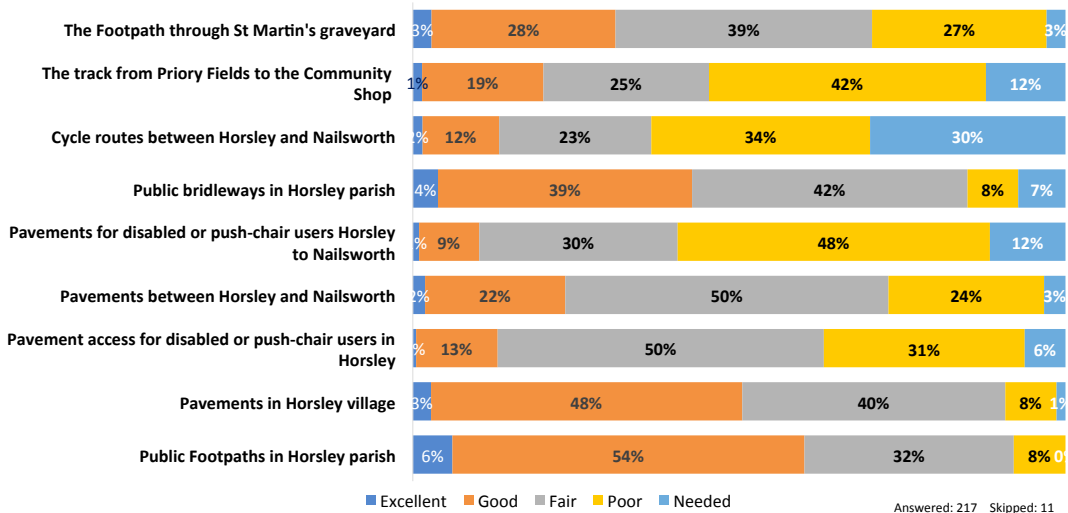
Q4: Would you like to see the following existing or potential measures introduced to control speed and/or volume of traffic in Horsley?



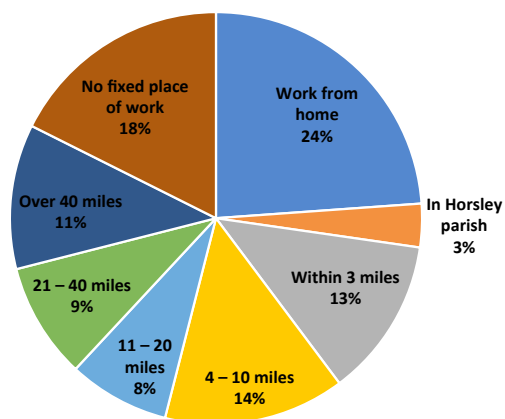
Answered: 219 Skipped: 9



Q5: What are your views on the standards of the following non-motorised transport facilities in Horsley parish and between Horsley and Nailsworth?



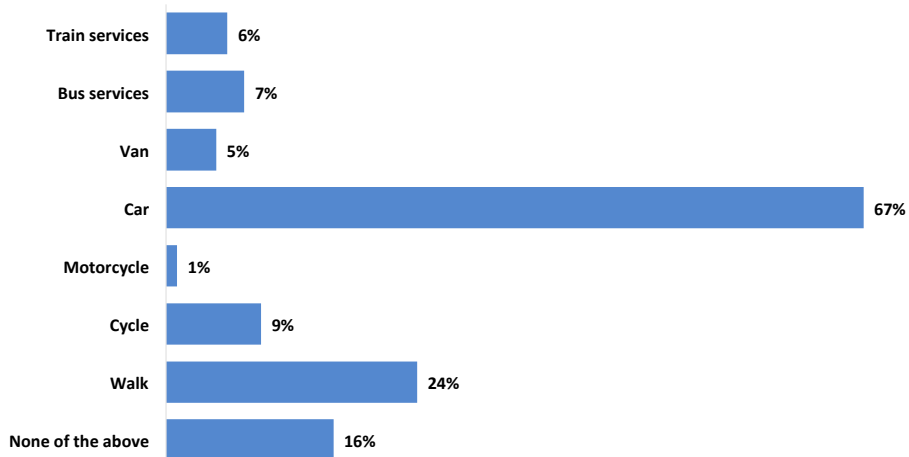
Q6: If you are employed or self-employed, how far is your main place of employment from Horsley parish?



Answered: 176 Skipped: 52



Q7: Which mode(s) of transport do you mainly use to/from your place of work?
(You can select more than one mode of transport, if this reflects your journey)



Answered: 187 Skipped: 41

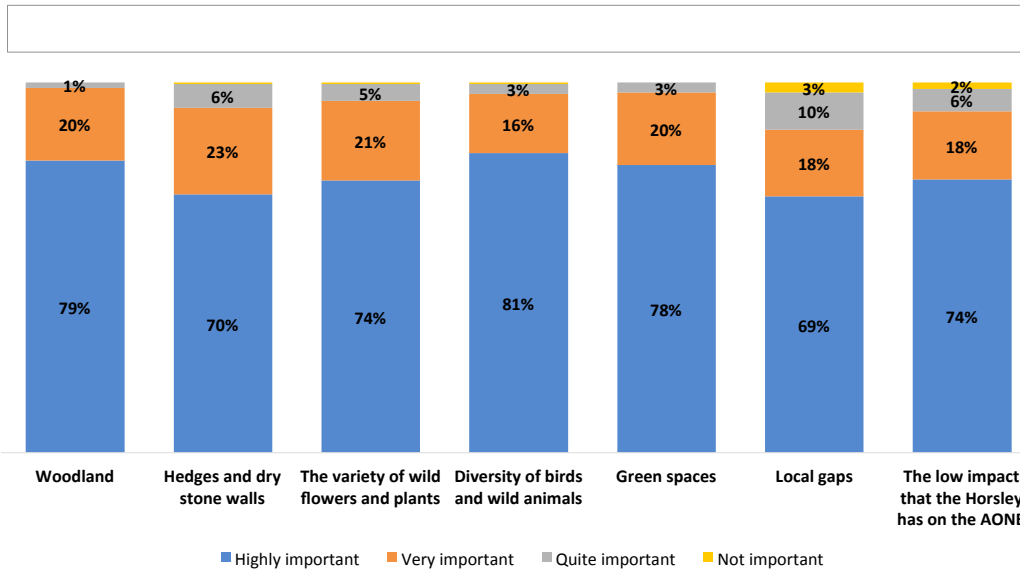


Horsley Neighbourhood Plan village-wide questionnaire

Section 3: What you think about life in Horsley



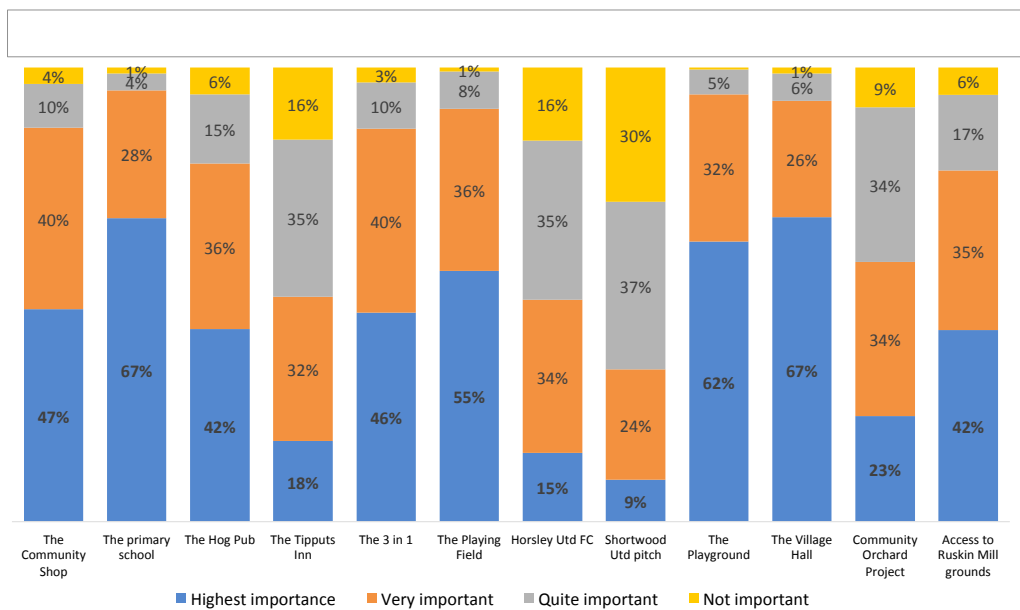
Q8: How important do you feel the following features of the surrounding countryside are to the quality of life in Horsley?



Answered: 220 Skipped: 8



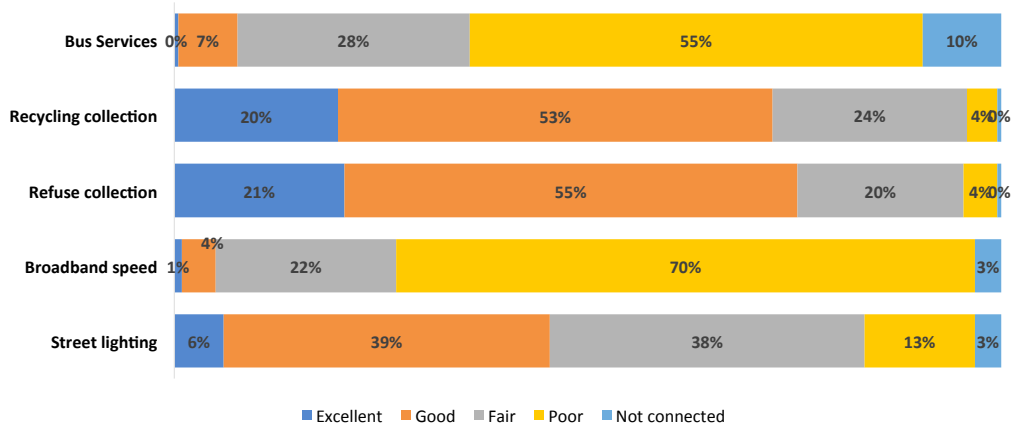
Q9: How important do you feel the following facilities are to the quality of life in Horsley?



Answered: 220 Skipped: 8



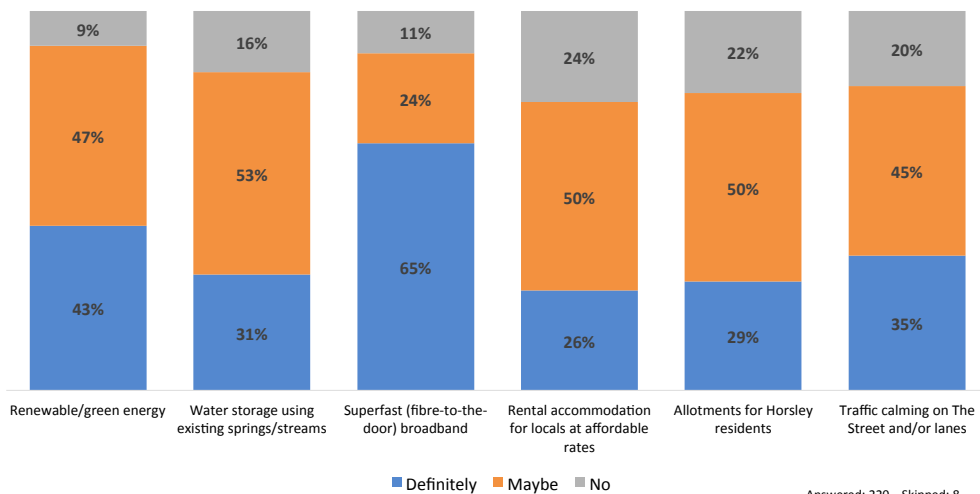
Q10: What are your views on the standard of the following services in Horsley?



Answered: 220 Skipped: 8



Q11: Would you engage in community self-funded initiatives – by hamlet(s) or across the parish – facilitated by Horsley Parish Council, to provide the following?



Answered: 220 Skipped: 8

Horsley Neighbourhood Plan village-wide questionnaire

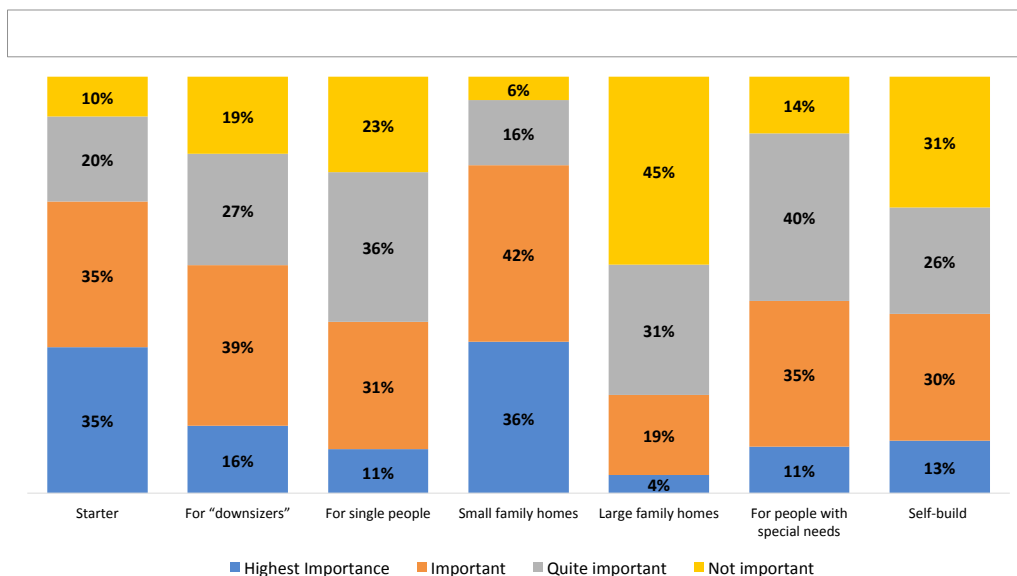
Section 4: Housing and housing development

Part 1: Questions on the general principles of housing development in Horsley

In this part of the survey each of the following questions was asked in the context of:

If the Stroud Local Plan subsequently requires the building of some new homes in the Parish of Horsley.....

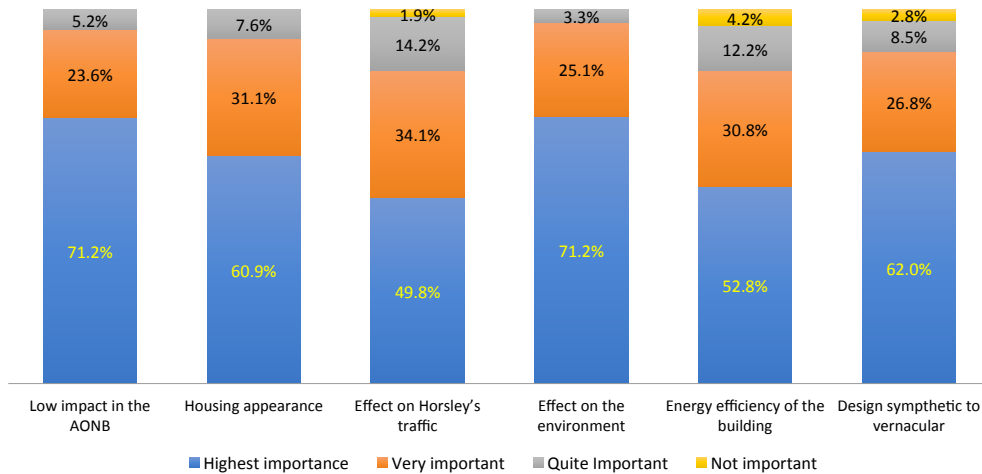
Q12: How would you rate the importance of the types of housing to be built?



Answered: 214 Skipped: 14



Q13: Please indicate how important you think the following factors are [in new housing developments]

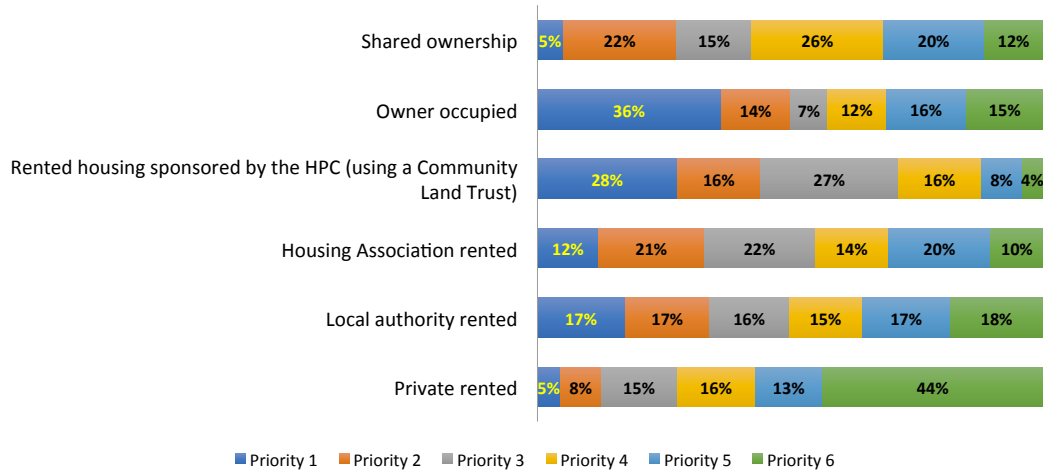


Answered: 216 Skipped: 12



Q14: Which kind of property tenure do you think should have the highest priority?

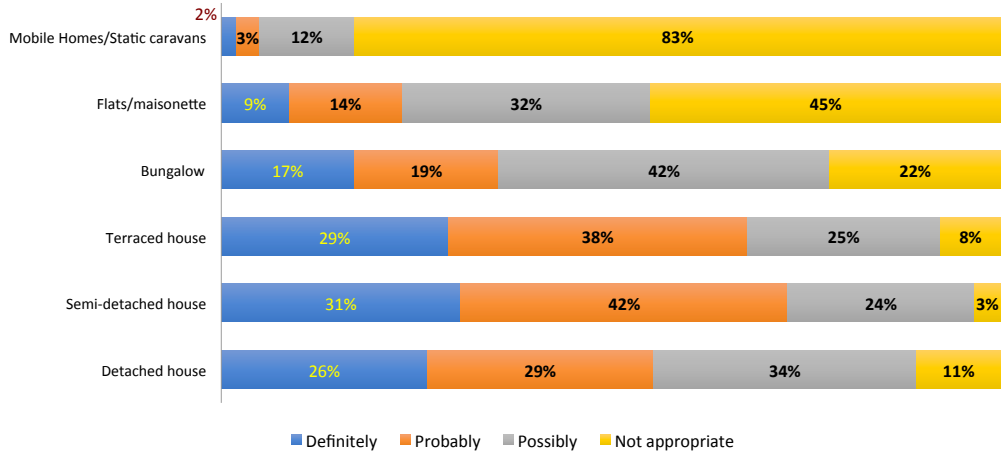
Rank each option with one value (1= highest priority, 6 = lowest priority)



Answered: 208 Skipped: 20



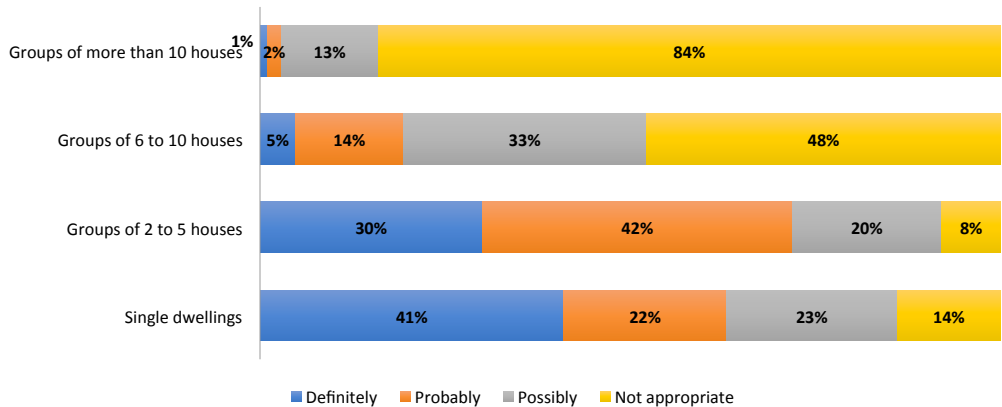
Q15: Which of the following kinds of home do you think would be appropriate?



Answered: 210 Skipped: 18



Q16: Which of the following scale of housing development do you think would be appropriate?

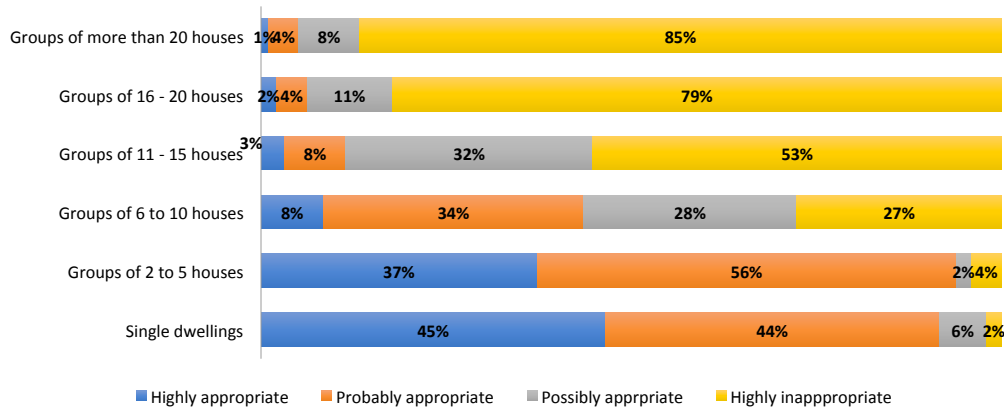


Answered: 213 Skipped: 15



The results in 2019 are consistent with those expressed in 2014, in a survey across Horsley which asked:

Which of the following density of housing development do you think would be appropriate?



Answered: 213 Skipped: 15



Horsley Neighbourhood Plan village-wide questionnaire

Section 4: Housing and housing development

Part 2: Your views on the key development policies in the Draft Horsley Neighbourhood Development Plan



Q17: Do you agree with the Key View policy KV1 in the Draft Horsley Neighbourhood Plan?

Policy KV1 states: Development proposals that demonstrate how Key Views have been taken into account, should be supported if it is demonstrated that there are no adverse effects, unless the benefits to the community overwhelm and/or appropriate mitigation is made.

Designated key views can be found in Supplementary Information D4, H8 and Annex 3.1 [of the Draft HNP]



- I agree with the HNP Key View policy KV1
- I agree with the HNP Key Views KV1 policy, but feel other views need to be included
- I disagree with the HNP Key View policies KV1
- I don't have an opinion on the matter

Answered: 199 Skipped: 29



Q18: Do you agree with the Key Views policy KV2 in the Draft Horsley Neighbourhood Plan (HNP)?

Policy KV2 states: In the particular context of proposals affected by identified Key Views, or views sensitive and subject to the Key Views criteria, all of the following considerations should be applied and assessed for their impact:

- location and orientation of built structures within the site
- design, scale, roof-line, height and external lighting
- materials and fenestration [windows]
- boundary treatments
- landscaping and terracing



- I agree with the HNP Key Views policy KV2
- I agree with the HNP Key Views policy KV2, but feel the following needs to be taken into consideration
- I disagree with the HNP Key Views policy KV2
- I don't have an opinion on the matter

Answered: 200 Skipped: 28



Q19: Do you agree with the Local Green Space policy (G) in the Draft Horsley Neighbourhood Plan?

Policy G states: The following areas within Horsley Parish will be designated as Local Green Space:
- LGS 1 Downend Meadow in Upper Downend, also known as Farmloes Mead and The Barley Field
- LGS 2 Part of the field between Horsley Village Churchyard and Nupend

[A map, below, shows the sites of LGS1&LGS2](For detailed criteria, description and assessment of proposed sites, see Local Green Space Designation in Annex 1)



- I agree with the HNP Local Green Space (G) Policy
- I agree with the HNP Local Green Space (G) policy, but feel other spaces need to be included
- I disagree with the HNP Local Green Space (G) Policy
- I don't have an opinion on the matter

Answered: 202 Skipped: 26



Q19: Do you agree with the Local Green Space policy (G) in the Draft Horsley Neighbourhood Plan?

Reference image contained in questionnaire for this question



Q20: Do you agree with the Draft Horsley Neighbourhood Plan (HNP) Housing Development Policy HD1?



Policy HD1 states: Infill or re-development within the Horsley Settlement Limits (2017) will be supported as long as it:

- respects the overall linear character of the built environment, and
- fills a small restricted gap between the existing frontage buildings or on sites within the built-up area of the village where other buildings are close-by, respecting the local street lay-out), and
- does not entail the outward extension of the built-up area of the village, and is not considered to be back-land development, or reliant on unsuitable access, and
- is consistent with the character, scale and density of the Horsley built locale, and
- is consistent with local patterns of connection to open space, informal green spaces and PROW.



- I agree with the HNP Development HD1 Policy
- I agree with the HNP Development HD1 Policy but feel that the following needs to be taken into account
- I disagree with the HNP Development HD1 Policy
- I don't have an opinion on HNP Development HD1 Policy

Answered: 201 Skipped: 27

Q21: Do you agree with the Draft Horsley Neighbourhood Plan (HNP) Housing Development Policy HD2? Policy



HD2 states: New development, outside the Horsley Settlement Limits, if permitted by NPPF exception site policy, will only be supported if it can be demonstrated that all of the following apply:

- development does not lead to a perceived coalescence between the separate hamlets, and Horsley village or with the town of Nailsworth
- local guidelines on appropriate character, scale, siting and location are followed
- access to the development will enhance and not compromise the safety of existing pedestrian equestrian and cycling traffic
- development will support policy to provide new links to PROW and informal play corridors, and
- development will not lead to excessive additional traffic on small rural lanes.



- I agree with the HNP Development HD2 Policy
- I agree with the HNP Development (HD2) Policy but feel that the following needs to be taken into account
- I disagree with the HNP Development HD2 Policy
- I don't have an opinion on HNP Development HD2 Policy

Answered: 199 Skipped: 29



Q22: Do you think it is a good idea to have Local Gap policy (LGP1) in the Draft Horsley Neighbourhood Plan?

Policy LGP1 states: As indicated in the Proposals Map LG1 [below], land should be kept open and free from development to maintain the prevailing character of Horsley Parish as a collection of hamlets separated by open fields.

Development proposals may be supported if they do not adversely affect the functions and purposes of a Local Gap, or its open character.



- I agree with the HNP Local Gap (LGP1) policy
- I agree with the HNP Local Gap (LGP1) policy, but feel other gaps need to be included
- I disagree with the HNP Local Gap (LGP1) policy
- I don't have an opinion on the matter

Answered: 200 Skipped: 28



Q22: Do you think it is a good idea to have Local Gap policy (LGP1) in the Draft Horsley Neighbourhood Plan?

Reference image contained in questionnaire for this question



Appendix G

Horsley hamlet meetings evidence table: record of discussion themes and collected opinions October-November 2018 as part of the Regulation 14 process

POSITIVE FEATURES TO PROTECT

Location	Infrastructure	Community and Feel	Environment/Nature	Housing	Housing Design
Village Hall (26 October)	<ul style="list-style-type: none"> Shop 	<ul style="list-style-type: none"> Rural character/non-urban feel of the area 	<ul style="list-style-type: none"> Green spaces 		
Rockness (29 October)		<ul style="list-style-type: none"> Separation of hamlets/gaps between them Ruskin Mill 	<ul style="list-style-type: none"> Nature conservation - not just of specific species mentioned in NP, but all species Roger Franklin's fields 		
Downend West (30 October)	<ul style="list-style-type: none"> Community Facilities (Pubs, shop etc.) Community orchard 3 in 1 School 	<ul style="list-style-type: none"> Community feeling Diversity (e.g. ages of population) Hamlets/gaps (Local Gap proposal supported) 	<ul style="list-style-type: none"> Dark skies Feeling of space and open landscape Stewardship of the environment is crucial Green spaces (both proposals supported) Nationally famous walks Beauty in walking/views Number of footpaths linking the hamlets 	<ul style="list-style-type: none"> Unique character of hamlets 	
Sugley Farm / Tickmorend (31 October)	<ul style="list-style-type: none"> Local businesses and institutions (Pub, Shop, School, Church) 		<ul style="list-style-type: none"> AONB and green fields (i.e. no building or motorised recreation on green fields) 		
Barton End (31 October)	<ul style="list-style-type: none"> Ruskin Mill (positives); though there are some negatives 	<ul style="list-style-type: none"> Maintain the hamlet-based essence of the village 	<ul style="list-style-type: none"> 'Key Views' Tranquility 		
Washpool (1 November)	<ul style="list-style-type: none"> Community Shop School Pubs 3 in 1 (church) Playing field/playground Ruskin Mill (precious access) 	<ul style="list-style-type: none"> The Washpool 	<ul style="list-style-type: none"> Countryside: views, bridleways, footpaths Walks 	<ul style="list-style-type: none"> Separation of hamlets 	
Downend East (1 November)	<ul style="list-style-type: none"> Keep and maintain the school (-> need more local, young families to do that) 	<ul style="list-style-type: none"> Sense of community 	<ul style="list-style-type: none"> AONB, 'Key Views', views of the countryside in general and surroundings Agricultural land needs stewardship Public green spaces for play and walking, especially those connecting to the school Footpaths (and pavements) Dark skies 	<ul style="list-style-type: none"> Existing social housing Value of existing housing 	
Village Hall (3 November)			<ul style="list-style-type: none"> Key views and green spaces Unpolluted water (relative to the past) Otters (indicative of improved water quality) Pockets of dynamic nature (e.g. Ruskin Mill) Increased Raven breeding Numerous Tawny Owls 		
Nupend (5 November)	<ul style="list-style-type: none"> School Pubs 3 in 1 (church) Village Hall Playing field/playground Ability to walk to Nailsworth/proximity to services 	<ul style="list-style-type: none"> Sense of community Friendliness Distinctiveness and diversity of hamlets Cosiness and quiet of small scale settlements Characterful/historic feel Past organic/ piecemeal growth 	<ul style="list-style-type: none"> Natural beauty of landscape Specific green spaces and gaps (proposals for both generally supported) Key views especially ridges Walks and footpaths Diverse wildlife environment Dark skies 	<ul style="list-style-type: none"> Different characteristics of the hamlets Separation of the hamlets/dispersal of houses Organic pace of development 	<ul style="list-style-type: none"> Diversity of architecture Cosy feel of size and nestling in of buildings (old buildings nestle)
Village Hall (6 November)	<ul style="list-style-type: none"> Essential services (e.g. shop, 2 pubs) School vital to village life Easy walking access to Nailsworth 	<ul style="list-style-type: none"> Community spirit/diversity Green spaces Separation of the hamlets Easy access to the countryside 	<ul style="list-style-type: none"> 'Key Views' Nature/wildlife/trees Footpaths Dark skies 		

FUTURE DEVELOPMENT ISSUES AND CHALLENGES

Location	Infrastructure	Community and Feel	Environment/Nature	Housing	Housing Design
Village Hall (26 October)	<ul style="list-style-type: none"> • Develop amenities to attract young people: <ul style="list-style-type: none"> ○ Support school ○ Nursery? ○ Post Office? ○ Access to surgeries? • Car parking - especially at school times; provide more through CIL? • Traffic volumes in narrow lanes - concerns that more housing will generate more traffic. • Access along Priory Fields a particular issue 		<ul style="list-style-type: none"> • ‘Green Spaces’ policy to be supported but there are other accessible spaces in lower Downend valley that also may qualify • Need to protect particular, notable features: <ul style="list-style-type: none"> ○ Row of trees along Wheelbarrow Lane ○ Prison Wall by Priory ○ The Priory in general (which hasn’t had enough attention to date) • Need ‘Natural’ flood management • Need other sustainable measures to protect and reduce impact on environment • Need to respond to climate change (e.g. consideration of electric vehicles/ charging) 	<ul style="list-style-type: none"> • Need to be aware of national need for new housing and community should contribute - but we only want small (<10) developments of well-designed houses • How can we provide the Housing Survey target of ‘affordable’ housing in a positive way? (What is ‘affordable’?) • Concern that provision of ‘affordable’ or social housing will generate other unwanted development through cross-subsidisation 	<ul style="list-style-type: none"> • Designs should reflect character of the area as close as possible: <ul style="list-style-type: none"> ○ No pastiche ○ Architecture and materials should blend in • Concern about design control during planning and development - can NP provide control of watering down of design principles as schemes progress/ change hands? • Include provision of self-employment / home-working facilities
Rockness (29 October)		<ul style="list-style-type: none"> • Plan needs re-wording / realignment to ensure it takes the whole parish into account, not just Horsley Village • Avoid large scale development in ‘gaps’ to maintain feel of centre and distinctive hamlets • Avoid ‘dead houses’ / second homes 	<ul style="list-style-type: none"> • Need to respond to climate change (e.g. inclusion of plans for allotment sites) • Local Green Space policy is supported but there may be other green spaces worthy of protection (need an ‘audit’?) 	<ul style="list-style-type: none"> • Need to provide more genuinely ‘affordable’ housing for young and old (need to cater for ageing population) across whole parish • Developments should be small scale (<5 dwellings) - control using devices such as coverage clauses • Maintain gaps between hamlets/support Local Gap policy but with allowance for controlled, small clusters of new houses • Social housing then ‘affordable’ housing is priority - PC needs to be proactive here • Consider Settlement Boundary expansion to allow 1-2 ‘affordable’/ small houses • Consider ‘affordable’ housing infill in hamlets 	<ul style="list-style-type: none"> • Designs should respect surrounding built environment (not pastiche) and avoid uniformity... • But design emphasis should be on environmental neutrality; avoid too much emphasis on traditional materials • Designs should be for relatively small houses (“we don’t need more large houses”) • Consider impact on water pressure in designs • Developments should use local business to support them
Downend West (30 October)	<ul style="list-style-type: none"> • Pressure on schools • Pressure on parking • Need better public transport • Road safety: speeding and congestion on main road and lanes - need to address causes of congestion • Need faster Broadband • Need more streetlamps but make less intrusive • Need better infrastructure (e.g. roads, parking) if we have new housing 	<ul style="list-style-type: none"> • Stewardship (need to protect the community / environment for future generations) • Need more diversity - so need more affordable housing • Need to grow organically while maintaining unique character of community / village • Need to maintain a vibrant church and school 	<ul style="list-style-type: none"> • Biodiversity should be a priority not a development add-on (“once it’s gone, it’s gone”, enhance rather than just protect it) • Local Green Space policy supported but need to protect Roger Franklin’s fields too 	<ul style="list-style-type: none"> • Where to build? • Should build on brownfield sites before green spaces • Right balance of market and affordable/social? • Should be receptive to self-build / approaches from local people • Need evolutionary development (not large development projects that are hard to assimilate) 	<ul style="list-style-type: none"> • Designs should be harmonious with local housing and environment (eco, sustainable) • There is risk in being too prescriptive in the Plan; we need innovative too (e.g. 2 stories with a lift not bungalows to maximise land use)

FUTURE DEVELOPMENT ISSUES AND CHALLENGES (CONTINUED...)

<p>Sugley Farm / Tickmorend (31 October)</p>	<ul style="list-style-type: none"> • Concern regarding speed and volume of traffic plus HGV access on lanes • Could a renewable / community energy scheme (especially where hamlets is off gas grid) • Need to protect/ harness water resources • Need infrastructure etc. to support and encourage local business 	<ul style="list-style-type: none"> • Plan needs realignment to ensure it covers the whole parish (not just Horsley Village) • Allow reasonable housing development that maintains cohesion / integrity of village life; need some community growth • Avoid housing being sold as second homes - so houses are used and owners are part of community (a la St Ives?) • Protect the school as it is important to village life viability 	<ul style="list-style-type: none"> • Fields to be used for agriculture and walks, not motorcycles etc. • Local Green Space policy looks contrived to resist development and there are other green spaces needing protection too (e.g. upstream from Downend Meadow) 	<ul style="list-style-type: none"> • Need new housing to create new demand for local businesses and institutions • Need to provide housing for young people (incl. rented) and to allow downsizing • Support reasonable, small-scale, community-based developments not large concentrations • Develop housing infill or create new hamlet rather than new housing estates; keep open space/avoid coalescence of hamlets • Consider proportionate linear development between hamlets and/or new hamlet • Develop brownfield sites 	<ul style="list-style-type: none"> • Include workshops (for local employment) in new housing/building • Consider Shropshire self-build policy
<p>Barton End (31 October)</p>	<ul style="list-style-type: none"> • Improved traffic signage and means to reduce speeds 	<ul style="list-style-type: none"> • Need to be careful not to be too NIMBY; we may need more people in the village to maintain it 		<ul style="list-style-type: none"> • May need more houses but need to constrain developments to small scale - avoid developments like those in Tetbury • Mixed views on development of Parry's Field - development should be limited • Critical to have approved plans and rule enforcement for any new developments 	<ul style="list-style-type: none"> • Open mind on types of housing • Care needed in promoting local business where this relates to farm diversification and home workshops • Sustainable housing (what does that mean?) with good light and high quality of design
<p>Washpool (1 November)</p>	<ul style="list-style-type: none"> • School not big enough/little room for expansion • Traffic volume and speed • Car parking 			<ul style="list-style-type: none"> • Not averse to development on Parrys Field but concerned about scale - don't want to be on 'slippery slope' • Need more social and affordable housing • Keeping Ruskin Mill free of development in current economic environment 	<ul style="list-style-type: none"> • Craftmanship is important • Policy on traditional materials use may be too narrow - we already have various building types - they just need good design • Need 'respectful' design with longevity
<p>Downend East (1 November)</p>	<ul style="list-style-type: none"> • Car parking - car parking in the lanes and in village centre is a problem (that may be worsened by new development) • Traffic speed and volume is already a danger to drivers, pedestrians and horses so need: <ul style="list-style-type: none"> ◦ tighter speed limits (e.g. road to Nailsworth) ◦ to discourage rat runs ◦ traffic calming • Footpath maintenance • Need for pavement to Nailsworth to be modified to allow mobility scooters, pushchairs, shopping trolleys) • Roads need to be cycle-safe (cycle lanes?) • Community energy schemes 	<ul style="list-style-type: none"> • Need to attract more young families/people into community 	<ul style="list-style-type: none"> • Concerns regarding responsibility for maintenance of rural open spaces (especially on north bank of Downend valley); could lack of care lead to development? • Planning to respect countryside - remember 'once it's gone, its gone' • Identified 'Green Spaces' are fine but are there are others in East Downend that qualify? • Concerns over new LED street lighting - need to avoid light pollution 	<ul style="list-style-type: none"> • Need for (small numbers of) genuinely 'affordable' housing (3 bedroom?): <ul style="list-style-type: none"> ◦ To attract more young people ◦ For 'normal' not wealthy people ◦ For old age groups..... • But concerns on how to do this in open market: <ul style="list-style-type: none"> ◦ Exception sites a ruse for development? ◦ What is 'affordable'? ◦ Is affordable housing provision social engineering? ◦ What about impact of 'affordable' on neighbouring houses? • Can social housing meet the need? • Could raise tax on land that changes use for housing to deter profit motive? 	<ul style="list-style-type: none"> • Designs need to be sympathetic to local built and natural environment -> concerns about recent builds (e.g. Vicarage and Wallow Green) • Need energy efficient designs that are resilient to climate change - including compliance to EU environmental legislation • Some enthusiasm for self-build

FUTURE DEVELOPMENT ISSUES AND CHALLENGES (CONTINUED...)

Location	Infrastructure	Community and Feel	Environment/Nature	Housing	Housing Design
Nupend (5 November)	<ul style="list-style-type: none"> • Traffic congestion - current issue could be exacerbated by new development • Car parking - also could be exacerbated by new development • Encourage tourism - harnessing tourism to encourage local businesses • Need faster Broadband and other infrastructure to encourage business (N.B. need record of home businesses e.g. tourism such as B&B, holiday rentals) 	<ul style="list-style-type: none"> • Danger of village feeling suburban - fear of precedent set by Sealey Wood development (£1m houses sell quickly!) 		<ul style="list-style-type: none"> • Threat of: <ul style="list-style-type: none"> ○ ribbon/large development ○ hamlet coalescence ○ AONB being built on • Need 'affordable' housing for young, local people; we should welcome an SDC allocation, be proactive and attract young families • Need <u>control</u> of small-scale 'affordable' housing developments; avoid 'thin end of the wedge' • Need small-scale market housing development in Settlement Boundary • Need to respond to villagers wanting to down-size • Possible sites: <ul style="list-style-type: none"> ○ Bottom end of recreation ground ○ Old Boot car park ○ Stevens Way car park ○ Adjacent to shop ○ Tiltups Garage 	<ul style="list-style-type: none"> • Recent housing (e.g. Sealey Wood) has been prominent on the skyline; new developments need to be less prominent, not break skyline and be of appropriate scale • Materials for new development should be sympathetic to surroundings, history and existing stock • Design should be 'respectful'
Village Hall (3 November)			<ul style="list-style-type: none"> • Need to manage change: <ul style="list-style-type: none"> ○ Climate change ○ Natural water shortages ○ Disappearing streams ○ People migration to UK ○ Increasingly open landscape as tree disease spreads ○ Brexit (e.g. potential change in farm land use) ○ Change in farm processes (e.g. photovoltaic farming, diversification) • Glover Review of AONB and Parks (2019) may alter meaning of AONB 	<ul style="list-style-type: none"> • Vulnerability of farmland beyond Sealey Wood (recently sold) • Need to be aware of flood plain and ground slippage issues • Suggested sites for development should include: <ul style="list-style-type: none"> ○ Parry's Field ((small development only) ○ Tipput's garage 	<ul style="list-style-type: none"> • Slavish adherence to local vernacular design risks being environmentally negative • Need climate-change proof designs
Village Hall (6 November)	<ul style="list-style-type: none"> • Concerns about traffic: <ul style="list-style-type: none"> ○ Effect of car parking ○ Volume: impact of proximity of Recycling Centre - can there be re-direction? ○ Use of lanes as rat runs ○ Speed • Need better public transport • Need faster Broadband 	<ul style="list-style-type: none"> • Need to retain feel of living in a village rather than a 'dormitory' 	<ul style="list-style-type: none"> • Need to prevent light pollution 	<ul style="list-style-type: none"> • Small-scale 'affordable' / rental housing needed • Concern that small-scale developments will open up floodgates for unwanted larger development 	<ul style="list-style-type: none"> • Sustainable and sensitive development that is mindful of legacy • Need designs that will be 'legacy to future' • Developments should use local business to support them • Designs should be respectful of skyline (feeling that Sealey Wood skyline is acceptable especially as surrounding trees grow)