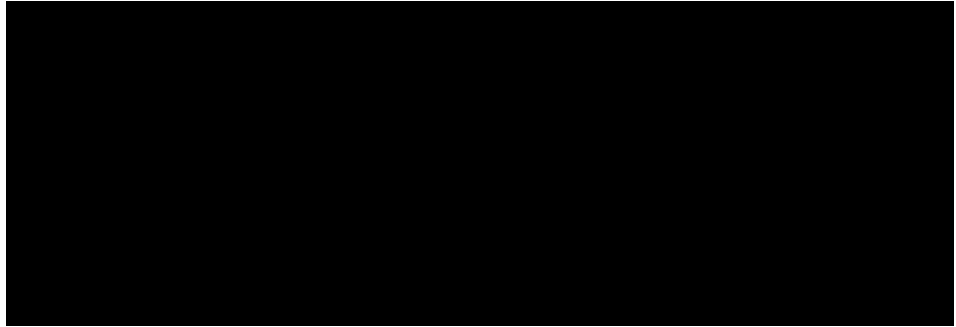

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Apologies the first para should of course read:

*Based on the first superficial pass whilst we acknowledge that the officers consider that the division of Chalford Hill and Chalford Valley into 2 separate settlements for the purposes of the plan is still **not** justified and in fact their current 3a status wouldn't change **if they were** , we non the less still wish to lodge our objection. (NB - we and the Parish Council plan to continue to question further the assumptions, methodologies, inputs and outputs but this is the Chalford Cllrs response in the deadline)*



To whom it may concern

Based on the first superficial pass whilst we acknowledge that the officers consider that the division of Chalford Hill and Chalford Valley into 2 separate settlements for the purposes of the plan is still justified and in fact their current 3a status wouldn't change, we non the less still wish to still lodge our objection. (NB - we and the Parish Council plan to continue to question further the assumptions, methodologies, inputs and outputs but this is the Chalford Cllrs response in the deadline)

This is based on our on the ground knowledge of the local situation and our concerns about the underlying assumptions and methodologies of the tool.

On the ground knowledge of the local situation

On the ground knowledge of the local situation leads us to strongly question the drawing of settlement boundaries and the assignment of tiers to settlements in the Chalford Parish in the Gloucestershire Local Housing Needs Assessment Sept 2020. We will be inviting the SDC Chief Exec to witness this herself.

We still think that:

1. Chalford Hill and Chalford Valley are in fact and should be seen as functionally different settlements for the purposes of planning and housing allocation and that
2. both should be designated as tiers 3b.

This is because:

1. the is a change in elevation of > 100 metres from the lowest point of Chalford Vale (circa 75 metres elevation) to the highest point of the Chalford Hill (>180 metres elevation) settlements (as proposed) represents a significant physical barrier for active travel based access to services for the majority of

residents and particularly those groups who need them most. Ignoring this amounts to forced car ownership in many cases (see bullet 7)

2. the assumption that there is a post office in Chalford settlement as a whole (as currently designated) and/or Chalford Hill is a gross over statement since it is a mobile service for 2 hours a week on Mon and Thurs at a location with lowest elevation (circa 75 meters elevation) in Chalford Vale.

<https://www.postoffice.co.uk/branch-finder/7075480/chalford-mobile-service>

3. The primary school in the Chalford Christchurch is closed as of the end of Summer term

'21.<https://head015.wixsite.com/mysite-jo> and as we understand Chalford Hill Primary School is over subscribed.

4.1 Contextually there is an historic/ grandfather over allocation of housing to the wider Chalford Parish settlement specifically Manor Village such that the pace and scale of housing development outpaced that for local infrastructure, facilities and services

4.2 The whole question of what is an adequate and accessible local infrastructure needs to be reframed under the shadow of the SDC CN2030 response plan

5. The mosaic of settlements and green spaces that make up wider Chalford Parish is the key characteristic of the location, and this should be primary policy of the local plan for all the settlements in the Chalford parish cluster and spaces between.

6. the existing assessment which sees Chalford Hill and Valley as one has demonstrably failed to guide, control or stop speculative developer lead development and therefore holds little promise that it can do it the future and so is failing in one of its primary purposes

7. the frequency of public transport from and to the nearest population and strategic services centres Stroud (1 bus an hour) and Cirencester (2 buses a day) and the cost of public transport renders them relatively functionally inaccessible to a significant portion of the population

The outputs from the tool are based on assumptions that we would also challenge

1. a key scoring criteria is that Chalford Hill and Vale (taken separately or together) are both large communities which fall into 3a. This seems somewhat circular and in conflict with assessing whether there is adequate provision of services and infrastructure for the size of the settlement.

2. the mere fact that the tool assesses other locations and settlements to be in the same band, and that Chalford (divided or not) in the middle of the band does not logically mean that they *should* be.

Further Conclusions

Together with these proposals it logically follows that in our opinion the correctly weighted priority of the local plan in the Parish and settlements we represent should be on:

1. protecting existing (though community ownership and control) and developing sustainable new local infrastructure, facilities, and services for the existing population and for their contemporary and low carbon future employment needs to be consistent with the CN2030 plan and SDCs over all objectives for the district.

2. focusing on meeting the real need for truly affordable homes by purchasing property to subdivide for affordable social housing or together with 1 above for mixed use community services and homes (flats above shops, offices etc).

Additional notes on proposed settlement boundaries - With respect to the proposed settlement boundary, for clarity, we suggest that the boundary between Chalford Valley and Chalford Hill settlements be as with boundaries of the electoral ward boundaries (see CHD 'Chalford - Valley Ward') and the Chalford Valley is the settlement clustered along the A419, the Stroud Water Canal and at the High Street end divided from the proposed Chalford Hill settlement roughly along the axis of the single track road / foot path 'Rack Hill'

Warm regards

Cllr C Jockel (for and on behalf of Cllrs T Watson and H Fenton)