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BY EMAIL

**Planning Strategy Team
Local Plan Consultation
The Planning Strategy Team
Stroud District Council
Ebley Mill
Westward Road
Stroud
GL5 4UB**

11 December 2020

Dear Planning Strategy Team,

Stroud District Local Plan Review – Additional Housing Options Focused Consultation

I refer to the above and I write to you on behalf of [REDACTED] (the Landowners), who own agricultural fields to the south-west of the village of Upton St Leonards.

The Landowners welcome the opportunity to respond to the Additional Housing Options focused consultation document issued in October 2020. We have read and carefully considered the additional housing options consultation document, which explains that the Council may have to find land for an additional 1,050 – 2,400 homes in the Plan period to 2040.

In terms of the spatial options, the Landowners support a hybrid approach of intensifying the use of existing and allocated sites (Option A) and promoting more growth within larger villages (Option B).

The Landowners do not consider that the scale of the additional housing requirement is so great that it justifies an additional growth point (Option C), or an approach of 'wider dispersal' (Option D). These options (C and D) would be unsustainable and would have negative environmental consequences; they would also represent a major departure from the established growth strategy for the district.

With specific regard to Upton St Leonards, the Landowners control a substantial area to the south-west of High Street. The extent of the land is shown on the attached Google map and it covers an area of just over 8 hectares. The site is within the northernmost extent of the Cotswold AONB and abuts the settlement boundary.

It is noted that the Draft Revised Local Plan did not include any development allocations for Upton St Leonards. However, given the significant issues identified in the Focused Consultation, we consider that a modest village extension in this location could provide an appropriate and sustainable development.

Whilst recognising the AONB sensitivities, the extent of the landholding would allow for a limited and sensitive development in the areas closest to High Street, with scope for substantial open space and landscaping provision beyond, such that the overall net effect on the AONB landscape could be positive.

Such a proposal could support 'Option B' as set out in the consultation document. It will also help to meet local housing needs, including 30% affordable homes, and contribute to maintaining the village's diversity and demographic vitality.

The Landowners therefore request that the Planning Strategy Team gives consideration to allowing some limited development with Upton St Leonards and that it gives specific consideration to this site and the wider landscape benefits that could be secured.

If the Strategy Team wishes to have further discussions about this modest growth option, or requires any further information, please contact me and we will be happy to oblige.

Yours sincerely,

[Redacted signature block]

Enclosures: Plan showing landholding