

**Russell, Mark**

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**From:** [REDACTED]  
**Sent:** 05 December 2017 16:57  
**To:** \_WEB\_Local Plan  
**Subject:** Stroud District Local Plan Review  
**Attachments:** Call for Site Completed Form.pdf; Consultation Response Form - CAM010.pdf; 041217 Stroud Local Plan Issues and Options Representations.pdf; Location Plan Land at Lower Knapp Farm, Cam, Dursley version 3 excl blue.pdf

Dear Sir or Madam

Please find attached the following documents that are submitted on behalf of Mactaggart and Mickel:

- Response Forms
- Written Representations
- Site Location Plan

Confirmation of receipt of this email would be appreciated.

Regards

[REDACTED]

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**The Stroud District Local Plan Review: Issues and Options Paper** identifies a number of sites around the District's main settlements with potential for future growth. The Council is inviting the submission of **alternative potential sites** for consideration as part of the review of the Local Plan, including sites at smaller villages that could also benefit from some future development.

Please use this form to provide information on sites in Stroud District, which you would like to suggest as suitable for:

- New housing development of **five dwellings or more**;
- Sites of **0.25 hectares** or **at least 500 square metres of floorspace**, which could be suitable for economic development, other residential development, retail or community uses.

Please fill out an individual site submission form for each site you would like to submit for consideration. Your form must be accompanied by a site location plan (on an Ordnance Survey base), clearly identifying the site boundaries and the site access point(s).

This call for sites closes **on Tuesday 5<sup>th</sup> December 2017**. Sites submitted as part of the Local Plan Issues and Options consultation will automatically be considered for inclusion in future updates to the Strategic Assessment of Land Availability (SALA) and the Brownfield Land Register, as appropriate.

Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Site Submission form PART A

All sites submitted through this Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially. Please note we will not process any anonymous responses.

### Your details

Please fill out your personal information in PART A. This part of the form (PART A) **will not be made public** and your contact details will only be used for the purposes described above.

#### Your name

(title): <input type="text"/>	First name: <input type="text"/>	Last name: <input type="text"/>
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#### Site name

#### Site address (including post code)

#### Your company name or organisation (if applicable)

#### Your address

#### Your email address

#### Your phone number

If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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**Your client's company or organisation (if applicable): Mactaggart and Mickel**

# Site Submission form PART B:

**Your name**

**Your organisation or company**

**Your client's name/organisation  
(if applicable)**

**Site name**

**Site address (including post code)**


## 1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

## 2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)		Total site area (hectares)	<b>16</b>
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	<b>16</b>

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:

The land owner currently farms the land

Past uses:

Agricultural land

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

According to the online planning history records the site has no historic planning history

Access to the site (vehicle and pedestrian):

See separate sheet

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes  No

**3a: Is the site proposed for RESIDENTIAL development?** *Please tick to indicate* Yes  No 

<b>If Yes:</b>	<b>Number of houses</b>	<b>215</b>
	<b>Number of flats</b>	
	<b>TOTAL number of units</b>	
<i>Where possible, please tick to indicate which of the following apply:</i>		<b>Number of units</b>
<b>Market housing</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Affordable housing</b>	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please specify:		

**3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)** *Please tick to indicate* Yes  No 

If Yes, please indicate number of bed spaces and specify use :	<b>Number of bed spaces</b>	
Use:		

**3c: Is the site proposed for NON RESIDENTIAL development?** *Please tick to indicate* Yes  No 

<b>If Yes:</b>	<b>TOTAL floorspace:</b>	<b>m<sup>2</sup></b>
<i>Where possible, please tick to indicate which of the following apply:</i>		<b>Floor space</b>
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Other: ( If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>

**4: Possible constraints**

Please provide as much information as possible

**4a: To the best of your knowledge is there anything restricting the development potential of the site?**

Please tick to indicate

If Yes, please provide brief details

Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	See separate sheet
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	See separate sheet
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	See separate sheet
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	See separate sheet
Heritage/ landscape/ wildlife assets	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	See separate sheet
Other abnormal development costs	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	None

**4b: Do you believe constraints on the site can be overcome?**
*Please tick to indicate*
*If Yes, please provide details below of how they will be overcome, and the likely time frame:*

 Yes  No 

See separate sheet.

*(Please continue on additional sheets and attach as required)*
**5: Please provide an estimate of the number of dwellings/ floor space m<sup>2</sup> to be built on site per annum (1<sup>st</sup> April to 31<sup>st</sup> March)**

<b>2018/19</b>	40	<b>2024/25</b>		<b>2030/31</b>	
<b>2019/20</b>	35	<b>2025/26</b>		<b>2031/32</b>	
<b>2020/21</b>	35	<b>2026/27</b>		<b>2032/33</b>	
<b>2021/22</b>	35	<b>2027/28</b>		<b>2033/34</b>	
<b>2022/23</b>	35	<b>2028/29</b>		<b>2034/35</b>	
<b>2023/24</b>	35	<b>2029/30</b>		<b>2035/36</b>	

**6: Please indicate the current market status of the site**

<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input type="checkbox"/>	
Site is under option to a developer <input checked="" type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

**7: Site location plan**

**Each Site Submission Form must be accompanied by a site location plan** on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

**Please tick box to confirm you have included the required site location plan**

 Yes

<b>4. Possible constraints</b>	
Please provide as much information as possible	
<b>4a: To the best of your knowledge is there anything restricting the development potential of the site?</b>	
Please click to indicate	If Yes, please provide brief details
Contamination/Pollution	None
Land stability	None
Ground Levels	None
Mains water/sewerage	The main water sewage would easily be supplied to the development. Further investigations would be undertaken during any forthcoming planning application.
Electricity/gas/telecommunications	Studies would be undertaken to establish this.
Highways access and servicing	Separate vehicular access will be provided to both proposed development parcels with no vehicular connection between the two sites. Access to the northern area will be via an improved Woodend Lane, and access to the southern area will be via an improved Elstub Lane. The access proposals have been discussed with the Gloucestershire Country Council highway officer who has indicated that they are acceptable in principle.
Ownership/leasers/tenancies/occupiers	The site is under option to a developer
Easements/covenants	There are no known covenants to the site
Drainage/Flood Risk	<p><b>Flood Risk:</b> A level 2 Flood Risk Assessment has been undertaken. The Environment Agency indicative flood risk map identifies that the Environment Agency has classified the land at Lower Knapp Farm as being within Flood Zone 1. The FRA advises that with a suitable Sustainable Drainage System (SUDS) to manage the surface water run-off from the proposed development should be managed with the use of SUDS, so that the development does not increase the risk of flooding elsewhere.</p> <p><b>Drainage:</b> An important aspect of the drainage strategy is site attenuation, with the Environment Agency highlighting the need to attenuate run-off at the source and limit discharge rates accordingly. In meeting the water storage requirements for the development areas as identified in the FRA, two storage areas of 0.4ha (north development area) and 0.44ha (south development area) have been identified. It is proposed that these storage areas are located close to the edge of the northern</p>

	development area and within the eastern corner of the southern development area.
Heritage/landscape/wildlife assets	<p><b>Ecology:</b> A Baseline ecology survey of the area covering some 20 ha was carried out. The site was found to consist of grazed, improved pasture and cultivated arable fields enclosed largely by mature, tree-studded hedgerows with stock-proof fencing. A grass-covered earth bank along the southern boundary of Elstub Lane separates the two identified development land parcels within the site.</p> <p>The grassland fields are at present of limited ecological value but included in the scheme for wildlife, and to enhance biodiversity links within the local landscape, thereby contributing toward national planning policy. Green links, native species landscaping, preservation of hedgerows and trees would help support current policy and principles.</p> <p><b>Landscape:</b> A Landscape and Visual Appraisal has been carried out. The site study area's landscape and visual relationship with its environs is strongly influenced by the area's distinctive topography. Given that the site study area's elevation ranges (101m to 55m AOD) the site study area has a range of different visual and landscape relationships with its environs. Whereas the lower lying areas, alongside the existing urban edge are visually well contained, the upper levels of the site study area play a strong visual and landscape role with the wider landscape. The site study area sits within the 'Rolling Hills and Valleys' Landscape Type (LDA Landscape Character Assessment 2006).</p> <p>The proposed development parcels have been located in those areas of the site that are lowest lying, thus negating much of the landscape effect of the development.</p>
Other abnormal development costs	None

**4b: Do you believe constraints on the site can be overcome**

If Yes, please provide details below of how they will be overcome and the likely time frame



A number of constraints have been identified on the site following studies undertaken in 2011/2012. Any minor constraints on flood risk and drainage will be overcome through the integration of SUDs and site attenuation. The site is of limited ecological value, and any forthcoming application would include provision for enhancing biodiversity links, including green corridors, native species landscaping, and preservation of trees and hedgerows. The Landscape and Visual Appraisal has shown that the site furthest from the existing urban edge is likely to pose a significant impact on landscape character. This constraint will be overcome by concentrating development into two parcels of land, one to the north and one to the south, which adjoin the existing urban edge. These development parcels consist of low lying land that has been identified as being visually well contained.

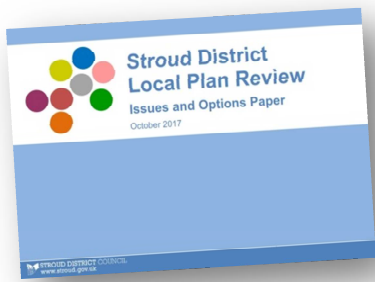
**2: Site Information**

*Please provide as much detail as possible*

OS Grid Reference (EENN)	<b>SO 74337, 00319</b>	Total site area (hectares) <b>16.2</b>
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**Access to the site (vehicle and pedestrian):**

Separate vehicular access will be provided to both development areas with no vehicular connection between the two sites. Access to the northern area will be via an improved Woodend Lane, and access to the southern area will be via an improved Elstub Lane. Pedestrian and cycle links will be provided between the two development areas. The access proposals have been discussed with the Gloucestershire County Council Highway officer who has indicated that they are acceptable in principle.



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview). You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5<sup>th</sup> December 2017. Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Consultation response form PART A

### Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

#### Your name

(title): <input type="text"/>	name: <input type="text"/>
-------------------------------	----------------------------

#### Your company name or organisation (if applicable)

#### Your address (optional)

#### Your email address \*

#### Your phone number (optional)

If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your client's company or organisation (if applicable)

### Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (\* we will do this via email)

- |      |  |            |                                     |           |                          |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i)   | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii)  | The next formal round of public consultation             | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |

## Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

**Your name**

**Your organisation or company**

**Your client's name/organisation  
(if applicable)**

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? ***Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)).***

**We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:**

Question number: 1.0a, 1.0b, 2.3c, 3.1, 3.4, 3.5a, 3.5b, 3.6,

Please use this box to set out your comments:

*(Attach additional sheets of paper or expand this box if you need to)*

See separate sheet

## ISSUES AND OPTIONS CONSULTATION

### REPRESENTATIONS ON BEHALF OF MACTAGGART & MICKEL



**Question 1.0a** – *What are your priorities for Stroud District? Can you list your top 5 issues, challenges, or concerns for the next Local Plan?*

Our clients top five priorities for the Stroud District are as follows:

1. Meeting the District's identified future housing needs;
2. Tackling the acute lack of affordable housing in the District;
3. Ensuring new housing development is located in the right place, supported by the right services and infrastructure to create sustainable development;
4. Developing a Green Infrastructure network of public open space provision throughout the District, to increase accessibility, ensuring public open spaces are adaptable and capable of accommodating multiple uses;
5. Achieving mixed, balanced, and cohesive communities offering a sense of community identity and belonging.

**Question 1.0b** – *Do you have ideas and suggestions for how the Local Plan might tackle particular issues?*

The Council should plan positively to meet the District’s identified future housing need, bearing in mind the recent Department of Communities and Local Government consultation which identified an increase in housing need using a new methodology, equating to an increase over a 20 year plan period of 3,740. The housing need for the District should reflect an adequate supply of sites to deliver the affordable housing need that is apparent in the District. Affordable housing is best delivered on larger sites through a policy requiring a percentage of affordable homes to be delivered, such as the 30% requirement in the Stroud Local Plan 2015.

New housing development must be located in the right place and be supported by services and infrastructure to ensure that sustainable development is achieved. In order to achieve this the Council should allocate sites in sustainable locations that are supported by appropriate infrastructure. First Tier settlements are the most appropriate place for large-scale housing development. Larger-scale housing developments also have the best chance of providing mixed, balanced, and cohesive communities through careful master planning. Ad hoc development of small housing sites is less likely to achieve this.

A Green Infrastructure network is an important aspect of creating a community and is more likely to be delivered through planned development. Developments should be required to provide a portion of onsite green infrastructure, contributing to the community’s health and wellbeing. Master planned sites are more likely to provide cohesive and useable green infrastructure that truly benefits the locality.

**Question 2.3c** – *Do you know of any suitable land for development to meet the housing needs of your neighbourhood, or do you have suggestions about how or where these needs might be met?*

Yes. The response to this question is encompassed in the answer to question 3.6. In brief summary, the land at Lower Knapp Farm, Cam should be considered for residential development as the site is suitable, available, and achievable. Further detail on the location can be found in the response to question 3.6.

**Question 3.1** - How should we meet future development needs?

*Option 1: Continue to concentrate housing and employment development at a few large sites located adjacent to the main towns in the district*

*Option 2: Take a more dispersed approach with some medium sized housing and employment sites on the edge of the larger villages, as well as towns*

*Option 3: Disperse development across the district with most villages including at least one small to medium size site allocated to meet local needs*

*Option 4: Identify a growth point in the district to include significant growth, either as an expansion of an existing settlement, or to create a new settlement.*

*Option 5: Do you have an alternative strategy option that you would like us to consider?*

*Do you have a preferred option? Or would some combination of these approaches be the best way to meet our future needs? Please explain why.*

Option 1 is the most sustainable option for meeting future development needs. Concentrated development at the main towns in the district, such as Cam and Dursley, is the most sustainable form of development. Housing development should logically be located where employment opportunities are high to promote sustainable transport and support the local economy. Additionally, larger housing sites generally deliver higher amounts of affordable housing than smaller sites of fewer than 10 dwellings.

**Question 3.4** – *Do you agree with the current hierarchy-based approach towards identifying settlements suitable for different levels of development? Is there a different approach you would prefer?*

*Do you agree with the different tiers identified in the current Local Plan and the scale of development proposed for each tier?*

*Are any of the settlements in the wrong tier and, if so, for what reason?*

The hierarchy-based approach is the correct way to identify settlements for different levels of development. Furthermore, the designation of Cam & Dursley as a Tier 1 Settlement is supported.

The proposed scale of development for each settlement, in particular First Tier settlements, is adequate. It is worth noting that paragraph 47 of the National Planning Policy Framework (NPPF) sets out the aim of boosting significantly the supply of housing. The recent Department of Communities and Local Government consultation 'Right Homes in the Right Places' set out a new formula for assessing housing need. This formula sets out an increase for Stroud per annum from 448 dwellings to 635. This equates to an increase over a 20 year plan period of 3,740. The Council should plan positively for this in the Local Plan process, with additional site allocations as appropriate.



**Question 3.5a** – How should development proposals on the edges of our towns and villages be managed?

*Option 1: Continue with existing settlement development limits amended as necessary*

*Option 2: Assess proposals on a case by case basis using broader criteria (e.g. landscape impact; form of settlement, proximity to services, etc.)*

*Option 3: Continue with settlement development limits but expand the types of development that are allowed beyond them in the countryside*

*Option 4: Do you have an alternative approach that you would like us to consider?*

Option 2. Settlement boundaries are a useful tool for controlling isolated development in the countryside, however restricting development to only those sites within the settlement boundary restricts the potential for sustainable development that has the potential to form a positive impact on the community. The National Planning Policy Framework (NPPF) does not in itself mention 'settlement boundaries'. Instead, the NPPF dictates that isolated homes in the countryside should be avoided. Moreover, the Planning Practice Guidance advises that blanket policies restricting housing policies in some settlements should be avoided.

Sites neighbouring settlement boundaries that would constitute infill development or an extension of the existing built form of the village should be assessed on a case by case basis and decided based on the sites merits as a sustainable location. A sustainable site should not be denied planning permission due to being outside of the settlement boundary and planning policy in the reviewed Stroud Local Plan should reflect this. In doing so this will provide greater flexibility into the Plan by allowing moderate growth in sustainable locations across the District through the planning application process.

**Question 3.5b** – *Are there any changes to existing settlement development limits that you would like to suggest?*

The settlement development limit at Cam should be extended to include the SALA site CAM010. A site plan is attached at Appendix 1. The site represents sustainable development and is believed to be a sustainable future growth location. The sustainability of the site is discussed in further detail in the response to question 3.6 below.

**Question 3.6** – Read through the settlement summaries over the following pages and tell us whether you agree with the potential broad locations for growth, if future housing, employment or community facilities are needed. Where more than one location is identified you can tell us which is the best option.

You may identify an alternative or additional location or site by indicating so on a map

You may also identify broad locations or sites at smaller villages that you think are appropriate for some development

In all cases, please specify whether the site is appropriate for housing, employment, retail and/or community uses including open space.

As set out in the Issues and Options Paper, Cam is identified as “an Accessible Local Service Centre”. The settlement has a strong retail role, and there is good accessibility to most key services and facilities within the town and elsewhere. The Issues and Options Paper notes that Cam can accommodate a large number of jobs.

The document sets out that preferred growth areas for the settlement are to the north and northeast of the settlement. It is considered that the area to the west/north west of the settlement also represents a sustainable growth location.

The site identified in the 2017 SALA process as Cam010 (Lower Knapp Farm) is considered a suitable site for development of the settlement. However, the site was rejected under the SALA. The reasons for rejection given were:

*“The site is not suitable for development because of the likely high landscape impact, highly visible as part of the escarpment foot slopes, helping to separate Cam from the M5 and fulfilling a recreational role on the edge of the settlement. There are therefore potential impacts preventing sustainable development in this location”*

Development at Lower Knapp Farm would be of a magnitude that would provide a community with a diverse range of residents due to a sound mix of type, tenure, and size of housing. The integration of affordable housing units onto the site would encourage social cohesion.

Cam benefits from a GP surgery and pharmacy, situated near to the historic high street in the north of Cam. The medical centre is only 500m from the edge of the site. Additionally, Cam already benefits from a good range of leisure facilities including a sports club, cricket pitch, and a number of public open spaces and play areas. The Knapp Farm site is approximately an 8 minute walk from the Jubilee playing field and athletics track, and would incorporate on-site provision for informal public open space, including the potential for a children’s play area on-site. The provision of these recreational facilities on-site negates the potential for loss of the recreational role set out in the rejection reason above.

The site is also well-located in terms of bus travel times/distance to a market town, supermarket, post office, community centre, primary retail, primary school, and sixth form

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CAM010 – Land at Lower Knapp Farm

school. There is the potential for a bus link to be incorporated into or near to the development which would enable easier access to these facilities, as well as the marginally further afield minor injuries unit and leisure facility.

The potential for landscape impact was one of the key reasons for being discounted during the SALA process. It is recognised that the site sits within the 'Rolling Hills and Valleys' Landscape Type and that the upper levels of the site play a strong visual and landscape role given the topography. In contrast, the lower lying areas are visually well contained.

Any development to be brought forward on the site would recognise and respond to the landscape, with housing development being kept to parcels of land of at low levels with limited landscape impact. The development would also include structure planting along the upper edges to enhance the site's ecological value and create a more treed character complementary to that found in the landscape around and to the north and east of Cam.

As set out above, due to the constraints of landscape character at the higher levels of the site, development would be kept to the lower lying areas close to the existing urban edge of Cam. Development on the site would provide pedestrian and cycle routes to connect the development to the local area, in particular to the primary school south west of the site.

A Vision Document for the site was prepared in 2011. In preparation for the production of this, a Transport Appraisal was carried out on the basis of two separate development parcels. Gloucestershire County Council was consulted on vehicular access. The proposals presented to the Council consisted of an improved Woodend Lane with site access to the northern area of the site, and improvements to Elstub Lane for access to the southern area of the site. GCC indicated that the proposals were acceptable in principle. Detailed transport assessments would be undertaken prior to any development and reasonable mitigation would take place.

In light of the above, it is considered that the site to the west of Cam, known as Lower Knapp Farm, is a sustainable development location and should be considered as an excellent site for allocation in the forthcoming Local Plan.

## Appendix 1 – Site Location Plan

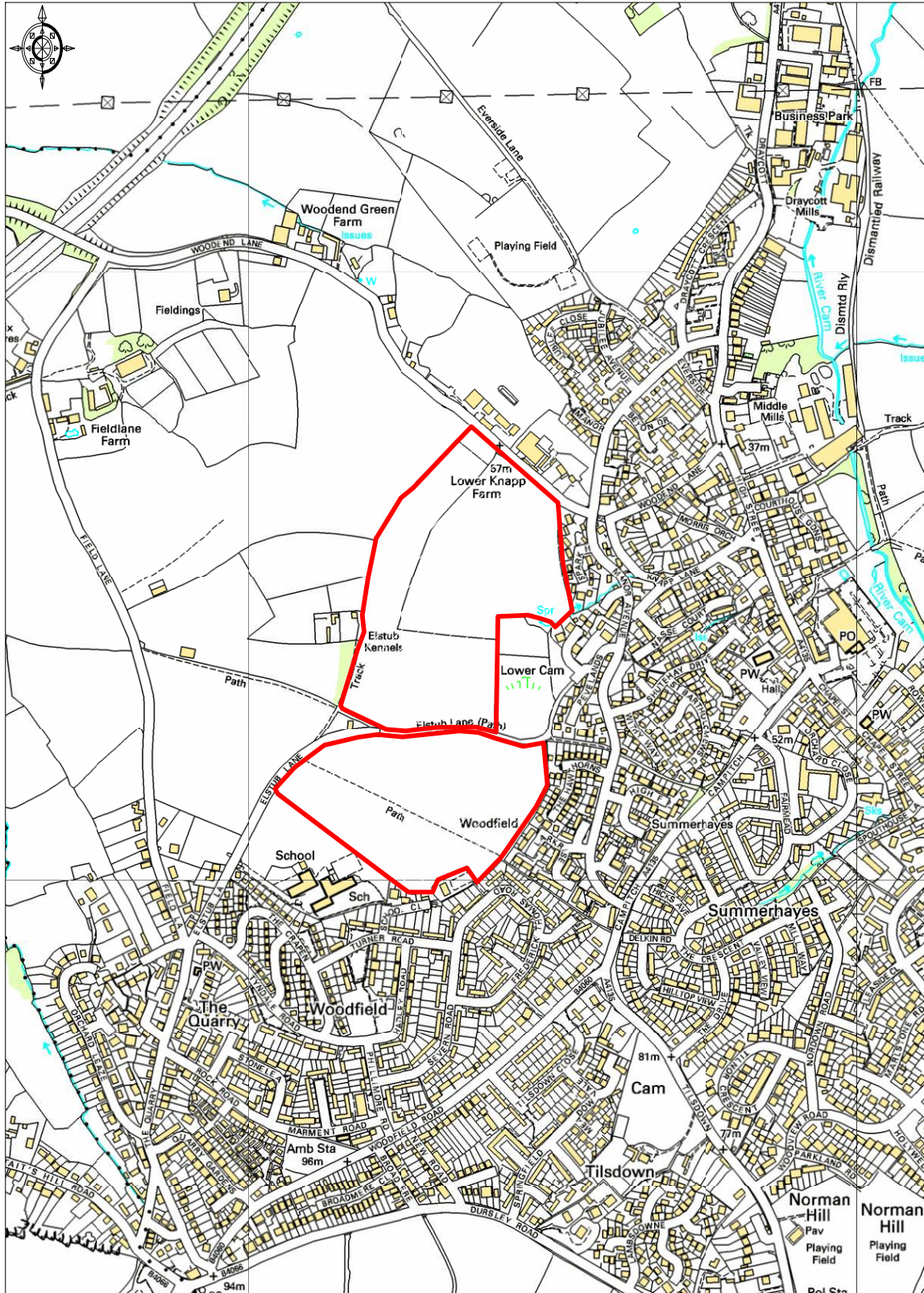
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# Land at Lower Knapp Farm, Cam, Gloucestershire

## Site Location Plan



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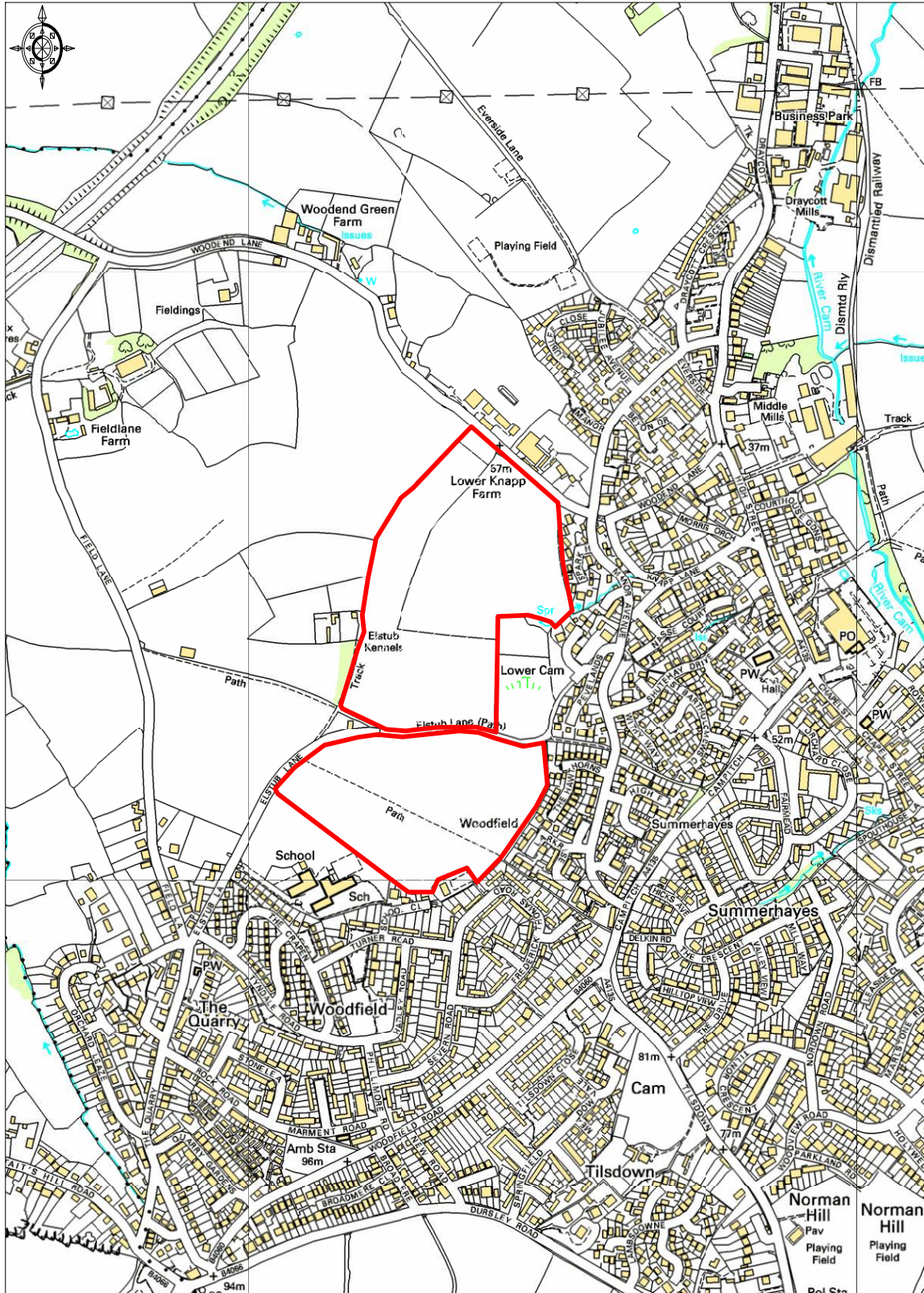
Ref: Siteloc1  
Date: Oct 11





# Land at Lower Knapp Farm, Cam, Gloucestershire

## Site Location Plan



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