

Date: 22 Jan 2020
Our ref:
Your ref:

Stroud District Council
Ebley Mill
Ebley Wharf
Stroud
GL5 4UB

Property Consultants

Olympus House, Olympus Park
Quedgeley, Gloucester GL2 4NF
T 01452 880000
E name@brutonknowles.co.uk
W brutonknowles.co.uk
Offices across the UK

Dear Sir or Madam,

**Representation for the Stroud District Draft Plan (November 2019)
Land off the A4135, Draycott, Cam**

This representation has been put forward to illustrate why Land off the A4135, Draycott, Cam should be retained as a proposed housing allocation in the upcoming publication plan (Reg. 19 consultation), expected in Autumn 2020. The site is currently being promoted by Hitchins in conjunction with the larger scheme.

The site has previously been submitted to the SALA in 2018 as part of a larger site, all of which has now been included within Draft Allocation PS-24. The draft allocation on this side of the A4135 will help to “even out” the development of Cam as previous allocations have been focused adjacent and to the south of the train station.

This area of Cam is ideal for further development as it is close to the centre of the settlement, and therefore it has good accessibility to local facilities, and local transport links. The direction of development also reflects the current pattern established by past allocations. This allocation would mirror the development established by the existing allocation to the east. It is also proposed on the indicative masterplan that, as a whole, the draft allocation would provide a new primary school, green infrastructure and associated community and open space uses.

The site itself has been shown on the indicative masterplan as a residential area with green infrastructure in the south west corner. This site is ideally located close to the proposed new roundabout onto the A4135 yet still a good distance from the railway line and M5 as to not be affected by potential noise pollution.

The parcel of land measures circa 4.22 hectares (10.43 acres). Therefore, at standard densities the site could accommodate 126 dwellings. It is likely however that this number will be lower due to the green infrastructure provision indicated in the masterplan.



Authorised and regulated by the Financial Conduct Authority

Bruton Knowles LLP is a limited liability partnership registered in England and Wales with registered number OC418768
Registered Office Olympus House, Olympus Park, Quedgeley, Gloucester GL2 4NF.



A list of Partners is available upon request

There are no physical constraints associated with the site. The site is flat and is located in flood zone 1. The site is not located within any specific landscape designations such as AONB or Green Belt.

The adopted Stroud District Local Plan (2015) states that Cam is a Tier 1 Settlement and therefore it should be a “primary focus for growth and development to safeguard and enhance their strategic roles as employment and service centres”. Cam has remained a Tier 1 Settlement in the review document. Cam is the second 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.

Cam is one of the most affordable areas in the district and therefore large numbers of new dwellings and associated infrastructure in this area will benefit both the local area and residents. The average housing price in Cam is £249,412 which is significantly lower than the average for Gloucestershire of £298,441.

Much of the housing which has been allocated within the emerging plan is allocated at Sharpness, with circa 2,770 dwellings proposed by 2031 and an additional 5,000 dwellings proposed by 2050. This is likely to be unviable due to the current lack of infrastructure and facilities in this area. Allocating so many houses in one area will produce slow delivery and build out rates in comparison to allocations which are more spread out over various sites. There is also more of a risk, if the allocation were to fall out of the plan, the Council would be left with a large deficit of reserve housing sites to find.

The following desktop appraisal for Land off the A4135, Draycott, Cam sets out any potential constraints to the site:

Allocations

The site is currently included within a proposed allocation PS-24 (West of Draycott) which in total has been identified to accommodate 700 dwellings.

Heritage assets in close proximity to the site. The nearest asset is The Goods Shed at [REDACTED] (1376797) which is Grade II listed. This asset is circa 200m north east of the site and [REDACTED] and separated from the site by the A4135 and therefore would not be affected by

the development of the site. The asset is also within the Newland Homes development that was granted permission in March 2019.

Landscape

The site is not located within any specific landscape designations such as AONB or Green Belt.

Ecology

The site is predominantly agricultural land with limited ecological value. There are some hedgerows and trees along the boundaries of the site. The majority of this vegetation is along the eastern boundary of the site which adjoins the A4135. This would be retained as a buffer when the site is developed.

Access

It is proposed on the indicative master plan of the entire allocation, provided as part of the Local Plan Review: Draft Plan public exhibition, that a new access would be created just to the north of the site onto the A4135.

There is a Public Right of Way, known as Cam Footpath 25, which runs along the western boundary of the site.

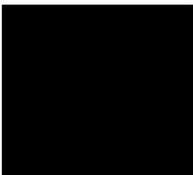
Drainage

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.

Summary

In considering the above, there would appear to be no overriding physical constraints or potential impacts preventing sensitively located development for a medium to large scale housing scheme. Bruton Knowles would like to express that the site is under single ownership and that it is immediately available and deliverable over the next 5 years.

Yours sincerely



Planner