

Date: 17 January 2020
Our ref:
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Dear Sir or Madam,

**Representation for the Stroud District Draft Plan (November 2019)
Land on the West Side of Field Lane, Cam, Dursley**

This representation has been put forward to illustrate why 'Land on the west side of Field Lane, Cam', should be included as a proposed residential allocation in the upcoming publication plan (Reg. 19 consultation), expected in Autumn 2020.

This representation includes a new site which is being put forward, which abuts our client's land (referred to as CAM011) submitted under a separate representation. This representation includes a supporting draft plan site submission form and location plan.

The site has not yet been put forward for Stroud's Strategic Assessment of Land Availability (SALA) and my client would like for it to be considered as a new site under the 2020 SALA.

Site Description

The site measures circa 9 hectares and is surrounded by a thick buffer of trees to the west, which act as a buffer to the M5 motorway, open countryside to the north which is allocated for housing under PS24, Cam's playing field, athletic track and skatepark to the east and Lower Knapp Farm to the south.

Evidence from the below desktop appraisal, presented in appendix A suggests that the site has limited physical constraints and is not contained within a sensitive landscape designation, other than being considered open countryside. The site is available and suitable over the next five years.

Stroud Local Plan Review – Draft Plan

Cam is classified as a tier 1 settlement in the Draft Plan Report and is considered a very large settlement (second largest population after Stroud). Cam is the next largest individual settlement, but with a 2011 population of 8,000+ it is not in the same league as Stroud. However, Cam and Dursley are adjacent settlements and their combined population (14,800+) makes this a really significant conurbation and an important second focus for the District.

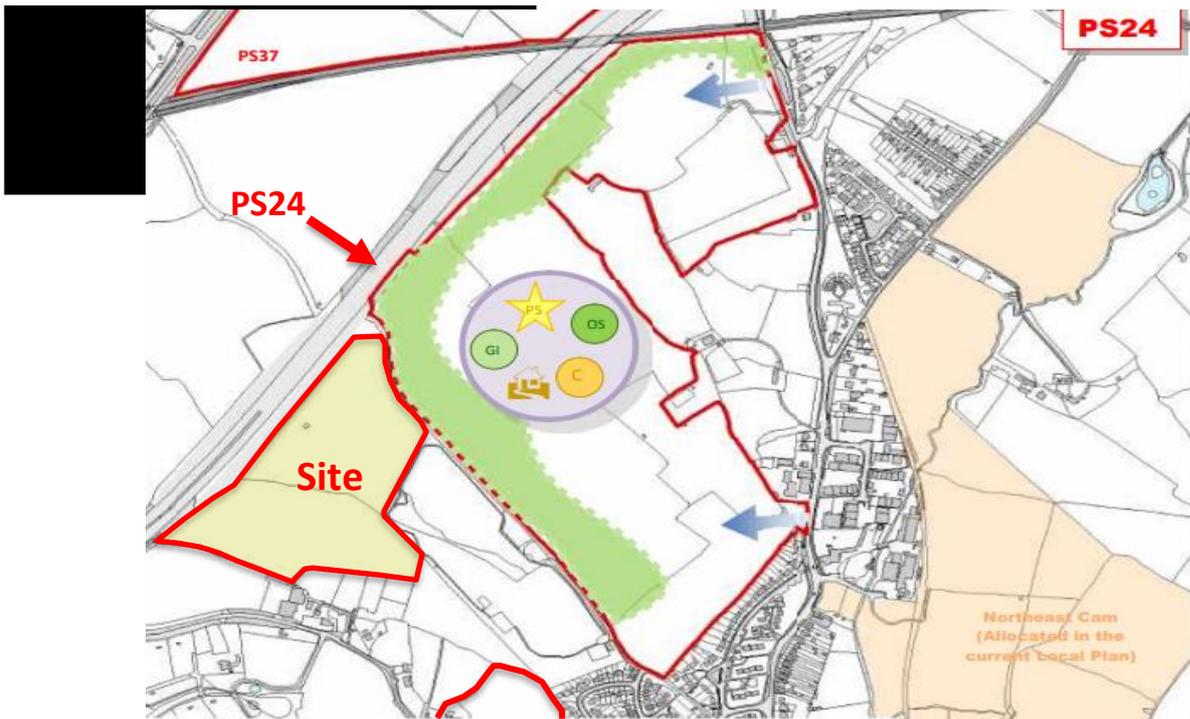
As set out in the SDC Draft Plan, it is proposed that around 895 dwellings will be allocated to Cam over the next plan period (up to 2031), in comparison to Stroud which only has 265 proposed dwellings.

Stroud has numerous landscape constraints which surround it and thus there is a lack of available sites. This is why the amount of proposed dwellings in Stroud is so low (265 dwellings). Given this, it should be considered that Cam should continue to be the primary focus for housing growth and that additional sites should be directed to Cam at areas close to its centre.

The proposed growth of Cam is focused towards the Railway Station, rather than the centre of Cam, and it should be considered that development around the railway will not provide the choice of destinations which residents of Cam will require. There are other locations closer to Cam’s town centre which would better ensure the vitality and viability of the town centre are maintained.

In terms of Cam’s proposed allocations, the site adjoins PS24 – Land west of Draycott, which will provide; up to 700 dwellings, a primary school and strategic landscaping.

Other allocations include; PS25- Land east of River Cam, which will provide 180 dwellings and PS21, which will provide 15 dwellings.



Extract from SDC Draft Plan Cam Map

The green infrastructure, which is proposed as part of proposed allocation PS24 can be extended along part of my client's site abutting the M5 motorway if a residential allocation is secured. This proposal will help create a green corridor of vegetation from the railway track to Woodend Lane, which will enhance the site and surrounding lands biodiversity. Furthermore, a buffer will be retained to alleviate any noise pollution caused by the M5 motorway on future development.

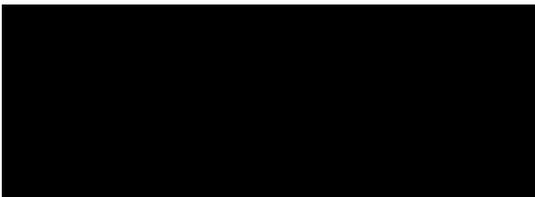
It should be considered that the future development of the site could provide a natural extension to PS24 towards Cam's centre.

My client has been approached by interested developers and would therefore like to discuss the site's proposed housing density with policy officers. Whilst applying the national average (30 dph) it would mean that up to 270 dwellings could be achieved on site, minus any agreed green infrastructure requirements.

I hope that officers agree that the site would make an appropriate residential allocation.

Should you have any queries or require any additional information then please let me know.

Yours sincerely



Planner

Appendix A- Desktop Appraisal

The following desktop appraisal for sites illustrates any potential constraints for development:

Heritage

The nearest heritage asset is Woodend Farmhouse (1090921) that is Grade II listed and located circa 115 metres from the sites boundary and separated by existing agricultural buildings and a buffer of trees and hedgerow.

Landscape

The site is not set within any sensitive landscape designations apart from being located in the open countryside and its development would provide a natural extension to proposed allocation PS24, which is set out in the Draft Plan.

Ecology

The majority of the site is in agricultural use with limited if any ecological benefit. The ecological benefit of the site is likely to relate solely to the boundary features of the site which will be retained and improved upon by new tree planting in any future development.

Access

Woodend Lane through Lower Knapp Farm or from Everside
ate a residential use.

Environment Agency Flood Risk mapping for land-use planning, indicates that the site is located in a Flood Risk Zone 1. This indicates that the overall site has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding) and can be developed.