



Making Places | Shaping the future of Cam and Dursley

The strategy ...

“...Growth and prosperity: revitalising Dursley and Cam to make an accessible, attractive focus for rural communities in the south”

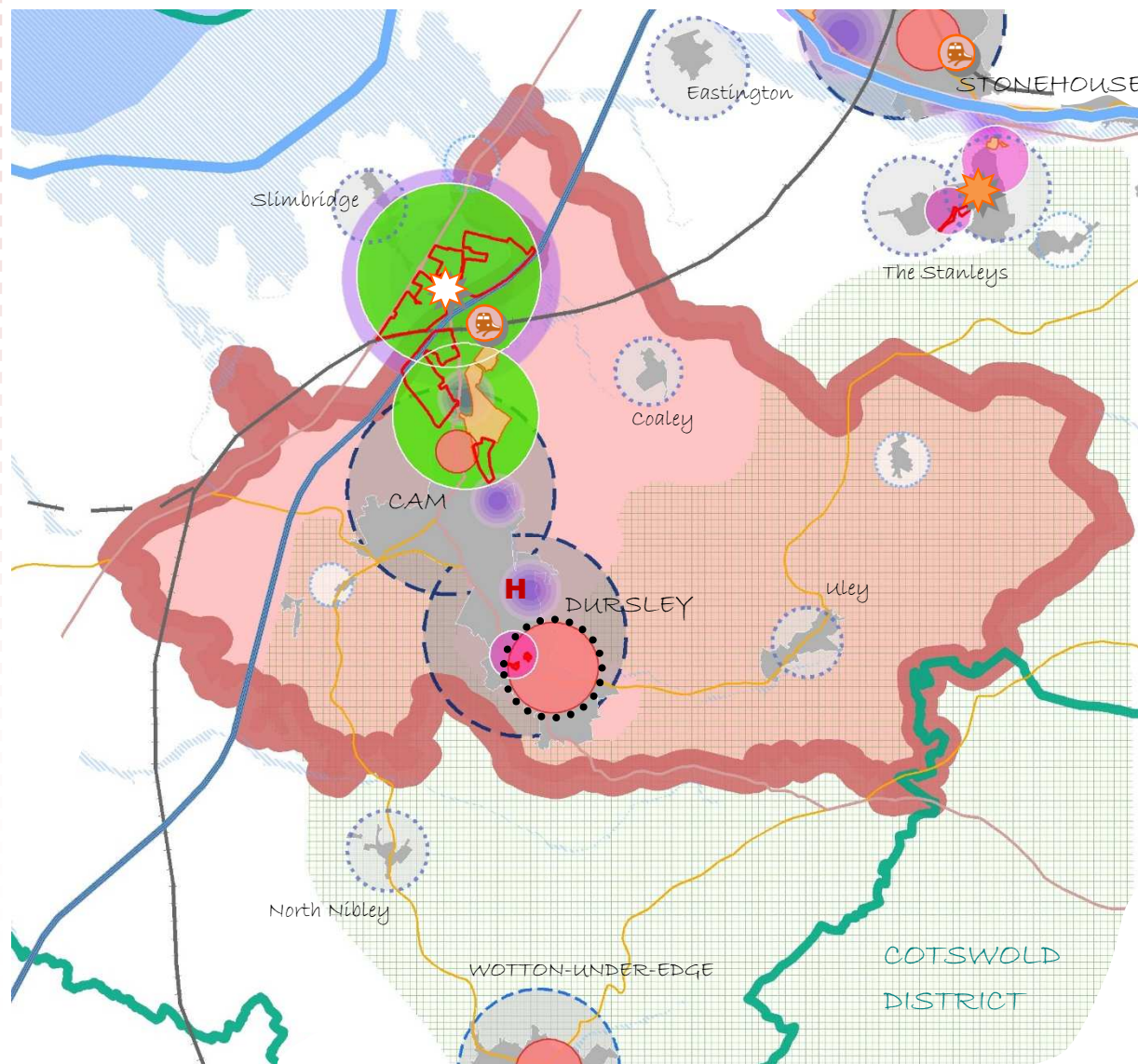
In the parishes of Dursley, Cam, Coaley, Stinchcombe, Uley, Nympsfield and Owlpen.

Dursley is Stroud District’s second town centre and, as adjacent settlements, **Cam** and **Dursley** together represent a really significant hub for homes, jobs and services. There is limited opportunity for Dursley to grow, due to landscape and environmental constraints around the town, including the AONB designation. The development strategy for the surrounding parishes combines some large **strategic site allocations** north of Cam (which will contribute towards meeting the District’s growth and development needs) with some smaller **local sites**.

As well as these site allocations, the Local Plan’s detailed **policy framework** will steer the type and quantity of development that will happen in **Cam** and **Dursley**, at smaller defined settlements and in the countryside.

3.3.1

Map 7 ...Spatial “mini vision” vision for the parishes around Cam and Dursley, up to 2040





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...what do we want for the future?

Vision to 2040...

Settlement hierarchy (CP3):

Tier 1 – Main Settlements

- Cam and Dursley

Tier 3b – Settlements with local facilities

- Coaley
- Uley

Tier 4a – Accessible Settlements with basic facilities

- Nymphsfield

Tier 4b – Settlements with basic facilities

- Stinchcombe

Town Centres (CP12)



Local and strategic service centres: a focal point for retail, leisure, cultural and community facilities, commerce and employment

Local Centres (CP12)



Existing / new centres with local services and facilities



The parishes of the Cam and Dursley vision area



Conserving and enhancing the Cotswolds AONB



Locations for strategic housing and mixed-use growth (CP2)



Locations for strategic employment-related growth and regeneration (outside of town centres) (CP2 E12)



A focus on local development to meet local needs (CP2 CP3)



Site allocations



Committed Development (Northeast Cam was allocated in the 2015 Local Plan)



Dursley town centre conservation and regeneration



Rail station



Hospital



Stroud District boundary

3.3.2 ▶

Growth and prosperity: revitalising Dursley and Cam to make an accessible, attractive focus for rural communities in the south...

Together, Cam and Dursley provide a focus for jobs and services in the southern part of the District. Development will bring new economic vitality, with more high technology, start-ups and light industrial businesses using the area's skilled, trained workforce. Dursley town centre will continue to provide the main shopping and leisure focus, with environmental enhancements and additional facilities helping to maintain and increase its vitality. Cam will benefit from an improved centre, with good pedestrian and cycle connectivity. Facilities and services will be enhanced at Cam and Dursley railway station. As a sustainable place to live and work, growth here will support local services, improved infrastructure and provide for the social and economic wellbeing of the wider locality.

There will be accessible countryside for leisure, amenity and recreation in this attractive Cotswold edge location. Pleasant and safe green routes linking Cam, Dursley and Uley will be developed for walkers and cyclists, providing access to the surrounding countryside. The tourism profile of the area will be raised as a destination for walkers at a convenient mid point on the Cotswold Way National Trail and with good transport links to other visitor attractions further afield at Bath, Bristol, elsewhere in the Cotswolds and Severn Vale, Gloucester and Cheltenham.

Cam and Dursley will support a thriving community, which recognises, respects and provides for the varied needs of the people that live in, work in, or visit the area. The valued landscape setting and attractive, wildlife-rich local environment will be conserved and cared for, whilst providing learning opportunities, jobs, access to services and leisure activities for everybody.

Communities will continue to have an active and productive role in shaping and managing their neighbourhoods. They will conserve and enhance their special qualities, which include the sense of place, community and wellbeing. The heritage assets of the locality will be protected and promoted.





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...What do we want for the future?

3.3.3 Where are we now?...

Cam and Dursley adjoin each other and together make up the District's second largest population (after the Stroud urban area). This large conurbation sits nestled at the foot of the Cotswold hills (the Cotswolds AONB covers the southern half of this parish cluster area) and adjoins the Severn Vale. The Cotswold Way runs through the historic market town centre of Dursley. Cam has a smaller village centre.

Both communities historically were centres for cloth manufacturing. Other industries later boomed in Dursley town, including engine manufacture, furniture production and pin-making. The area has suffered from a degree of deprivation that has impacted on the local communities, but regeneration and expansion in more recent years is delivering new employment and improved facilities and services within the area. The area benefits from a station on the main line to Bristol and good accessibility to the south of the District.

Outside of Cam and Dursley, the rural hinterland contains attractive villages, which look to the main settlement for their key services.

3.3.4 Key issues and top priorities for the future...

Public consultation and our evidence base have told us that these are key local issues and top priorities:

- Reducing car-borne traffic levels and congestion by delivering public transport improvements and safe pedestrian and cycle links
- Enhancing rail facilities at Cam and Dursley station, linked to the wider pedestrian and cycle network
- Encouraging growth of start-up businesses, hot desk facilities and home working, including through improved IT connectivity and infrastructure
- Improving health and community facilities in Cam, providing for children and young people
- Providing sheltered homes and affordable bungalows for the elderly and disabled
- Developing tourism and accommodation opportunities
- Enhancing walking and cycling routes and green links through to Uley and the Severn Vale, including the Wildfowl & Wetlands Trust
- Conserving and enhancing the natural beauty of the Cotswolds AONB





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...How are we going to get there?

3.3.5 Guiding principles for growth or development in the Cam & Dursley cluster:

Place-making **Core Policy CP4** (see **Chapter 2**) explains that all development proposals within the parishes surrounding Cam and Dursley are expected to accord with the **Cam & Dursley Mini Vision** and to have regard to the following **Guiding Principles**:

1. As the District's second most significant conurbation, Cam and Dursley will continue to be a focus for the District's strategic growth, subject to recognising its environmental limits, principally via planned expansion north of Cam, which will include more than 1,000 new homes on strategic sites
2. Continuing the trend established through previous planned strategic growth at Littlecombe and to the northeast of Cam, the Cam and Dursley area will be boosted as a major employment focus for the District. Development will provide an opportunity for higher technology and light industrial businesses to locate here
3. Dursley town centre will also be a focus for employment, economic growth and regeneration aiming to upgrade its retail offer, enhance its public realm and built environment, and boost its role as the second commercial centre of the district (a focal point for services and facilities in the south); meanwhile, appropriate development will be supported to boost Cam's role as a District Centre, providing retail, services and facilities for its growing communities
5. Appropriate development will be supported to sustain Coaley and Uley in their roles as Tier 3b Settlements with Local Facilities; as Tier 4 settlements, Stinchcombe and Nymphsfield will see very limited levels of development, to address specific local housing, employment or community infrastructure needs, including those identified by communities through their Neighbourhood Plans
6. Enhance the existing good transport links and movement corridors. Support improved sustainable transport links to Cam & Dursley station and to Cam local centre. Allow greater permeability through any new development for walkers and cyclists. Development will contribute to securing completion of the Cam to Dursley cycle route, and by contributing to new links to Slimbridge to the north and Uley to the south
7. Maintain the geographical and functional distinctness of Cam and Dursley, avoiding physical coalescence through development/new built form
8. Conserve and enhance the area's heritage assets and secure high quality, distinctive design, in keeping with local identity and character - with particular emphasis on the conservation areas at the heart of Dursley (town centre and Woodmancote), Nymphsfield, Stinchcombe and Uley
9. Conserve and enhance high quality natural landscape, including the AONB and its setting. There will be no strategic growth within the AONB, where any minor development must meet specific local needs.
10. Support low-impact development which will boost the rural economy: including farm diversification and uses that will bolster tourism, leisure and accessibility to the countryside for visitors and residents





Making Places | Shaping the future of Cam and Dursley

...How are we going to get there?

Key to maps ▼

Settlement summaries

- p122 Cam
- p130 Coaley
- p131 Dursley
- p135 Uley
- p136 Nympsfield, Stinchcombe

Site allocations

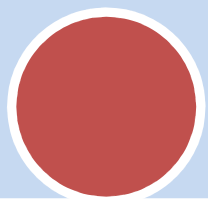
- PS24** Cam North West (W. of Draycott)
- PS25** Cam North East Extension (E. of River Cam)
- PS27** 1-25 Long Street, Dursley
- PS28** Land off Prospect Place, Dursley

The following pages contain settlement summaries for each of the defined settlements in the parish around Cam and Dursley ([Core Policy CP3](#)).

The summaries and accompanying maps identify key constraints and designations in and around each settlement, and show the location, scale and extent of any site allocations ([Core Policy CP2](#)).

-  Settlement development limit (settlement boundary)
-  Site allocations
-  Committed Development (including site allocations in the 2015 Local Plan and sites already with planning permission)
-  Heritage designations (including conservation areas, listed buildings, scheduled monuments...)
-  Natural environment constraints (including key wildlife sites, ancient woodland, SSSI, RAMSAR...)
-  Flood Zones 2 and 3
-  The Cotswolds AONB





Planning constraints and designations

Physical constraints include the floodplain that runs along the River Cam, together with the topography of the valley sides to the east, and the Cotswold escarpment to the southeast and southwest.

There are a number of listed buildings, primarily within Upper and Lower Cam.

Westfield and Bownace Woods and Cam Peak and Longdown Key Wildlife Sites lie to the southwest and southeast of the town respectively.

The Cotswolds AONB adjoins the southern edge of the settlement and lies to the southeast.

There are protected open spaces within the settlement and to the northwest.

Landscape sensitivity

The preferred direction for housing growth in landscape terms is to the north/north east and east of the settlement. The preferred direction for employment growth in landscape terms is to the north/northeast.

Settlement role and function

Cam is a **very large** settlement (second largest population after Stroud). 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 has a **strong local retail role**, with several 'neighbourhood' shopping areas and a range of local shops in the main village centre, which serves the day-to-day needs of surrounding villages and hamlets. Unlike our other very large settlements, Cam has only a **very limited role in providing 'strategic' services and facilities** to a wider catchment (a rail station and a supermarket). But it benefits from proximity to Dursley and offers an **excellent range of local community services and facilities** (GP, dentist and pharmacy, post office, primary schools and pre-school provision, places of worship, pubs, village hall/community centre, sports/playing fields and playgrounds). Cam and Dursley have the **best access to key services and facilities** of anywhere in the District.

Cam has a very **significant employment role**, but it is nevertheless a net exporter of workers: it acts as a major 'dormitory' and a local service centre.

Development strategy

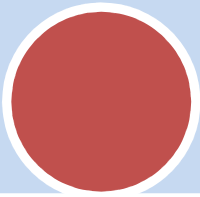
Cam is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local and strategic growth needs:

PS24 Cam North West (West of Draycott)

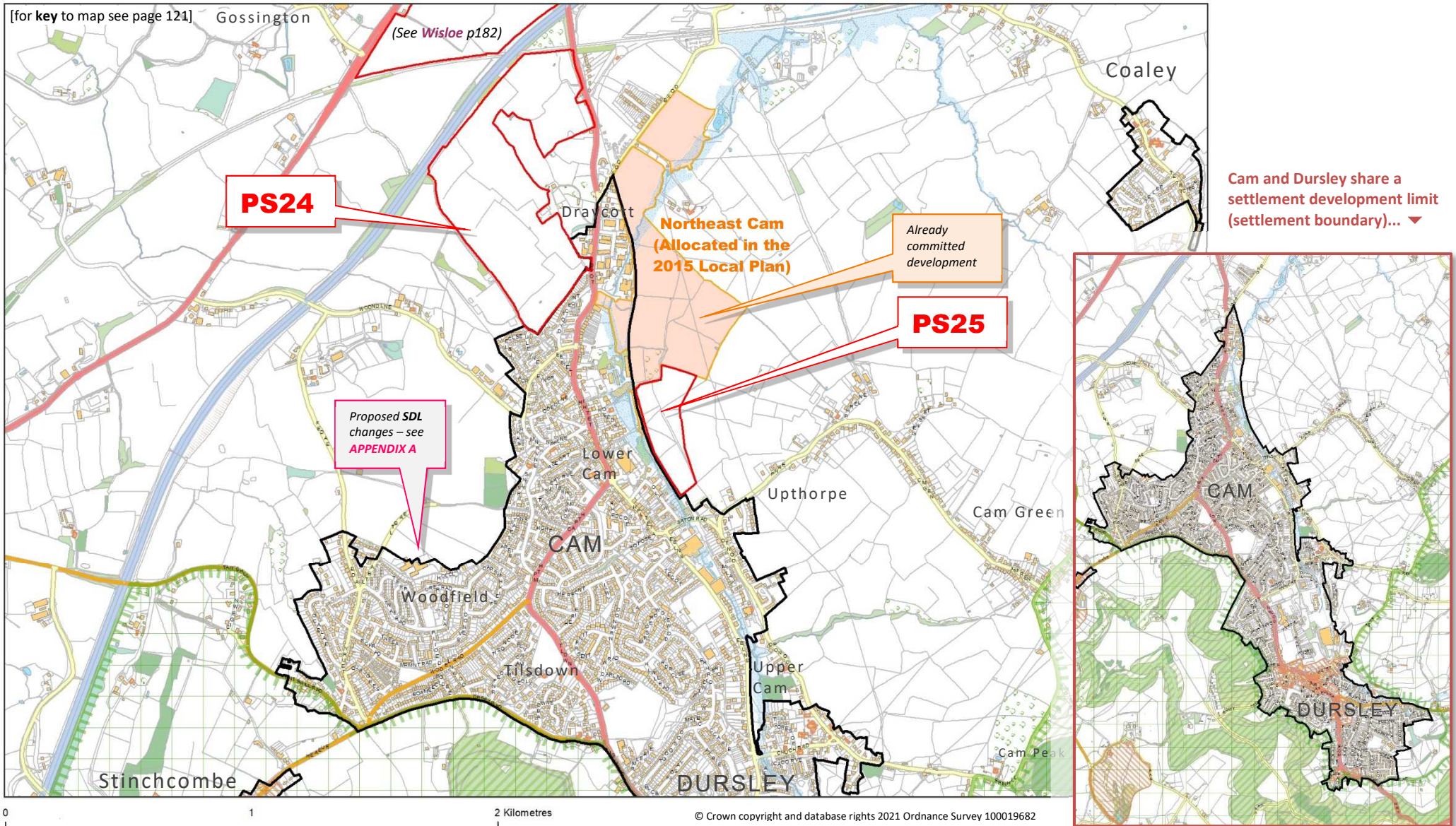
PS25 Cam North East Extension (East of River Cam).

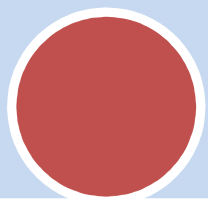
In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Cam's role and function as one of the District's main towns and an important local service centre.



Cam and Dursley | Our towns and villages

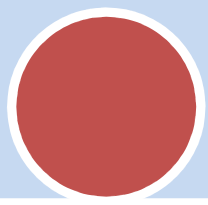
...Cam





Cam North West (Land west of Draycott)

- 3.3.6 Land north west of Cam is identified as a sustainable urban extension to **Cam**, which will deliver a high quality housing development, including residential and community uses that meet the day to day needs of its residents.
- 3.3.7 Land north west of Cam is located to the west of Draycott and to the north and east of Everside Lane and Jubilee Fields.
- 3.3.8 The site comprises 46 hectares of primarily agricultural land which will be developed for approximately 900 dwellings and community uses. These will comprise of a new primary school on a 2 hectare site, a community building (or access improvements and contributions to Jubilee Fields) and recreation open space and natural green space in accordance with Local Plan standards to meet the needs of residents. Contributions will also be required towards the off-site extension of existing health facilities at Cam.
- 3.3.9 Development is envisaged as a series of neighbourhoods linking seamlessly with existing areas of Cam with a layout, density built form and character which conforms to the **Cam Neighbourhood Design Code**. To integrate the development with Cam, to mitigate noise from the M5 and to protect Cam's landscape setting and views from the AONB escarpment, substantial structural landscaping will provide a green buffer on the western and northern edges of the development and green infrastructure within the development will link where possible with existing green infrastructure to create sustainable green corridors.
- 3.3.10 The site is located within the catchment of the **Severn Estuary SAC/SPA/Ramsar site**. Recent survey evidence suggests residents from this development are likely to seek to access recreation opportunities at this sensitive site. Therefore, it will be important that the development provides sufficient on-site recreation opportunities and off-site works if appropriate, to mitigate against the potential adverse impacts of visitors seeking to recreate at these sensitive locations.
- 3.3.11 The disposal of surface water run-off will require careful consideration to ensure that neither the development nor areas downstream are at risk of flooding. Surface water attenuation facilities will be required to serve discrete areas of development. The Council will seek opportunities to reduce the overall level of flood risk in the area, improve flood storage capacity and enhance biodiversity through the layout, use and form of the development. To address existing wastewater issues in the local area, Severn Trent has a sewer capacity improvement scheme in place for Cam and the scheme will need to take into account the requirements of this site.
- 3.3.12 The Council has produced a **Sustainable Transport Strategy (STS)** to ensure that new strategic developments deliver on the overall Plan objectives to reduce the environmental impacts of transport and to support a transformative rebalancing of the transport network in favour of sustainable forms of transport. The STS has identified a number of interventions for this site which should be imbedded within the layout and design of the development and delivered at an early stage to ensure that sustainable transport enhancements are prioritised above the provision of additional highway capacity.



3.3.13 In addition to the provision of high quality walking and cycling routes through the development and improvements off-site connecting with key local destinations and public transport permeability through the site, contributions will be required towards sustainable transport measures on the A38 and A4135 sustainable transport corridors and towards extending local bus services and facilities at **Cam & Dursley rail station**. Vehicular access will be primarily from the A4135, with necessary highway improvements consistent with the findings of the STS and the **Traffic Forecasting Report**.

Strategic Site Allocation Policy PS24

Cam North West

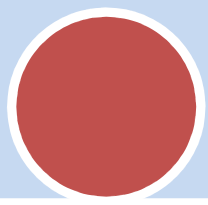
Land west of Draycott, as identified on the policies map, is allocated for a strategic housing development, including residential and community uses.

A development brief incorporating an indicative masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

This will address the following:

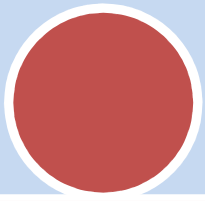
1. Approximately 900 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Cam and Dursley cluster area;
2. A 2 form entry primary school (incorporating early years' provision) on a 2 hectare site and contributions towards secondary school and further education provision;
3. A contribution towards the extension of existing health facilities at Cam to support the development;
4. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, including on-site community building or access improvements and contributions to Jubilee Fields and contributions to off-site indoor sports and leisure facilities, in accordance with local standards;
5. Structural landscaping buffer along the northern and western boundaries incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
6. On site and, if appropriate, off site work to mitigate against the identified impacts of development upon the Severn Estuary SAC/SPA/Ramsar site;

(contd.) ...



... (contd.)

7. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS);
8. Adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
9. A layout, density and built form and character which conforms to the Cam Neighbourhood Plan Design Code;
10. A layout which prioritises walking and cycling and access to public transport over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network, in accordance with Manual for Streets;
11. High quality and accessible walking and cycling routes within the site including the retention and diversion of existing footpaths as necessary, the provision of a pedestrian and cycle crossing on the A4135 for safer access to/from Cam and Dursley station and Cam local centre and contributions towards the enhancement of off-site walking and cycling routes to key destinations including to Cam local centre, Draycott Business Park and Draycott Mills, local schools, the A38 and the Cam and Dursley Greenway;
12. Contributions and support to sustainable transport measures on the A38 and A4135 sustainable transport corridors;
13. A bus loop through the site and bus stops and shelters at appropriate locations within the development to access existing diverted and new bus services and contributions to enhance bus service frequencies to key destinations including Dursley, Gloucester, Stroud, and Stonehouse;
14. Electric vehicle charging points in accordance with local parking standards;
15. Behavioural change measures to encourage sustainable travel by way of new and improved infrastructure and implementation of a Travel Plan.
16. Primary vehicular access from the A4135, with necessary improvements to the existing highway network;
17. Any associated infrastructure enhancements required and identified in the Stroud Infrastructure Delivery Plan in this location;
18. Phasing arrangements to ensure that community provision is made in a timely manner.



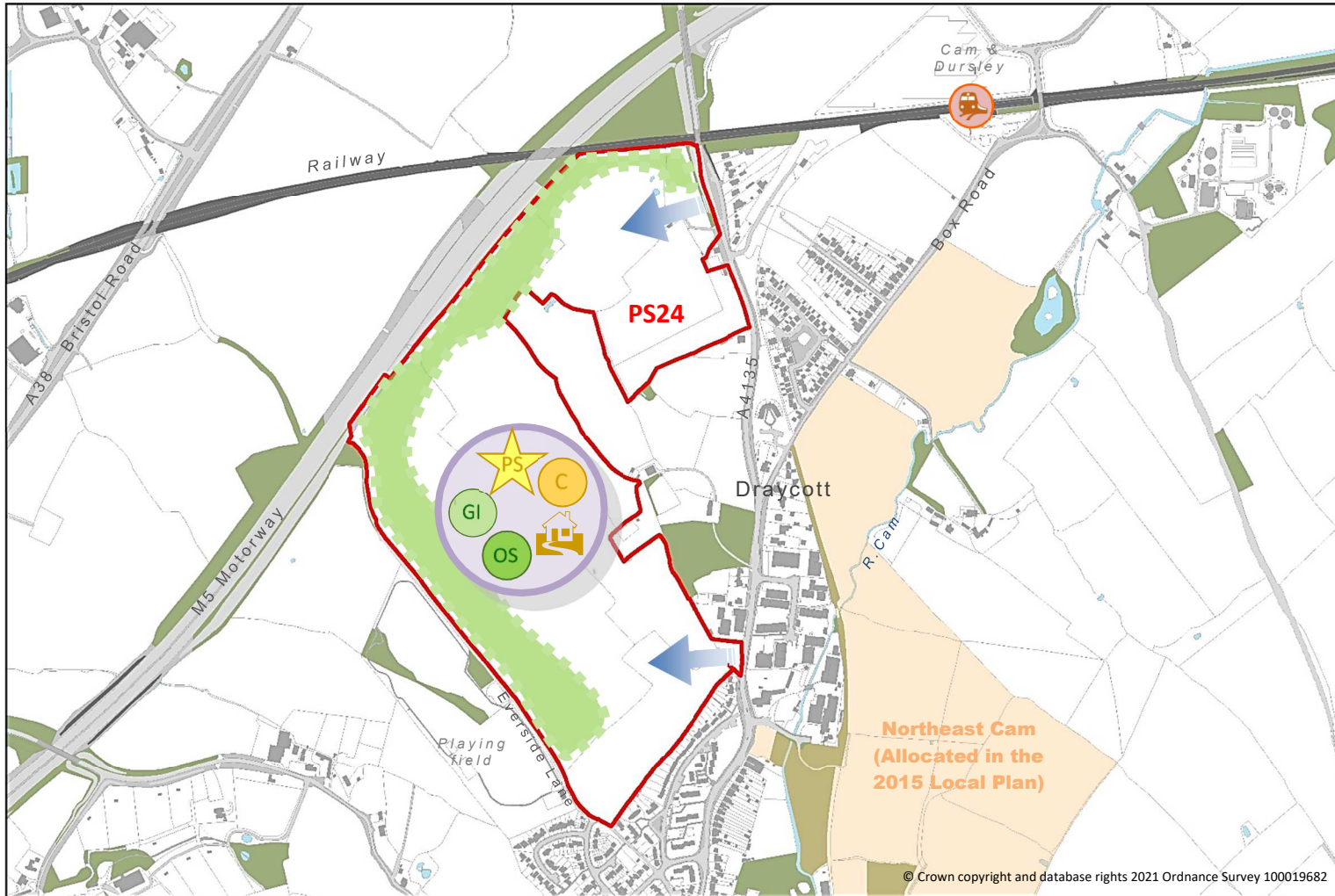
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...Cam









Strategic Site Allocation PS24

Cam North West

PS24 map ▾

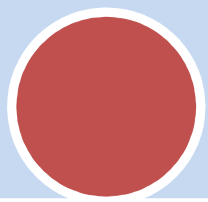


The site map for **Cam North West** (outlined in red) includes the following indicative information:

-  Potential access point(s)
-  Strategic landscaping, including green infrastructure (indicative)
-  Open space(s)
-  New primary school
-  Community uses
-  Site boundary
-  Housing
-  Existing rail station

0 250 500 Metres 1 Kilometre





Strategic Site Allocation Policy PS25

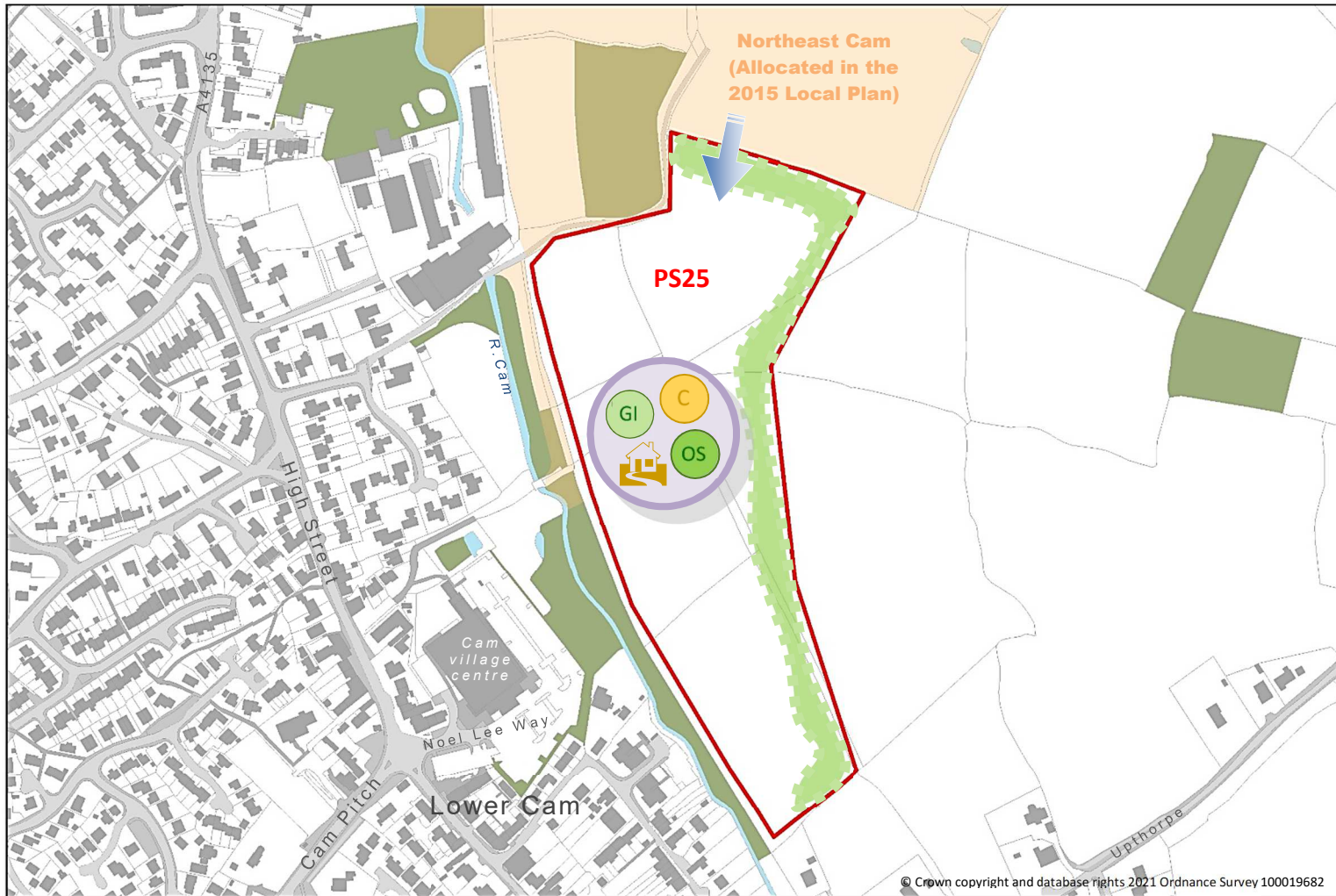
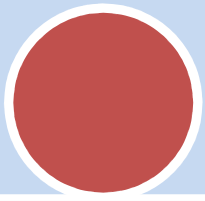
Cam North East extension

Land east of the River Cam, as identified on the policies map, is allocated for approximately 180 dwellings and associated community and open space uses to complete the North East of Cam (Millfields) strategic development site. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner. Development will include:







1. Approximately 180 dwellings, including 30% affordable dwellings, to address tenure, type and size of dwellings needed within the Cam and Dursley area;
2. Accessible natural green space providing a net gain to local biodiversity and public outdoor playing space, in accordance with local standards;
3. Contributions towards off-site indoor sports and leisure facilities, education provision within the local area, the extension of existing health facilities at Cam and the enhancement of passenger facilities at Cam & Dursley station;
4. Structural landscaping buffer along the eastern boundary incorporating existing and new native hedgerows and trees and linking with existing green infrastructure;
5. The acceptable management and disposal of surface water, including sustainable drainage systems (SuDS) and adequate and timely infrastructure to tackle wastewater generated by the development, in agreement with the relevant water company;
6. A layout, density and built form and character which conforms to the Cam Neighbourhood Plan Design Code;
7. A strategic walking and cycling route which links up with the route along the disused railway line from Box Road and connects with Cam local centre and improves connectivity to the south;
8. A layout which prioritises walking and cycling and access over the use of the private car by, for example, providing a network of internal walking and cycle routes that are shorter in distance than the highway network.

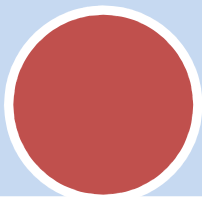
Cam North East Extension (Land East of River Cam)

- 3.3.14 Land east of the River Cam is identified as a southerly extension of the permitted North East of Cam (Millfields) strategic development site. The site will provide a safe and convenient walking and cycling link from the development to the adjacent Cam local centre and deliver an extension to the strategic walking and cycling route from Cam & Dursley station via Box Road to connect to Cam local centre via Rackleaze and to provide links to Dursley to the south and Uphorpe to the east.
- 3.3.15 It will be important for the development to provide a strong strategic landscaping buffer along the eastern boundary to provide an appropriate long term settlement edge as viewed from higher ground to the south and east. Within the development, the layout should be permeable, prioritising walking and cycling and with a density, built form and character which conforms to the Cam Neighbourhood Plan Design Code.



The site map for **Cam North East Extension** (outlined in red) includes the following indicative information:

-  Potential access point(s)
-  Strategic landscaping, including green infrastructure (indicative)
-  Open space(s)
-  Community uses
-  Site boundary
-  Housing



Cam and Dursley | Our towns and villages

...Coaley

Planning constraints and designations

There are no significant physical constraints. There are listed buildings within the north of the settlement, clustered around Grade II St Bartholomew’s Church. There are listed buildings at Betworthy Farm and Field Farm, immediately south of the settlement edge. The recreation ground, north of The Street, and the open space off The Close (in the Betworthy Estate) are both protected outdoor play spaces.

Landscape sensitivity

The preferred direction of housing growth in landscape terms is to the south. There is no identified preferred direction of employment growth in landscape terms.

Settlement role and function

Coaley is a **small** village with a small population, (although the ‘Coaley’ community also encompasses separate linear hamlets outside the Settlement Development Limit).

It has a **basic local retail role** (a community-run village shop), and a **basic level of local community services and facilities** (primary school and pre-school provision, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities** elsewhere is **fair**.

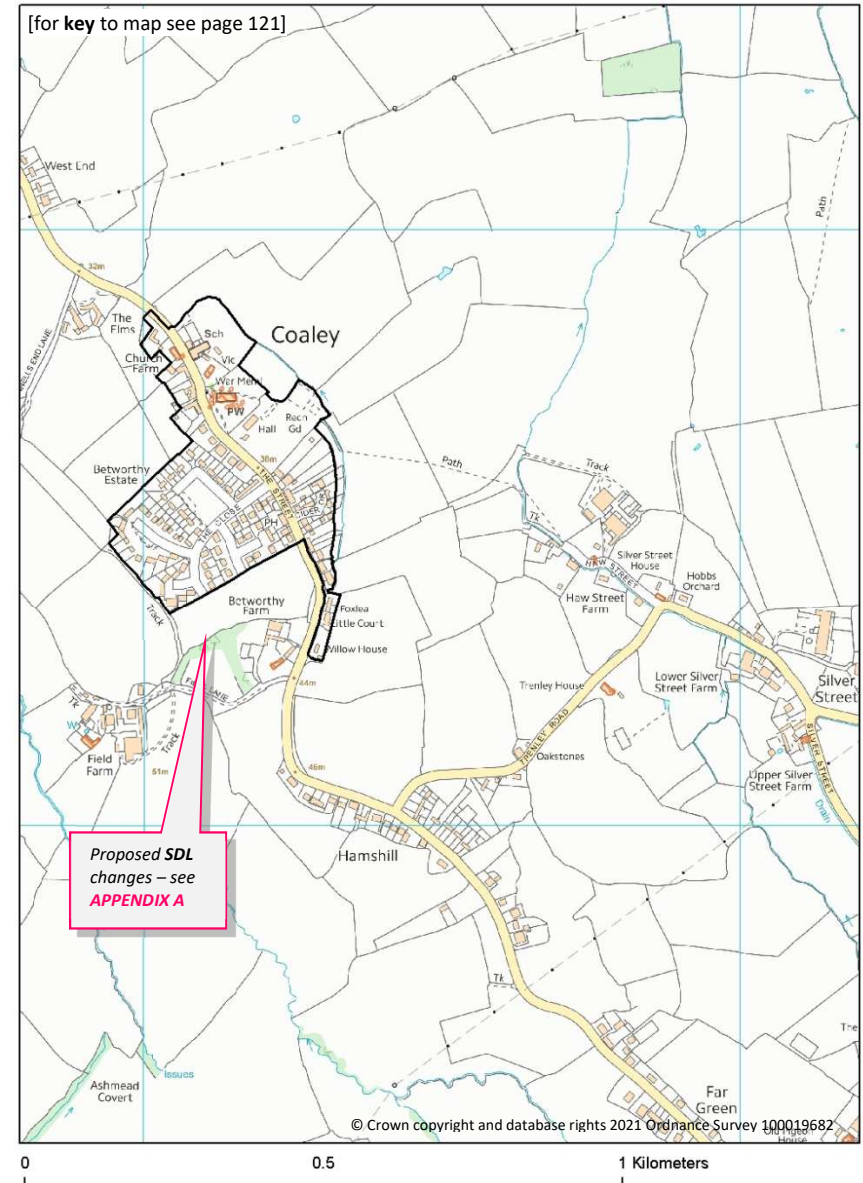
Coaley has **no significant employment role**: its principal role is as a ‘dormitory’ settlement.

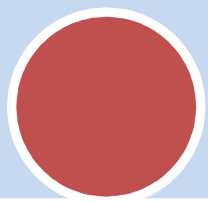
Development strategy

Coaley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Coaley’s role, function and accessibility as a settlement with local facilities.

There are no site allocations at Coaley.





Planning constraints and designations

Physical constraints include the floodplain that runs along the River Ewelme, the topography of the valley sides to the east, and the Cotswold escarpment to the south and southwest.

Dursley Conservation Area lies at the centre of the town with Woodmancote Conservation Area to the south. There are a number of listed buildings within the built up area and to the east.

Hermitage Wood, Gravelpits Wood and Dursley Woods Key Wildlife Sites follow the Cotswold escarpment to the south west and south.

The Cotswolds AONB encloses the town to the west, east and south.

There are protected open spaces within the settlement.

Landscape sensitivity

The preferred direction for housing growth in landscape terms is to the southeast.

There is no identified preferred direction of employment growth in landscape terms.

Settlement role and function

Dursley is a **very large** settlement, one of the District's historic market towns. Cam and Dursley are adjacent settlements; their combined population (14,800+) makes this a really significant conurbation and an important second focus for the District.

Dursley has a **strong 'strategic' retail role** as one of the District's 5 town centres, serving a wide catchment. It offers a **very good** level of **local community services and facilities** (GP, dentist and pharmacy, post office, primary schools and pre-schools, places of worship, pubs, town hall/community centre, sports/playing fields and playgrounds) and has an **important role** in providing a diverse range of **'strategic' services and facilities** to a wider catchment (hospital, banks, secondary school and 6th form, library, swimming pool and leisure centre). Cam and Dursley have the **best access to key services and facilities** of anywhere in the District.

The town has an **important employment role** and also functions as a 'dormitory' settlement and strategic service centre.

Development strategy

Dursley is a **Tier 1** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

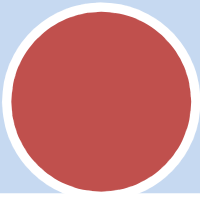
Site allocations [outlined in **red** on the map and shown in more detail over the following pages] will meet local growth needs:

PS27 1-25 Long Street.

PS28 Land off Prospect Place.

There are no proposed site allocations for strategic growth, due to environmental constraints around Dursley.

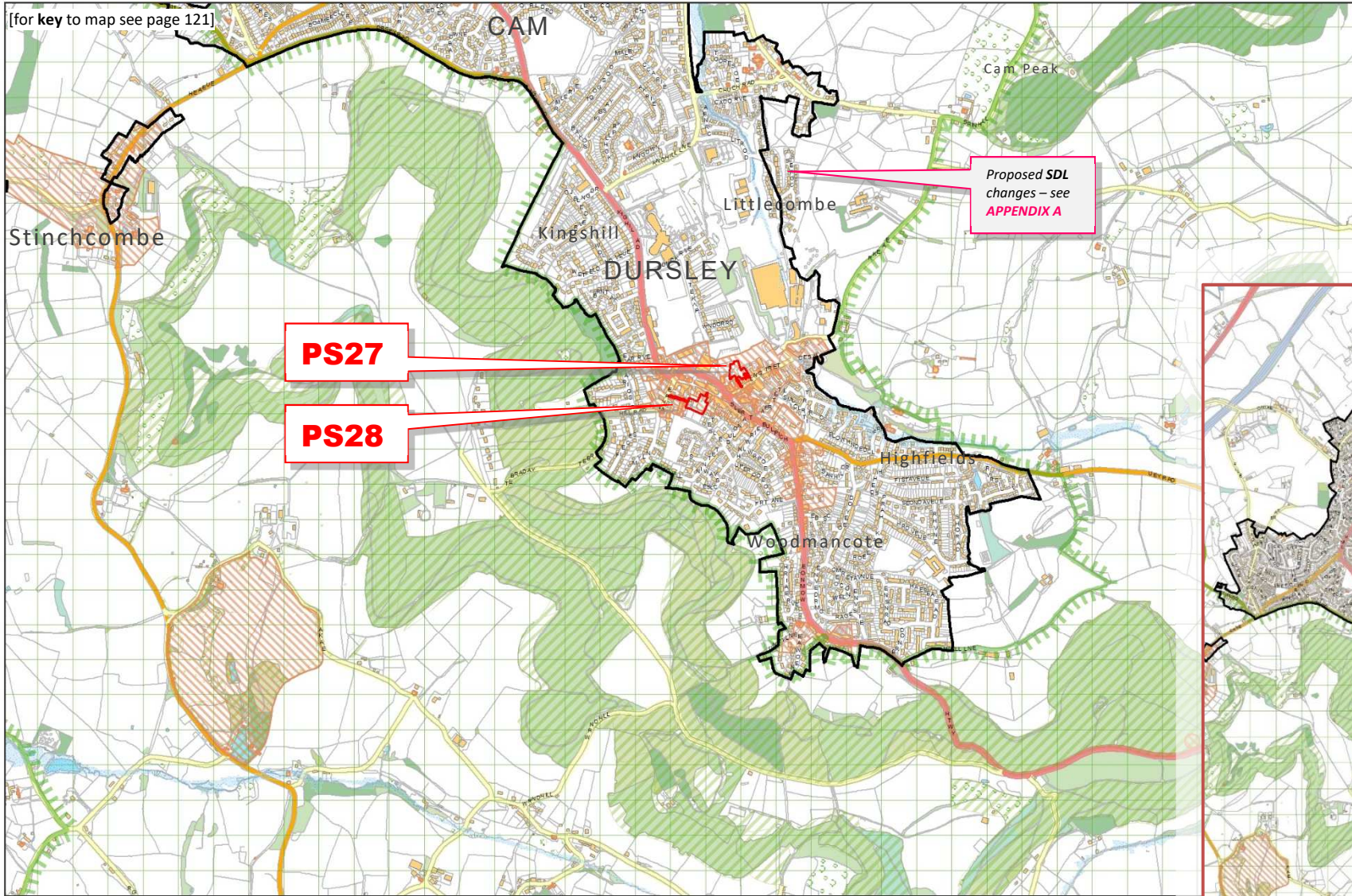
In addition to the allocated sites, infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Dursley's role and function as one of the District's main towns and a strategic service centre.



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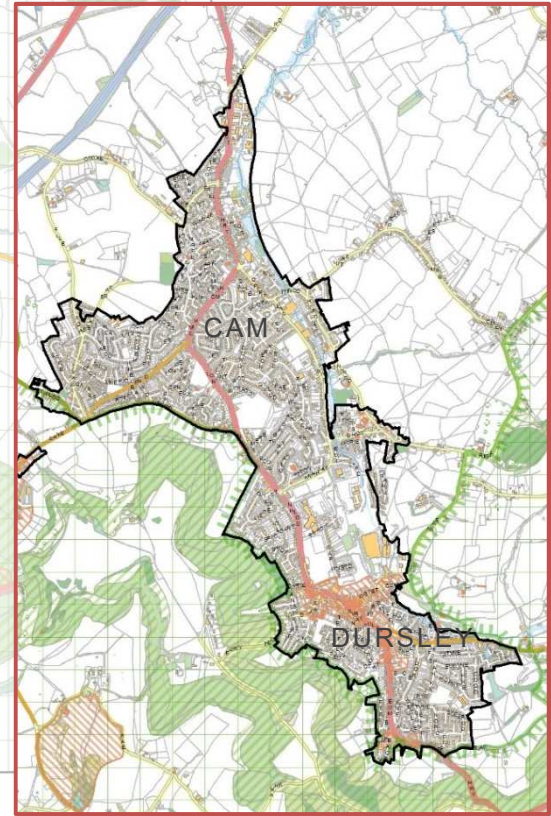
...Dursley

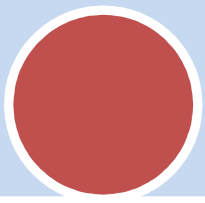
[for key to map see page 121]



Proposed SDL changes – see APPENDIX A

Cam and Dursley share a settlement development limit (settlement boundary)... ▼



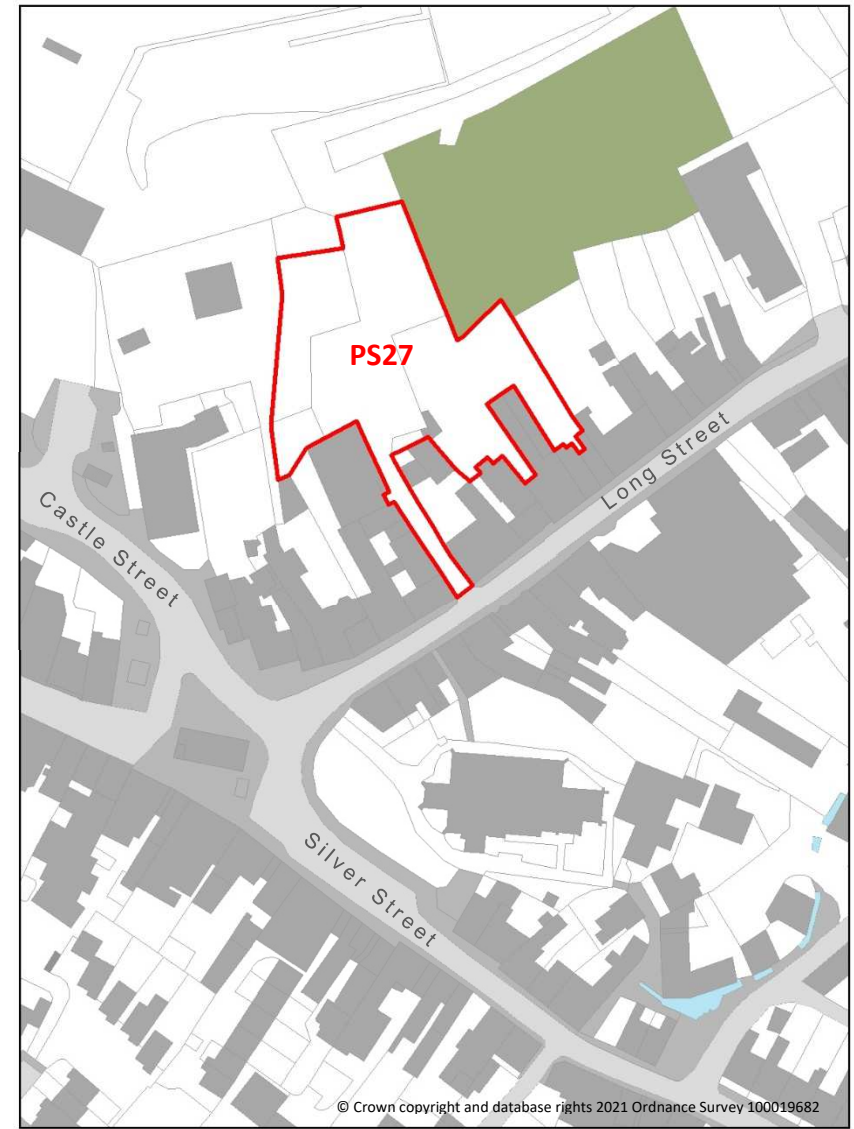


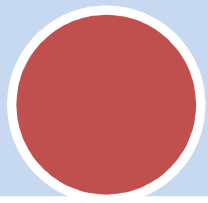
Local Sites Allocation Policy PS27 1 – 25 Long Street, Dursley

Land rear of 1-25 Long Street, as identified on the policies map, is allocated for partial redevelopment and re-use for town centre uses. Development will enhance pedestrian access and retain necessary parking for existing uses. Particular issues to address include conserving and enhancing heritage assets through high quality design, and safeguarding and enhancing local biodiversity. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

Rear of Long Street, Dursley

3.3.16 Land to the rear of 1 – 25 Long Street has potential to provide environmental enhancements and additional uses to support the vitality of Dursley town centre, improving pedestrian accessibility and conserving and enhancing heritage assets within Dursley Conservation Area, taking account of the site’s archaeological potential and its contribution to the setting and significance of nearby listed buildings. High quality design will need to respect the town’s historic urban grain and vernacular character. Tree planting on the northern part of the site should be conserved and enhanced. Land assembly will be required to maximise the opportunities for redevelopment of the site which will need to include provision for the operational requirements of existing uses.



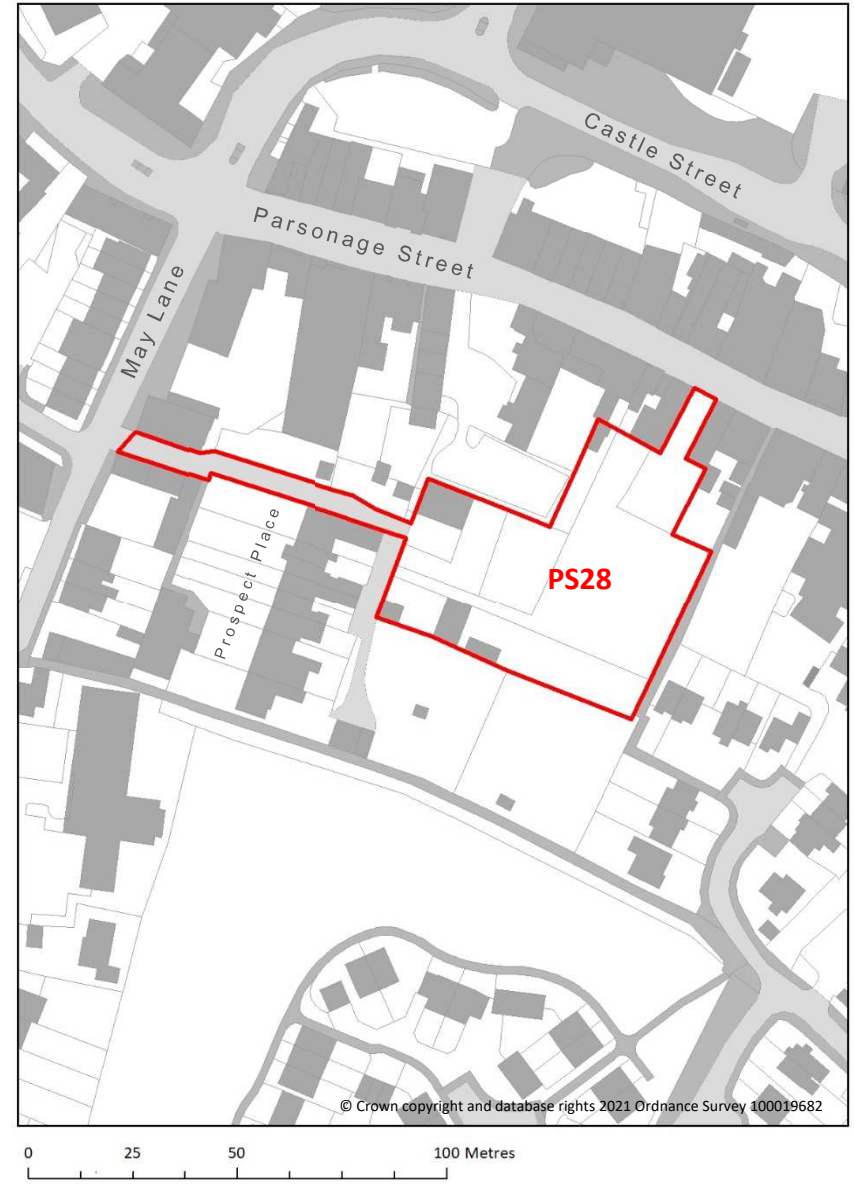


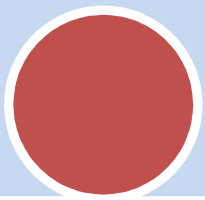
Local Sites Allocation Policy PS28 Land off Prospect Place, Dursley

Land off Prospect Place, as identified on the policies map, is allocated for a development comprising up to 10 dwellings, open space and town centre uses. Development will include improvements to the existing pedestrian access from Parsonage Street, and improvements to vehicular access from May Lane. Particular issues to address include conserving and enhancing heritage assets through high quality design, and safeguarding and enhancing local biodiversity. A masterplan, to be approved by the District Council, will detail the way in which the land uses and infrastructure will be developed in an integrated and co-ordinated manner.

Land off Prospect Place, Dursley

3.3.17 Land off Prospect Place has potential to provide environmental enhancements and additional uses to support the vitality of Dursley town centre including conserving and enhancing heritage assets within Dursley Conservation Area, taking account of the site’s archaeological potential and its contribution to the setting and significance of nearby listed buildings. High quality design will need to respect the town’s historic urban grain and vernacular character, including sensitivity from long views due to major level changes through the site. The site will need to provide appropriate mitigation to safeguard and enhance local biodiversity. Land assembly will be required to maximise the opportunities for redevelopment of the site which will need to include provision for the operational requirements of existing uses.





Planning constraints and designations

Physical constraints include the floodplain along the River Ewelme and the topography of the Cotswold escarpment to the north and west.

Uley Conservation Area covers most of the village. There are a number of listed buildings within the village and beyond to the west and south. Uley Bury to the north of the village is a scheduled ancient monument.

Uley Bury is also a Key Wildlife Site to the north of the village. There are TPOs on the western and eastern edges of the village.

The Cotswolds AONB designation covers all of the village and surrounding land.

There are three protected outdoor play space to the west, east and south of the village.

Landscape sensitivity

The landscape parcels around the settlement are all considered to be of high sensitivity to both housing and employment uses and do not offer any opportunity for housing or employment allocation, in terms of landscape and visual factors.

Settlement role and function

Uley is a **medium-sized** village.

It has a **basic local retail role** (a community-run village shop), but a **good range of local community services and facilities** (GP, primary school and pre-school provision, post office, place of worship, pub, village hall/community centre, sports field/pitch and playground). **Access to key services and facilities elsewhere is fair.**

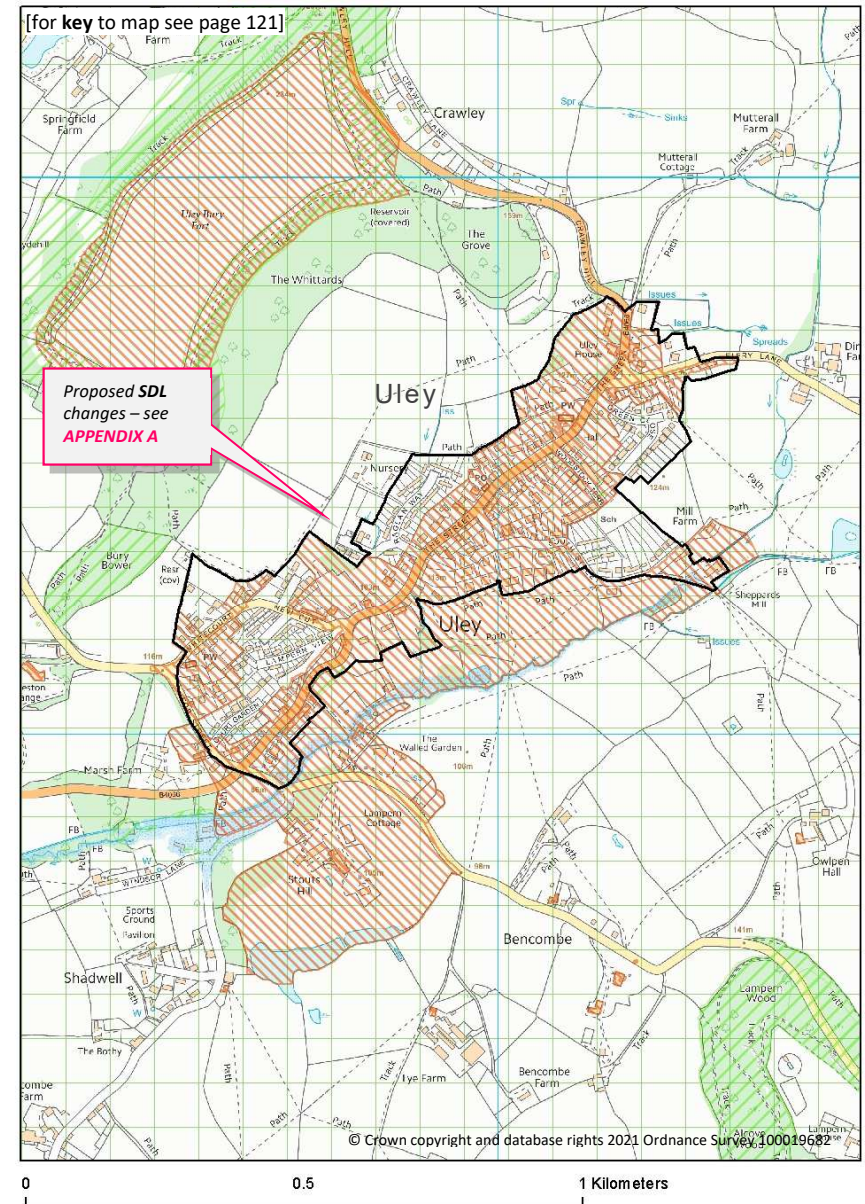
Uley has **no significant employment role**: its principal role is as a 'dormitory' settlement.

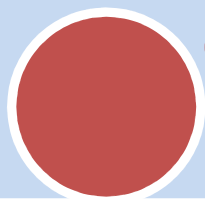
Development strategy

Uley is a **Tier 3b** settlement and has a Settlement Development Limit (SDL), [outlined in **black** on the map].

Limited infill and re-development is permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Uley's role, function and accessibility as a settlement with local facilities.

There are no site allocations at Uley.





Cam & Dursley | Our towns and villages

...Nympsfield, Stinchcombe

Tier 4a settlements around Cam & Dursley

- Nympsfield

Settlement role and function

These **small/very small** settlements provide only **basic local services and facilities** for their communities, and neither has any retail facilities. However, **access to key services and facilities elsewhere is good**: this is a relatively accessible settlement, which benefits from its proximity and connectivity to higher tier settlements. Nympsfield has **no significant employment role** and functions as a 'dormitory' village.

The Cotswolds AONB designation covers the village and surrounding land, and it faces significant environmental constraints.

Development strategy

Nympsfield is a **Tier 4a** settlement and has Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Nympsfield's role, function and accessibility as accessible settlements with basic facilities, and boosting community vitality and social sustainability.

There are no site allocations at Nympsfield.

Tier 4b settlements around Cam & Dursley

- Stinchcombe

Settlement role and function

These **small/very small** settlements provide only **basic local services and facilities** for their communities, and neither has any retail facilities. However, **access to key services and facilities elsewhere fair**: this is a relatively accessible settlement, which benefits from its proximity and connectivity to the higher tier settlements of Cam and Dursley. Stinchcombe has **no significant employment role** and functions as a 'dormitory' village.

The Cotswolds AONB designation covers both villages and surrounding land, and they both face significant environmental constraints.

Development strategy

Stinchcombe is a **Tier 4b** settlement and has Settlement Development Limits (SDL).

Very limited infill and re-development to meet specific local needs may be permitted inside the SDL and (exceptionally) adjacent to the SDL (subject to policy criteria), with a view to sustaining or enhancing Stinchcombe's role and function as a settlement with basic facilities, and boosting community vitality and social sustainability.

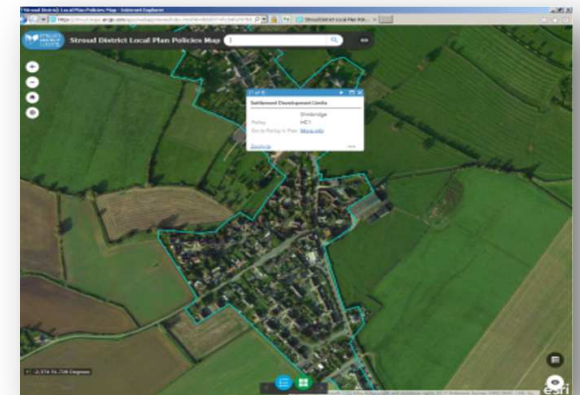
There are no site allocations at Stinchcombe.

▼ Where can I see the settlement boundaries?

Settlement development limits are defined on the current Local Plan maps. You can access these and an interactive online mapping tool via our local plan web page:



www.stroud.gov.uk/localplan



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