

September 2024

Cam Parish Councils Strategic Development Plan



Introduction

Cam is undergoing a period of rapid transformation with the addition of large scale developments on its northern boundary around Box Road as well as its southern boundary at Littlecombe. There has also been multiple smaller scale infill sites which have cumulated in a significant amount of growth within the Parish.

Cam Parish Council recognises that whilst this growth brings with it opportunities, including increased economic activity and social diversity, it must also be accompanied by essential infrastructure improvements to ensure the impact on the wider community is mitigated and the parish remains a desirable place to live.

Cam Parish Council therefore designed this Strategic Development Plan to assist the District and County Councils to navigate this transition thoughtfully, with the desires of the local community in mind.

CAMunity: The Cam Community Plan

Cam Parish Council launched a community survey in October 2022, to create a community-led plan for the parish.

Community led planning is a tried and tested approach that enables local people to identify the needs for their area, set priorities and plan actions. It involves extensive community participation and engagement using techniques such as questionnaires, events and meetings.

A publicity campaign was launched, which included a press release, social media posts, posters and flyers. A flyer was posted to every resident and business properties within the parish with an invitation to complete the survey online. In addition, printed copies of the survey were distributed to key locations within Cam. Community events held during this distribution time offered an additional platform of engagement for the Council, these included the Cam Christmas event, the Jubilee Field Opening event and youth engagement sessions.



Key Findings



Open Spaces

This was the most important service to participants and received the highest satisfaction level in terms of services provided. Play Areas provided by the Council scored highly in term of service, however, in terms of importance to the community, this did not feature as highly as wildlife, conservation and nature.



Highways safety, speeding and traffic management

Traffic movement through and around the parish appeared frequently in the responses. This is mirrored by the public participation at our Planning & Highways Committee meetings. Neither the public nor the Council have confidence that the highways impact has been properly assessed. Whilst we appreciate developer contributions/ obligations have resulted in some localised infrastructure/ highways improvements, there is a desire for a more strategic overview for traffic management throughout the parish.

Specific areas of concern have been highlighted in a traffic survey commissioned by Cam Parish Council in July 2022.



Primary Care services

Primary Care services, specifically access to a doctors and dentist were also mentioned frequently in the responses to our survey.

One of the key aims of this strategy is to endorse the vision set out in the **Draft GP Premises Development Plan April 2024 to March 2031** **PPG Network** for a new Cam & Uley surgery for around 12,000 patients to be completed and open by 2029/2030

Open Spaces Strategy



Purchase of Land at Everlands

At its meeting in May 2024, Cam Parish Council Council resolved to support the funding of the purchase of Cam Sports Club using £100,000 from its Neighbourhood CiL reserves. The Council was thrilled that there is an opportunity to secure this valuable piece of land for community use. To date (August 2024), work continues through the legal representatives to secure the land and protect it in perpetuity through Fields In Trust.



Investment and development of play areas

Cam Parish Council is extremely proud of its assets at the Jubilee Playing Field, Woodfields play area and Cam Green play area. The Council will continue to invest and devliver high quality play facilities at all three of these sites.



Designating Rackleaze as a conservation area

Rackleaze is a treasured local haven hidden just of the main High Street. It is a vital part of our community, providing a sanctuary for wildlife and a peaceful refuge for all residents to connect with nature. Cam Parish Council is committed to developing the wet land and protecting it as a conservation area.



Woodlands Management

Having an effective management plan for our woodlands is essential for maintaining biodiversity and ensuring a healthier planet for future generations. Cam Parish Council will continue its collaborative working to ensure the woodlands are managed effectively.

Transport Strategy



Cam Parish Councils vision for Employment 1 site contained within S.15/2804/OUT - Transport HUB

Cam Parish Council request that the land designated as employment 1 at the far end of Box Road (opposite the train station) is reviewed, taking into account the change in landscape since the original strategic development was agreed.

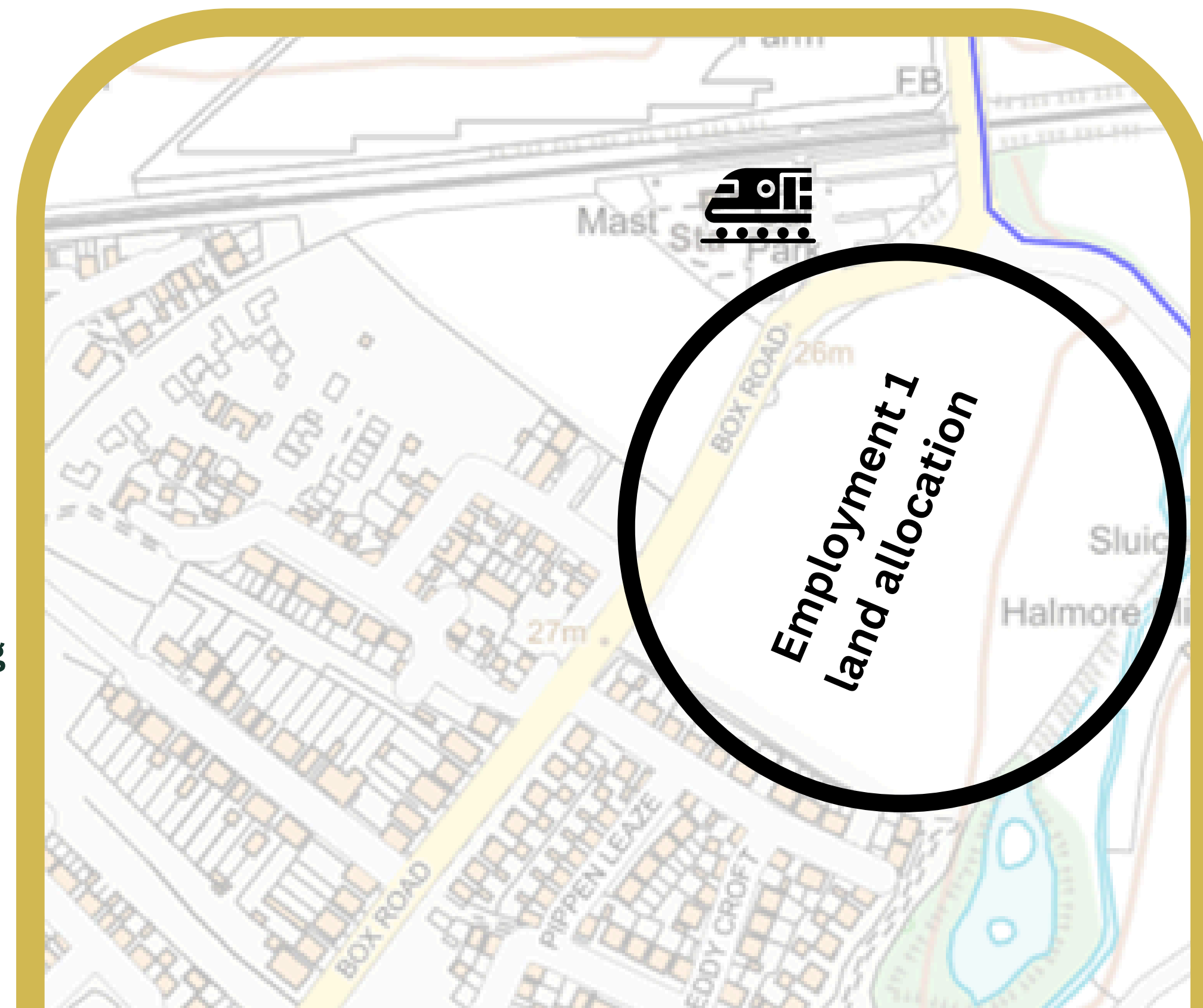
Network rail have said that there is room for expansion on the line both in terms of carriages and additional services. Cam station is used as a 'feeder station' for most neighbouring villages and people from further a field, and as these outer lying places grow, so too will the demand on the station. We therefore would like to propose that the employment land allocation opposite the station is reviewed and consideration given to developing it as a **transport hub**.

This would address some problems with the existing station car park by –

- **Creating an entrance which is wide enough for buses to access (buses have to swing into the current entrance)**
- **Adding additional capacity for car parking,**
- **Electric car charging points**
- **Installing toilets**
- **Services for refreshment facilities or a local food vendor/ trailer**
- **There's potential for a local shop**
- **A seating area,**
- **A recreational space**
- **CCTV and lighting**
- **Thought would also need to be given to a suitable pedestrian crossing point from the station across the road**

In addition, we would also suggest

- **move the existing bus stop, making it much more user friendly**
- **move the bike racks and add lockers to create a much better facility for those walk/ cycle**



Transport Strategy



Cam Parish Councils vision for Employment 1 site contained within S.15/2804/OUT - Transport HUB continued

Employment is a key feature in both the Local Plan and our NDP and one we don't wish to dumb down but without some assurances that this land is going to become a truly useful and valuable employment area, our next preference would be a transport hub with recreational space.

SDC strategic planning have said -

'The sites all now have planning permission and whilst we are happy to consider alternatives these would need buy in from the owners/developers to make any progress. The planning merits would then have to be considered. We would be happy to engage in pre-app discussions for an alternative proposals.'

SDC CiL officer has said -

'the development of a 'strategic transport hub' would be an eligible project type to apply for CiL Strategic funding. Any bid submission under the scheme would need to demonstrate that the project is well planned for and deliverable, as per the scheme Guidance Notes. GCC highways and integrated transport teams would of course need to be full supporting partners of any such project, probably lead project delivery organisation themselves.'

The land agent has said -

'The land in question already has planning permission for employment development purposes, and we are under legal obligations to promote and market it as such.'

Transport Strategy



Engage with GCC Highways regards existing road infrastructure

Recently the failure to achieve original intentions of the traffic calming scheme agreed with the developer St.Modwens, plus the increase in minor accidents at the junctions on the A4135 at both Goldfinch Edge and Box Road, together with well documented existing problems, have led us to believe a serious joint constructive dialogue is essential.

The through route from the A38 Slimbridge roundabout to Dursley has multiple highways issues that the Parish will lobby to improve.



Primary Care Strategy



Endorse and lobby the plans contained within the Draft GP Premises Development Plan April 2024 to March 2031

Cam Parish Council would like to express its strong support for a new Cam & Uley surgery for around 12,000 patients to be completed and open by 2029/2030.



Cam Parish Council is acutely aware of the pressing need for increased healthcare facilities in our parish, and believe this project is crucial for meeting the growing healthcare demands of Cam and the wider community.

Cam is undergoing a period of rapid transformation with the addition of large-scale developments on the periphery of its boundaries as well as multiple smaller scale infill sites. This has cumulated in a significant amount of growth within and around the parish. The rapidly expanding community has resulted in significant population growth and the existing healthcare infrastructure has not kept pace.

Cam Parish Council fully endorse the proposed new surgery in Cam which would provide substantial benefits to the community. The new surgery aims to offer a range of medical services in one location with a joined-up approach to community healthcare ambitions. This will ensure that residents have easier and quicker access to medical services, reducing travel time and waiting periods for appointments.

Primary Care Strategy



Cam Parish Councils vision for Employment 2 site contained within S.15/2804/OUT - Health HUB

Cam Parish Council request that the land designated as employment 2 at the near of the Draycott business park is reviewed and consideration given to creating a dedicated **Health HUB**.

In addition to the plans summarised above for a new surgery, there is an aspiration for the dentist at Chapel Street to expand. It would be a fantastic opportunity if they could relocate to a new location shared with the surgery.

Funding available through Stroud District Council could see huge investment into leisure facilities. The Pulse is limited in development potential due to surround infrastructure but a new Pulse Annex with gym, studio and café could also be included on this site. This would allow the GP to explore exercise on prescription within the same location.

To summarise - We would like to see this health hub become a centre for:

- **an expanded GP practice**
- **an expanded dental practice**
- **The Pulse Annex**

