

UPTON ST LEONARDS PARISH COUNCIL

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15th January 2018

Stroud District Council: **Local Plan Review**
Emerging Strategy Paper: **Nov 2018**

Response from Upton St Leonard's Parish Council

General

1. The Parish Council confirms a general support for the emerging growth strategy (as shown page 33). In so doing it reinforces the view that no further growth should take place at Coopers Edge for the following reasons:
 - (a) Expansion would create amalgamation with the existing USL settlement adversely affecting the independent village character of the existing settlement
 - (b) Development would damage the sensitive setting of the adjacent AONB
 - (c) Development would provide for housing in the M5 corridor in an area affected by noise and air pollutionAttention is drawn to the fact that all the above considerations are reinforced by the SDC 'alternative sites' SALA analysis.
2. The Parish Council strongly supports the proposal to keep the Upton Settlement Boundary unchanged and that there are no potential sites for growth at Upton St Leonards.

With regard to the so called 'alternative sites' it is recommended that consideration be given to renaming this schedule. As presented it could give the impression that these might be suitable for development purposes, whereas the SALA analysis makes it clear that they all have significant constraints.
3. The Parish Council would support proposals for an appropriate general policy providing the flexibility to enable small scale local housing needs to be provided for, as and when identified by the local community, through the auspices of either a neighbourhood plan or a revision to the Local Plan as and when needed. It is believed that there is no immediate need for this in Upton St Leonards because of recent substantial housing developments within and immediately adjacent to the Parish. However the flexibility to consider this at some future date is welcomed.

Responses to specific questions

Q 1.0 a Agreed. Top 5 issues are identified

Q 1.0 b Partly agreed but some modifications to ways of dealing with issues are required.

Issue 1:

Relating to the A38/M5 corridor and associated housing development, greater account should be taken of noise and pollution issues created by the Motorway. There should be a clear strategy to deal with this, shared with other local authorities along the motorway corridor. This should be clearly set out in the Local Plan. This matter should not be left to be controlled by conditions relating to individual applications (as at present) A clear strategy is required to guide development pressures arising on sites close to the M5 and to ensure that housing is not proposed within areas where environmental pollution cannot be effectively mitigated.

Issue 2

More emphasis should be given to A.O.N.B policy in conserving and enhancing Stroud's countryside. (Not mentioned in Issue 2) In Upton, AONB has a role of national significance in preserving and enhancing the Cotswold scarp edge. The 'issue' should refer to this and make the point that development control and restraint will need to be considered in areas immediately outside but forming a setting for key parts of the Cotswold AONB. Perhaps mention should be made of proposals to grant the AONB National Park status as this would surely have additional planning implications?

Issue 3

Concerning previously developed (underused?) and 'brownfield' sites, it is suggested that special care should be taken when such sites are located in sensitive areas such as within AONB. There is no mention of this at present in Issue 3 It is recommended that an appropriate caveat be introduced to ensure that there is no automatic presumption in favour of brownfield development in sensitive landscapes.

Q 2.1 a Agreed

Q 2.1b Generally agreed but see comments on Issues 1,2 and 3 above.

Q.2.2a Agreed

Q2.3 a Agreed

Q2.4a Agreed

Q3.1a Agreed

Q3.2a Agreed

Q3.2b Suggest that reference should be made here to environmental issues relating to noise and air pollution created by the M5 with an intention to minimise and mitigate the effects. (see Issue 1 above)

Q 4.2a Agreed

Q4.2c Agreed

Q 4.2d Agreed but any sites identified near to the M5 should take account of the concerns over environmental pollution within the motorway corridor. This may have the effect of reducing some of the areas shown as suitable for future housing.

Q 4.3a Agreed that Upton Leonards is within the correct tier. Insufficient detail known about other settlements to make informed judgements.

Q4.3b Agreed

Q4.3c Agreed

Q4.4a Agreed

Q4.4c Agreed but for small scale development and for local needs only and through a revision to the Local Plan or preparation of a neighbourhood plan.

Q 5.0a The Gloucester Fringe Upton St Leonards. .Agreed particularly the statements below (p75)

'Parishes on Gloucester's rural fringe will retain their distinctiveness and rural character providing a valuable green hinterland to the city and a setting for the Cotswolds AONB'
'Upton St Leonards -----, the motorway will represent a distinct and defensible limit to southerly expansion'

Q5.0c The Gloucester Fringe Upton St Leonards. Attention is drawn to the use of the term 'Alternative Sites' when it is acknowledged by SDC that some if not all of the 12 sites shown around the settlement boundary are not suitable for development purposes and therefore do not constitute alternative development potential. (see previous comments)
A more appropriate wording is requested

Q6.1 It is suggested that an M5 Corridor Study should be undertaken urgently, to take account of;

- (a) Current initiatives being undertaken by Parish Councils along the corridor (in SDC, TBC and Glos. City) This involves on going dialogue between local representatives, Highways England, MPs and Govt Ministers, in an endeavour to achieve improvements to existing noise mitigation measures and the installation of new measures (acoustic fencing and low noise surfaces) where none exist
- (b) Government studies undertaken to identify areas of high priority where noise and pollution is an identified issue (The M5 corridor between Gloucester and Cheltenham is named as a priority area)
- (c) Media responses to the problems created. eg Channel 5 TV Prog. ' Britain's Horror Homes' A study of noise and pollution issues affecting residents living within a motorway corridor with reference to properties in Upton St Leonards.

Yours Sincerely


Parish Clerk