

Date: 20th July 2021

The Planning Strategy Team
Stroud District Council
Ebley Mill
Westward Road
Stroud
GL5 4UB

Sent via email to: local.plan@stroud.gov.uk

Dear Sir or Madam,

Representation for the Stroud District Local Plan Review Draft Plan Regulation 19 - Land at Oakland House, Cam, GL11 5DH

I am writing on behalf of the landowner and I would like to highlight an issue relating to the rejection of the submission of the 'Land at Oakland House Cam' ref: CAM030 in the Local Plan Review process and ask that this is amended accordingly for the reinstatement of part of the land, which would therefore offer an opportunity to remedy the soundness issues of the PS24 Cam North West (West of Draycott) allocation in its current form. For reference I attach the land ownership area for reinstatement under **Appendix 1**.

Strategic Assessment of Land Availability (SALA) 2020: 'Land at Oakland House Cam'

The 'Land at Oakland House Cam' ref: CAM030 was listed under Appendix 4 – List of Rejected Sites under the Strategic Assessment of Land Availability (SALA) 2020. The reason for the rejection stated that "*development would result in the loss of the mature trees and gardens surrounding Oakland House*". The published reason for removal, is erroneous, as the land previously included within the PS24 draft allocation under the Emerging Strategy 2018 (**Appendix 2**) is very much separate to the house and garden area. Therefore, it would be illogical to not be included within the surrounding allocation as this land would provide a sufficient, sustainable, and deliverable site for development.

This has been misunderstood as the land ownership has been assessed as a whole. The intention of the submission was to request the inclusion of the land within the allocation as it had been within the PS24 draft allocation, prior to the removal, and also to show the wider full ownership and boundaries of the landowner to illustrate the ability to offer alternative access options for development.

Soundness of PS24 Cam North West (West of Draycott)

It must be noted that there are a number of issues with the soundness and deliverability of the current proposed allocation which includes restrictions on highway visibility splays and access points with a single road to serve the development. The Preliminary Illustrative Master Plan shows the draft allocation straddling land that was previously included in the Emerging Strategy 2018. The reinstatement of this land would offer the potential for an improved vehicular and pedestrian movement around the development, allowing for a greater green buffer to run along the M5. The whole strategic allocation could then come forward so that both accesses can be used, significantly reducing the traffic travelling through Draycott and improving the flow throughout the allocation, as well as preventing the loss of the green infrastructure to an estate road along the M5.

To add, I note other major proposals and new settlements have potential deliverability issues, therefore, some of the housing requirement for the Plan period should be allocated to Tier 1 settlements such as Cam.

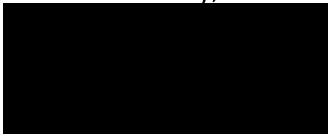
Reinstatement of 'Land at Oakland House Cam' as per Emerging Strategy 2018

The inclusion of this previously identified land to the north/north west of Oakland House will therefore allow for an effective and comprehensive development across the PS24 allocation where the land is currently disjointed and offers a remedy to the issues outlined, and significantly enhances the soundness of the proposed PS24 allocation.

I very much look forward to hearing from you on the above and would be most grateful if the 'Land at Oakland House Cam' (excluding the house and gardens) could be included within the PS24 allocation for the adoption of the Local Plan as per the Emerging Strategy 2018, so that it is treated consistently with the surrounding land which is draft allocated, as the current reason for excluding this part of the land is not applicable.

If you have any questions, please let me know.

Yours faithfully,

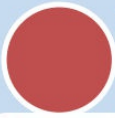


Jack Mouldsdales
Representing Landowner



Appendix 1 – Land to be Reinstated within PS24 as per Emerging Strategy 2018 at Oakland House Cam





Cam & Dursley | Potential sites and alternatives

...Cam

How do these sites fit into the emerging Strategy? Find out more on p32

