

Community

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Cam Parish

Neighbourhood Development Plan

2019 - 2031

Regulation 15 Submission Version

Submission Draft | October 2019

www.camparishcouncil.gov.uk



Cam Parish Council

Overview Information

This draft Neighbourhood Plan is for submission to Stroud (Regulation 15)

Stroud District Council will be holding a Regulation 16 consultation on this version of the Plan.

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Foreword

The future for Cam Parish will bring more houses and more people, which will bring challenges and concerns. But it also brings opportunities. Change can be a positive thing where people in the community feel they can play their part in shaping it and this is what the Neighbourhood Development Plan is all about.

At the time of writing around 650 houses have attained planning permission on Box Road. Whatever we think about that, it is going to happen, and the Stroud District Local Plan Review for the future proposes around a 1000 more, so the most productive thing we can do now is work with all developers and builders to ensure that any new housing looks and feels the way we want it to.

This Neighbourhood Development Plan contains policies and recommendations around future development – all of which have been approved by the people of Cam and cannot be ignored by developers. It is a legal document (permitted by the Localism Act 2011) and the product of five years' work by a passionate group of local volunteers and Cam Parish Councillors.

Cam's striking rural setting, strong community and excellent transport links make it a popular place for newcomers. We must harness the new energy, enthusiasm and ideas this can bring as well as maintain and improve the distinctive village feel of Cam, with its green infrastructure that residents told the team they hold so dear. Our Neighbourhood Development Plan will help us to do just that.

From Councillor Christina Carter, Chair of Cam Parish Council on behalf of the NDP Steering Committee

Contents

	Page
1 Introduction	6
2 Vision and Objectives for Cam	12
3 Cam Development Strategy	15
4 Planning Policies	19
Environment and Sustainability	20
CAMES1 Green Infrastructure and Biodiversity	22
CAMES2 Parish Landscape Character	25
CAMES3 Valued Views	27
Local Character and Distinctiveness	30
CAMCD1 Locally Distinctive Design	31
CAMCD2 Cam's Trees, Woodlands and Hedgerows	34
CAMCD3 Sustainably Designed Homes and Places in Cam	37
CAMCD4 Pre-application Community Engagement	38
Movement and Connectivity	39
CAMMC1 Improving and Enhancing Connections for Cyclists and Pedestrians	41
Community Facilities and Services	44
CAMCF1 Retention of Community Facilities	45
CAMCF2 Local Green Space Designations	48
Employment	50
CAME1 Safeguarding Employment Sites	51
CAME2 Encouraging Startup, New Businesses and Home-working	52
Cam Village Centre	53
CAMVC1 Cam Village Centre	54
5 Plan Review	57
6 Projects	58

List of Figures

Figure 1: Cam Designated Neighbourhood Development Plan area
 Figure 2: Cam General Location Map
 Figure 3: Cam Village
 Figure 4: Stroud Local Plan 2015 Spatial Strategy for the Cam area
 Figure 5: Cam Plan Strategy Overview Map
 Figure 6: Green Infrastructure: Wildlife Sites and Habitats Map
 Figure 7: Green Infrastructure Diagram: Assets and Priorities
 Figure 8: Cam Parish Landscape Setting
 Figure 9: Key Landscape Features and Valued Views
 Figure 10: Character Areas
 Figure 11: Key Trees in Cam
 Figure 12: Indicative Route of Greenway
 Figure 13: Snicket Map
 Figure 14: Cam Community Facilities Map
 Figure 15: Local Green Space Designations Map
 Figure 16: Cam Village Centre

Appendices (Separate PDF documents)

Appendix 1: Cam Neighbourhood Plan Evidence Base Summary
 Appendix 2: Cam Parish Council Pre-application Engagement Protocol
 Appendix 3: Cam Design Code 2019

Figure 1: Cam Designated Neighbourhood Development Plan Area

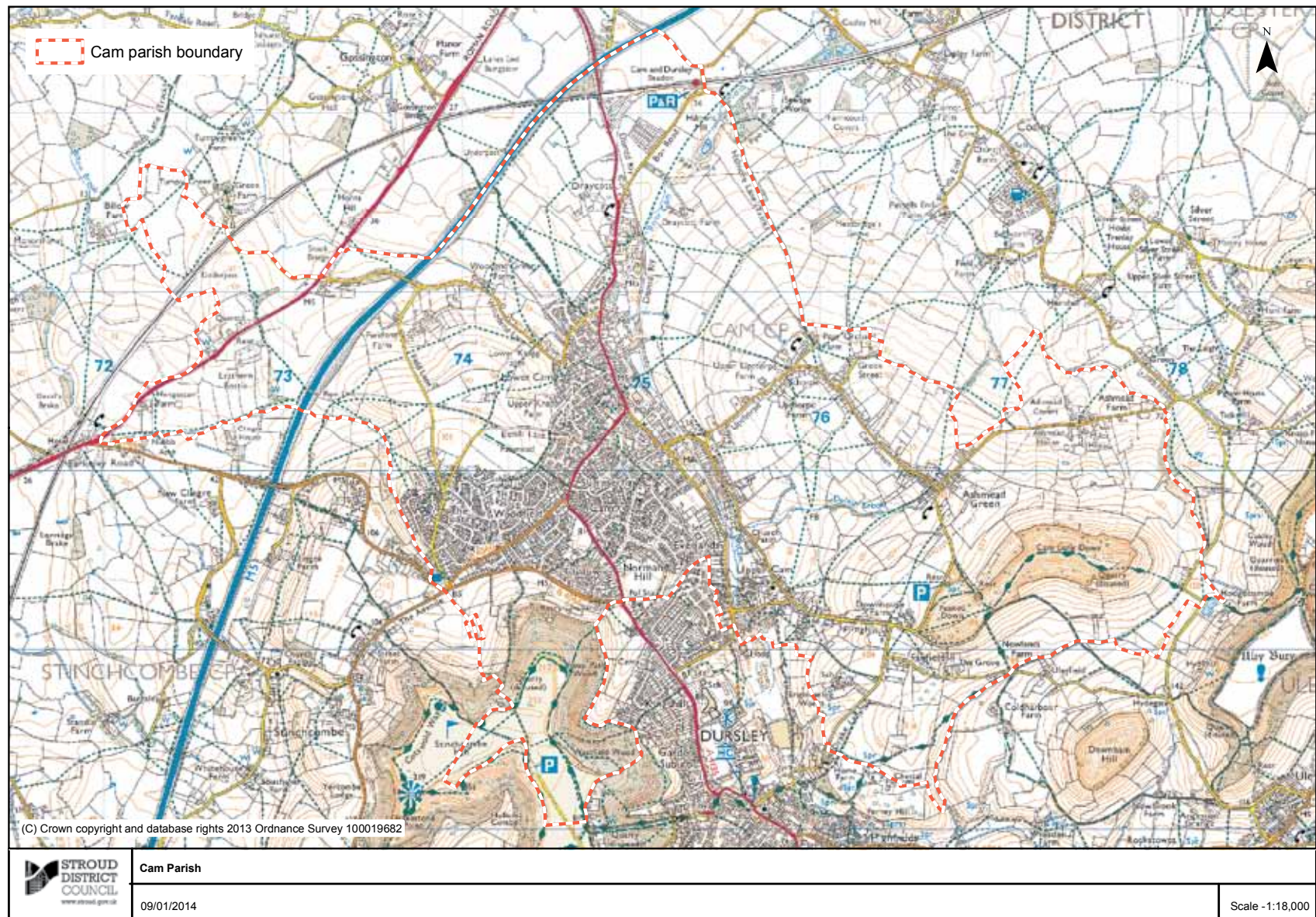


Figure 2: Cam General Location Map



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1 Introduction

Neighbourhood Area

Cam Parish was designated as a Neighbourhood Area, for the purposes of creating a Neighbourhood Development Plan, on 4th February 2014 by Stroud District Council (under the Localism Act 2011). The Neighbourhood Development Plan area follows the Parish boundary as shown on Figure 1.

What is a Neighbourhood Development Plan?

The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development and promote better land use in their community by preparing Neighbourhood Development Plans. Such Plans would establish general planning policies for the development and use of land in legally designated areas.

A Neighbourhood Development Plan (hereinafter also 'Neighbourhood Plan', 'NDP' or 'Plan') can set out a vision for an area and planning policies for the use and development of land. The Plan must be in *general conformity* with the Government's National Planning Policy Framework (NPPF), Stroud District Local Plan and satisfy the legally required Basic Conditions.

Once made, a Neighbourhood Plan forms part of the statutory planning framework for an area and the policies and proposals contained within it are used as a basis for the determination of planning applications.

Why produce a Neighbourhood Plan for Cam?

A Neighbourhood Plan is a new type of document introduced in the Localism Act 2011. It is part of the district's development plan and has legal weight. It allows local people to say how they want to see the future development of their parish or town. It sets out clear planning policies which add a local, parish layer to district planning policy to give guidance to developers and inform planning decision-making by a range of bodies including district and county councils.

Cam's Neighbourhood Plan has been drawn up in accord with the National Planning Policy Framework (NPPF) 2019 and Stroud District Council's Local Plan, which was adopted in 2015. It covers the same time frame as Stroud District's Local Plan, up to 2031.

This is the submission draft of the Cam Neighbourhood Plan which was revised following the formal consultation on the Regulation 14 version of the Plan earlier this year.

Following submission to Stroud District Council a further period of consultation (known as Regulation 16 stage) will be held by the District Council following which the Plan will be examined by an appointed, independent examiner.

Subject to any changes the examiner may recommend, the Plan (or a revised version) can go to referendum. If the referendum demonstrates community support, the Plan is then 'made', giving it the force of law and becoming a part of Stroud Council's Statutory Development Plan. It will then form a material consideration in the determination of subsequent planning applications in Cam Parish - the Neighbourhood Plan area.

What does Cam Neighbourhood Plan address?

Cam Neighbourhood Plan contains locally distinct policies addressing:

- Environment and Sustainability
- Local Character and Distinctiveness
- Movement and Connectivity
- Community Facilities and Services
- Employment
- Cam Village Centre

The Neighbourhood Plan also contains the Cam Design Code (see appendix 3). The Code is focused on providing direction and guidance to enable development and investment proposals to protect and strengthen Cam's distinct character through an informed and joined-up approach to delivery of environment, character and movement policies.

What consultation has taken place so far?

A range of consultation activities and community events have been used to engage local people in the preparation of the Neighbourhood Plan including:

- Cam Parish Council website and Facebook page have been used throughout the preparation of the Plan, to keep residents up to date with Plan progress and promote upcoming consultation events.
- A number of Saturday Open Days were held at the Parish Council Offices between August 2018 and March 2019.
- Transport and business surveys were undertaken in 2014 and 2015.

- Wherever possible throughout the process, the Neighbourhood Plan Steering Group have linked with local events (e.g. local charity events, Parish Council meetings, other workshops in the area) to raise awareness of the Plan.
- The Cam Questionnaire was posted to all residents in Cam (3875 households) in February 2016.
- Local Green Space consultation in 2018.
- Regulation 14 Consultation 17th June - 29th July 2019.

Full details of all the consultation activities and feedback to the community on the Plan to date are included in the Cam Neighbourhood Plan Consultation Statement, part of the Plan's evidence base available on the Cam Parish Council website.

The neighbouring town of Dursley has also prepared a Neighbourhood Plan, which received a 'yes' vote at referendum on 15th November 2018. The two Neighbourhood Plans have worked to ensure engagement and collaboration where relevant.

Neighbourhood Plan Evidence Base

The Neighbourhood Plan is supported by an evidence base which underpins it and is key to justifying the policies within it. The evidence base was painstakingly accumulated and assimilated by members of the Neighbourhood Plan Steering Group with the preparation process aided by consultant experts in the field. The information is available on the Parish Council website.

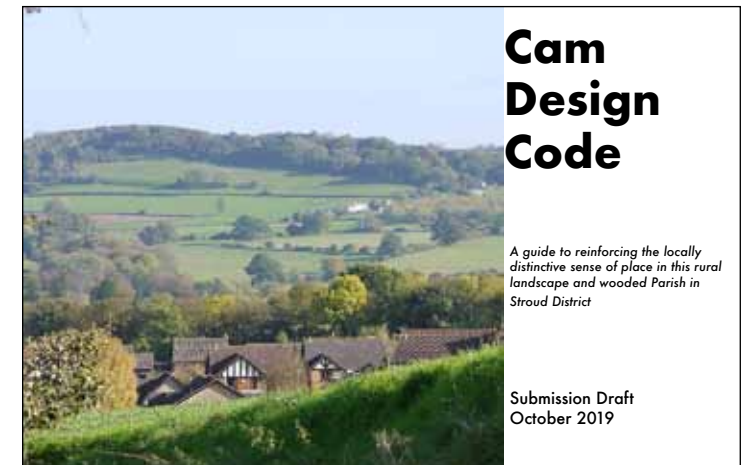
The Cam Design Code

The Cam Community Design Statement (2018) provides a comprehensive evidence base that has recorded the unifying characteristics of the village and the particular characteristics within identified character areas.

The Cam Design Code (2019) builds on this with detailed evidence and guidance to inform the delivery of any new development that may be proposed in Cam Parish. The Cam Design Code should be used to inform a locally distinct and sensitive approach to delivering well designed places in Cam.

As Cam continues to be considered a strategic housing location, outside of the scope of its Neighbourhood Plan, Cam Parish Council wish to ensure the community's stated understanding of its distinct character is given great weight in all stages of the allocation and design of development.

The Code is part of the Cam Neighbourhood Development Plan and can be found in Appendix 3 to this Plan. It underpins policies on environment, local character and distinctiveness as well as access and movement.



Addressing Climate Change in Cam Parish Neighbourhood Plan

Climate Change is now the greatest challenge facing our society. The scientific evidence of climate change is overwhelming and the most recent reports illustrate how urgent it is that action is taken.

As a result, the UK government is beginning to take more ambitious action; in the summer of 2019, the 2008 Climate Change Act was amended, committing the UK to net zero carbon emissions by 2050. It is recognised that regulations and guidance on this matter will, and should change as new standards are set to achieve the commitment. In the autumn of 2019 the Government launched a consultation on a new Future Homes Standard (FHS) that will be introduced in 2025 to create “world-leading energy efficiency standards”. Interim regulations for the Future Homes Standard will be introduced from 2020.

While we need to work nationally and internationally to secure progress on addressing climate change, we must also work at the local Parish level to advise, promote and support where possible. On 5th June 2019, Cam Parish voted in favour of declaring a climate emergency and supported numerous other Parish Councils in the country by committing to develop a detailed plan of action.

Planning can make a major contribution to both mitigating and adapting to Climate Change, by shaping decision-making on the location, scale, mix and character of development. Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework (NPPF) expects to underpin both plan-making and decision-taking. The Cam Neighbourhood Plan is required to contribute to the achievement of sustainable development, as it must be in conformity with the NPPF. Sustainable development is summarised in the NPPF as “meeting the needs

of the present without compromising the ability of future generations to meet their own needs”.

Our Neighbourhood Plan embeds sustainable development at the heart of future development in our Parish going forward. Notably our Plan:

- Aims to protect, extend and enhance the ‘Green Infrastructure’ network across the Parish with its many trees (some ancient), the River Cam, open spaces, allotments, Public Rights of Way and the extensive network of snickets (a snicket is a narrow pathway or alley leading from one place to another) that wind their way through our neighbourhoods.
- Supports the Cam and Dursley Greenway route linking Cam, from the train station in the north, along with Dursley and Uley to the National Cycle Network (Route 41).
- Identifies our village centre with its important shops and facilities that people can walk or cycle to as a key asset in the Parish to be protected and enhanced.
- Supports Stroud District Council’s policies to protect local employment land.
- Strongly encourages innovative approaches to the construction of low, or zero carbon homes which demonstrate sustainable use of resources and high energy efficiency levels.

Going forward the Parish Council commits to developing a plan of action to address the challenge of climate change at the local level, this includes reviewing this Plan at the appropriate time with an aim of focussing on policies which address the causes and impacts of climate change.

Cam: a summary description

Cam is a large village and civil parish in Gloucestershire, situated on the edge of the Cotswolds, and sits almost contiguous to the town of Dursley. It is, by car, around 40 minutes north of Bristol and 30 minutes south of Gloucester.

It is characterised by its setting, nestled below an escarpment on its east side that is part of the Cotswolds Area of Outstanding Beauty and includes the distinctive conical hill that is Cam Peak. This hill, Downham Hill and Longdown, and its surrounds can be seen from most parts of Cam and forms a backdrop for the village along with the Ancient Woodland of Stinchcombe Hill, also part of the escarpment. These landscapes and the Cotswold Way nearby make the area popular with walkers.



From the Cam & Dursley train station in the north of the Parish, regular trains go to Gloucester, Cheltenham, Bristol and Bath.

There has been considerable residential development from the middle of the 20th century with over 75% of all the dwellings in the Parish built since 1945. Cam is now a thriving community with a population of approximately 8,500 people.

Cam has a good range of facilities, many located in what is considered to be the 'centre' of the Village with a Tesco store at the top of the High Street, together with several other shops including a hardware store and Post Office. The council offices, a café and a pub are also located here.

One of the main companies for employment is Cam Mills with just under 100 employees. It is the only remaining woollen mill in the area and has been manufacturing cloth, now mainly for tennis balls and snooker table baize, for around two hundred years.

Cam Sports Field, established by the Mill owner around 200 years ago in Everlands, is home for Cam's football team, Cam Bulldogs FC, Cam Cricket Club and Tennis Club.



Facts and Figures

The following facts and figures are drawn from the OCSI Local Insight Profile for Cam Parish Area (2016), which uses data published by government agencies, including from the 2011 census.

- Cam Parish Council covers two wards within the Parish boundary - Cam West and Cam East - and consists of 16 elected and/or co-opted Councillors.
- Just over half of the population of Cam is of working age (between 16 and 65 years) and is overwhelmingly White British (c.97%).
- Approximately one third of households in the Parish are pensioner households. C.13% of households have one occupant, 40% are lived in by married couples, 10% by cohabitants, and 18% by lone parent families with dependent children.
- Housing type across the Parish is mixed across detached, semi-detached, terraced and flats.
- About three quarters of households in Cam are owner occupied, with the remainder rented either from Stroud Council (c.15%), housing associations (2%) or other landlords (c.7%).
- The average price for property in Cam stood at £228k in March 2019 (source: Zoopla) which is the same as the national average UK house price (UK House Price Index).
- Around 70% of those who are of working age in Cam are economically active, which is in line with England's average.
- In 2011, the largest employment sector in Cam was manufacturing, which employed around 645 people. The retail and health and social work sector were the second and third largest employment sectors respectively.
- Levels of multiple types of deprivation in Cam are mixed. Around 4,700 people live amongst the least deprived 30% in England. At the same time, around 1,100 people live amongst the most deprived 30% in England.
- About a third of households in Cam own two cars, a third own one car. 16% of households in Cam were recorded as not owning a car.
- Cam Parish has relatively low levels of air pollution compared with the England average.



2 Vision and Objectives for Cam

Vision

By 2031, Cam is an even better place to live, where a range of elements come together to contribute to people's quality of life, their health and happiness. It will be a place where all, including those with mobility issues, can easily move around both within the built area, and into and around the surrounding countryside. Links to the countryside, both visually and physically will continue to be a defining characteristic of Cam. Our network of snickets, green spaces and key trees will be protected and enhanced in recognition of the valuable and locally distinctive role they play throughout our neighbourhoods.

The local economy is strong and opportunities have been created for small local businesses to develop and grow. The railway station is easier to access with the completion of the Cam & Dursley Greenway, which passes through the centre of the village. The centre of the village offers a good range of shops and facilities and has a distinct identity and character. The community facilities and services have been maintained and enhanced as more people join the balanced community which aims to cater for all ages and stages of life.

Objectives

Cam's NDP has the following objectives to help achieve the Vision. The Objectives are organised under 5 main topic headings, which the planning policies (see section 4) are also structured within.

Environment and Sustainability

- O1 Protect, improve and extend the Green Infrastructure network across the Parish, ensuring a functional and well connected resource that contributes to a high quality environment for people, including those who have mobility issues, and wildlife.
- O2 Protect the landscape setting of Cam Parish, in particular the setting of the Cotswold Area of Outstanding Natural Beauty, the local landmarks of Cam Peak, Longdown and Cam Woods on Stinchcombe Hill.
- O3 Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the Parish.



Local Character and Distinctiveness

- O4 Ensure that the design of new development protects and enhances the existing distinctiveness of Cam Parish.
- O5 Ensure development, environmental stewardship and the community, protect and enhance Cam's distinctive sylvan, wooded character and use of trees as primary place-marking landmarks.
- O6 Encourage sustainable design and construction within the Parish.
- O7 Vigorously promote and encourage early, pre-application community involvement by developers/applicants.

Movement and Connectivity

- O8 Maintain and improve connections for pedestrians and cyclists in and around Cam Parish, whilst maintaining its rural character.
- O9 Promote pedestrian and cycle links to local services and facilities, including the Village Centre, Cam and Dursley train station, and the surrounding countryside for all, including those with mobility issues.
- O10 To manage the car parking provision at Cam & Dursley Station and provide secure cycle parking. *

*this objective is addressed in section 6 - Projects

Community Facilities and Services

- O11 Designate Local Green Spaces of value to the community.
- O12 Protect existing local facilities and services, whilst encouraging ample provision of new facilities and services as part of new development.

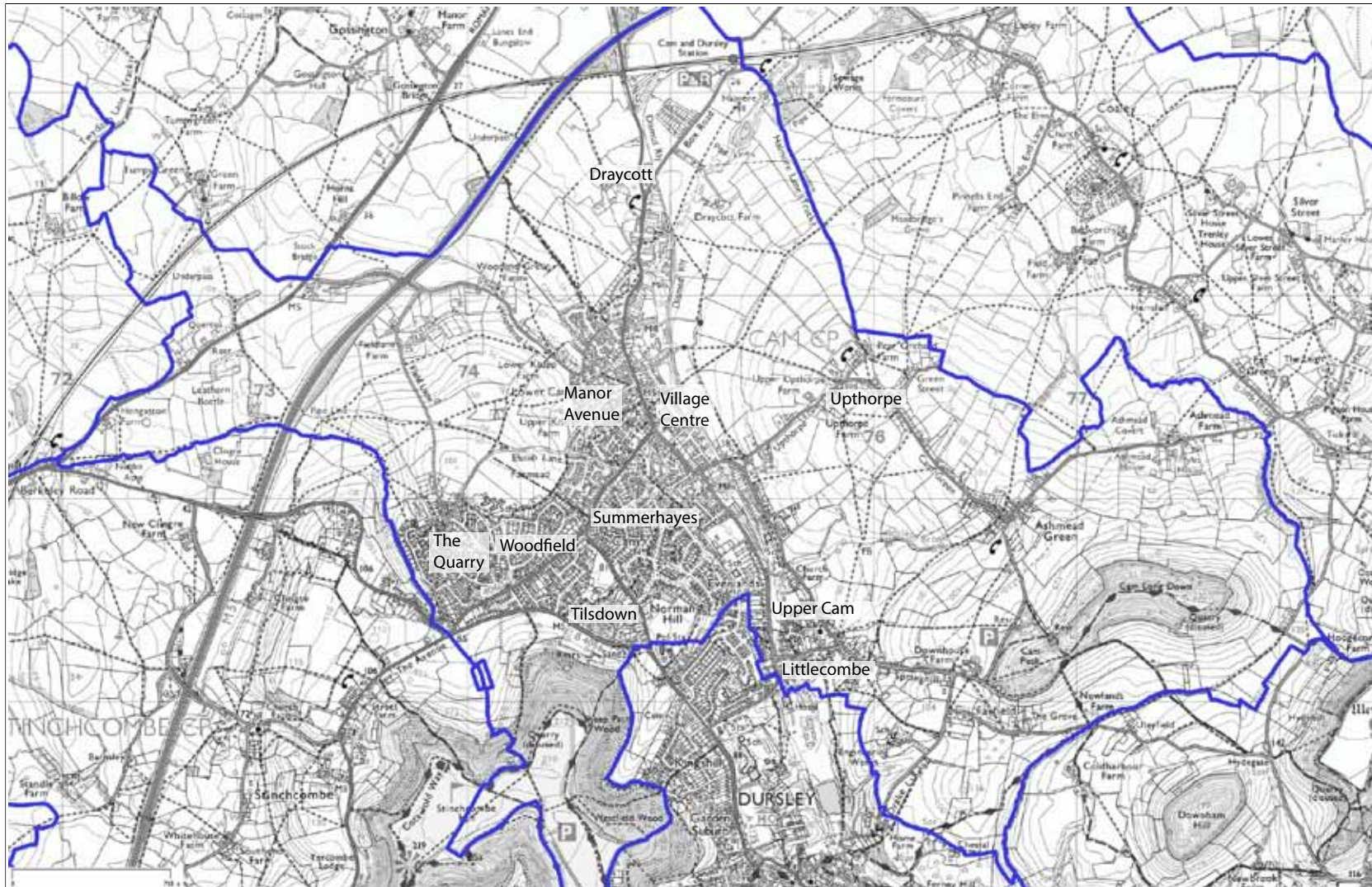
Employment

- O13 Protect existing employment sites in the Parish.
- O14 Encourage provision of high quality employment space for start-up, small and medium sized businesses, allowing flexibility for businesses to start, grow, and stay in Cam.
- O15 Encourage house builders to build with home office workers in mind and developers to include fibre broadband networks as part of their designs.

Cam Village Centre

- O16 Continue to promote a thriving local Village Centre which combines retail service, community and leisure facilities with a strong quality of place that contributes towards its economic vitality and public life.

Figure 3: Cam Village



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3 Cam Development Strategy

Development Context

Stroud District Council's Local Plan (2015-2031) sets a settlement hierarchy for Stroud, and identifies Cam (together with neighbouring Dursley) as a 'first tier' accessible local service centre for the District (policy CP3). The area provides a 'focus for jobs and services in the southern part of the District'. Local Plan policy CP12 identifies the centre of Cam as a 'District Centre' and it seeks to 'maintain and enhance the existing range of uses'.

Cam is a focus for strategic growth in Stroud. Local Plan policy CP2 allocates 12ha of employment land (providing up to 1500 jobs), and 450 dwellings at the North East Cam urban extension (Site Allocation SA3). A key part of this allocation is the linear landscape park along the line of the river corridor. The allocation also incorporates the Cam and Dursley Greenway, a cycleway which will link to the national cycle network, and the south of Cam Parish through to Dursley.



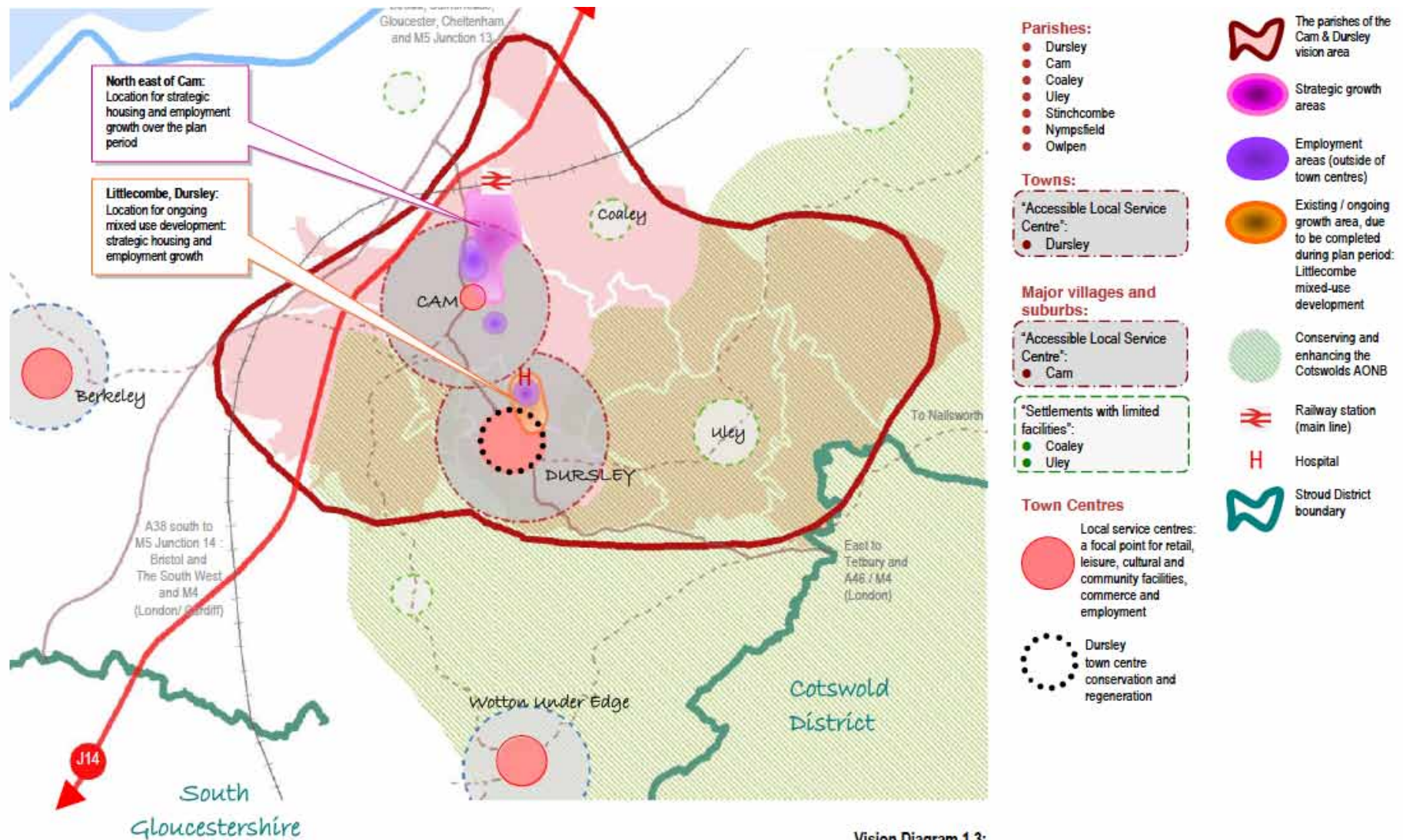
Stroud District Local Plan Site Allocations Policy SA3: North east of Cam

Land to the north east of Cam, as identified on the policies map, is allocated for a mixed use development including employment, residential and community uses. Key requirements for the site include:

- Landscaped linear park, including footpath along the River Cam and enhanced flood plain storage capacity
- Accessible natural green space and public outdoor playing space, including changing rooms/community building
- Structural landscaping buffer to the south east of the development, below the 50m contour, incorporating existing hedgerows and trees
- Extension to the Cam and Dursley cycle route along the line of the disused railway, through to the southern edge of the site and connecting Box Road with Courthouse Gardens



Figure 4: Stroud Local Plan 2015 -2031 Spatial Strategy for the Cam area



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Vision Diagram 1.3:
spatial vision for the parishes around Cam and Dursley

Cam Development Strategy

Development proposals in Cam should meet the guiding principles for strategic growth as set out in the Stroud District Spatial Strategy.

Explanation

Future development in Cam is expected to be of a strategic nature and to come forward through the current and next Stroud District Local Plan. Cam is a very large settlement (second largest population after Stroud) in the district, providing important facilities, a railway, supermarket and employment. The Local Plan Review Process is currently underway with a new Local Plan expected to be in place by late 2021. It is recognised that together with Dursley, Cam Parish represents a significant conurbation and an important second focus for the District, therefore strategic allocations are proposed in Cam Parish in the emerging draft new Local Plan. As such the Parish commits to an early review of the Cam Neighbourhood Plan once the new Stroud Local Plan is in place.

The land outside the current settlement development limits (as defined by Stroud Policy CP2) varies in its landscape sensitivity to any future housing and employment development.

To the south is the Cotswolds Area of Outstanding Natural Beauty (AONB) and land that forms part of the 'setting'. National policy gives AONB land the highest status of protection for its landscape and scenic beauty. The AONB land itself, with the distinctive high point of Cam Peak, is an important characteristic of the Parish which must be protected in line with the National Planning Policy Framework (NPPF paragraphs 170 and 172) and Stroud Local Plan policy ES7. Ancient Woodlands to the south east function as a 'backcloth' to the settlement. Land to the north is less constrained in

landscape terms for future development and the M5 forms a strong edge to the west, where it is visible at points when not screened with trees or bunds. The landscape setting of the Parish is a key part of the evidence base which should inform the future direction of growth.

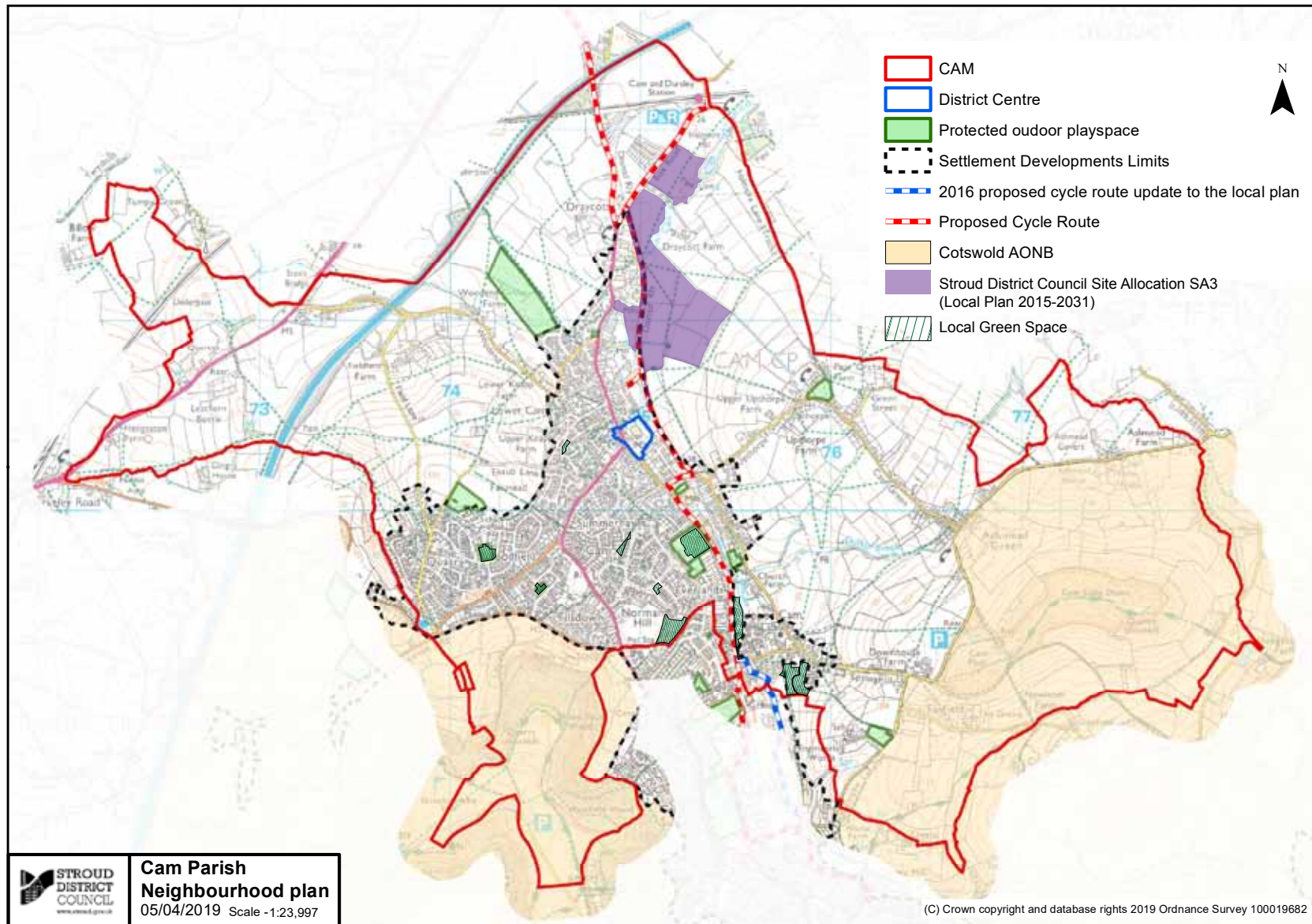
The Cam Design Code (2019) and the Cam Green infrastructure Report (2019) illustrate that Cam's relationship with its landscape and green infrastructure are at the foundation of its character. The green infrastructure and landscape setting is what has helped to define the distinct character of Cam, with its frequent views of the surrounding landscape and its extensive network of greenways, known locally as snickets, together with the many trees combine to deliver enhanced connectivity throughout Cam for people and wildlife.

As Cam grows, another key issue to address is how the attractiveness and vitality of the village centre can be reinforced as a focal point for the growing community.

Therefore this Neighbourhood Plan aims to add local detail to supplement national and District policies to enable the delivery of locally distinctive development that contributes to a sustainable future for our Parish with an emphasis placed on landscape and a green infrastructure led approach to future development.

The overall development strategy and policy framework for Cam is illustrated in Figure 5.

Figure 5: Cam Plan Strategy Overview Map



4 General Planning Policies

What is a Planning Policy?

The planning policies included in the Plan will be used to help determine planning applications within the Cam Neighbourhood Area.

POLICY TITLE

Planning policies are shown within a box that looks like this.

Following submission of this Plan to Stroud and the regulation 16 consultation, the planning policies will be subject to an independent examination, followed by a community referendum.

Each planning policy has a unique reference number which can be quoted when comments are made on planning applications, and which will be referred to by planning officers.

Structure of this section

The Neighbourhood Plan is structured under 6 main themes which correspond with the topics of the Plan's objectives:

- Environment and Sustainability
- Local Character and Distinctiveness
- Movement and Connectivity
- Employment
- Community Facilities and Services
- Cam Village Centre

The following pages follow a common structure:

- Introduction to the theme
- Section title
- Linked objectives
- Policy
- Explanatory text

Supporting maps and diagrams are included where relevant.



Environment and Sustainability

The Parish landscape of Cam falls into two national landscape character areas: Cotswolds & Severn and Avon Vales. Southern parts of the Parish form part of the Cotswolds Area of Outstanding Natural Beauty (AONB) and its setting. To the north, the Parish landscape is a predominately pastoral landscape with an extensive network of hedgerows and mature field trees. The M5 forms an edge to the west, where it is visible and audible when not screened with tree belts and bunds.

Extensive Public Rights of Way (PROW) criss-cross the landscape and link into and through the built settlement providing key routes for both people and wildlife. The River Cam runs through the Parish from south to north and forms a soft green edge to the eastern edge of the settlement.

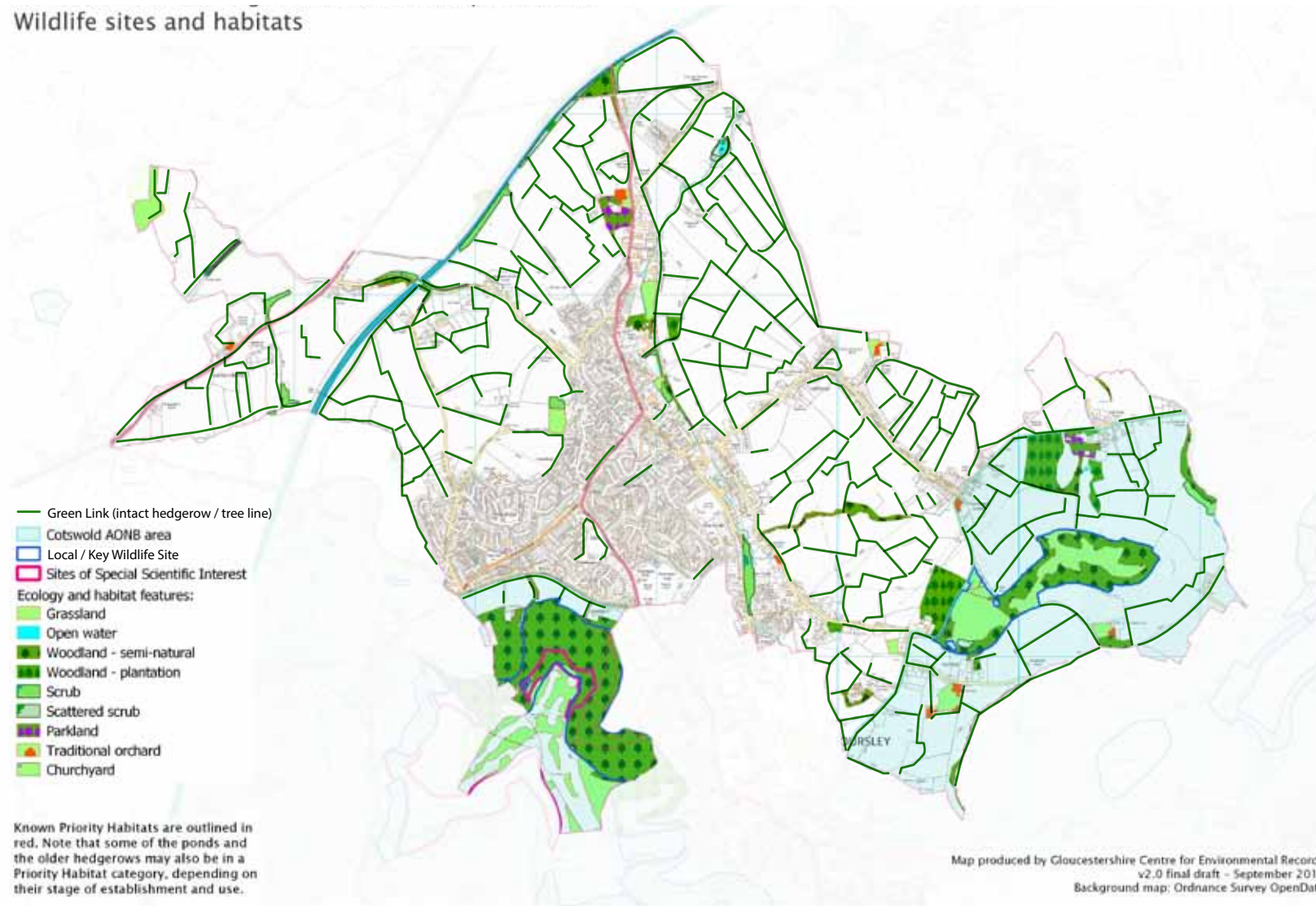


To the south, the national route of the Cotswold Way winds through the AONB part of the Parish rising up to Cam Long Down and Cam Peak where expansive views can be enjoyed. Higher ground wraps around the built settlement, particularly to the south, where the escarpment slopes of Stinchcombe Hill combined with the adjacent deciduous and ancient woodland form an important part of the setting of the village and to the setting of the AONB.

The Parish is also rich in wildlife and habitat features - Rackleaze Nature Reserve is a wildlife area that sits along the edge of the River and is close to the centre of Cam providing an oasis of green. It is maintained by the Parish Council for both wildlife and public enjoyment. Cam Long Down and Stinchcombe Woods are also important wildlife assets and are protected as such by Stroud District planning policy as Key Wildlife Sites (now changed to Local Wildlife Sites by Gloucestershire Local Nature Partnership, 2019).



Figure 6: Green Infrastructure: Wildlife Sites and Habitats Map



Green Infrastructure and Biodiversity - Policy CAMES1

Objective

- O1 Protect, improve and extend the Green Infrastructure network across the Parish, ensuring a functional and well connected resource that contributes to a high quality environment for people, including those who have mobility issues, and wildlife.

POLICY CAMES1

Green Infrastructure and Biodiversity

Development adjacent to, or containing identified Green Infrastructure network assets and priorities (Figure 7) should protect and, where feasible, improve and extend the network. Development in other locations should protect green on-site infrastructure and will be encouraged to enhance the network where feasible.

Where development results in the unavoidable loss of existing Green Infrastructure replacement should be provided on-site. Where this cannot be delivered, appropriate off-site provision should be agreed.

Development should preserve and protect priority habitats as illustrated in Figure 6, and where possible provide net gains for biodiversity.

Explanation

Green Infrastructure (GI) is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure is important to the delivery of high quality sustainable development, alongside other forms of infrastructure such as transport, energy, waste and water.

Cam's GI network is extensive and varied for both wildlife and people. Figure 6 illustrates the location of wildlife sites and habitats in the Parish. There are also many different places that benefit people's wellbeing including accessible natural green spaces, play areas, allotments and recreation grounds, together with the many 'snickets' and Public Rights of Way. This GI network has many and varied benefits for the environment, biodiversity and for people; it can help contribute to the health and wellbeing of communities, it can inform a proactive approach to mitigating and adapting to climate change, and it can inform where priorities should be for protection and enhancement. It is also an important part of what gives our Parish a distinct identity and makes it a good place to live.

Figures 6 and 7 identify existing assets, priorities and opportunities as detailed in the Cam Green Infrastructure Report (2019). The Stroud District Open Space and Green Infrastructure Study 2019 (another key reference in this evidence base) includes analysis of the existing quantity, access and quality of open space and GI, considers future requirements for open space from population growth, and identifies priorities. The Cam and Dursley Cluster Sub Area Analysis Report (part of the Stroud report mentioned ahead), demonstrates the overall requirement for new open space provision within Cam and Dursley cluster from new development.

The Cam Design Code (2019) also clearly sets out the importance of existing

GI assets in the Neighbourhood Plan area, and also sets out more detail about where priorities and opportunities for GI exist. Green Infrastructure in Cam is established to be a key element in delivering locally distinctive place-making in Cam.

The requirements for onsite provision will depend on the size and location of new development and is based on the predicted population growth (for any required provision that cannot be provided on site, where possible CIL (Community Infrastructure Levy) contributions should be provided for off-site provision/improvements).



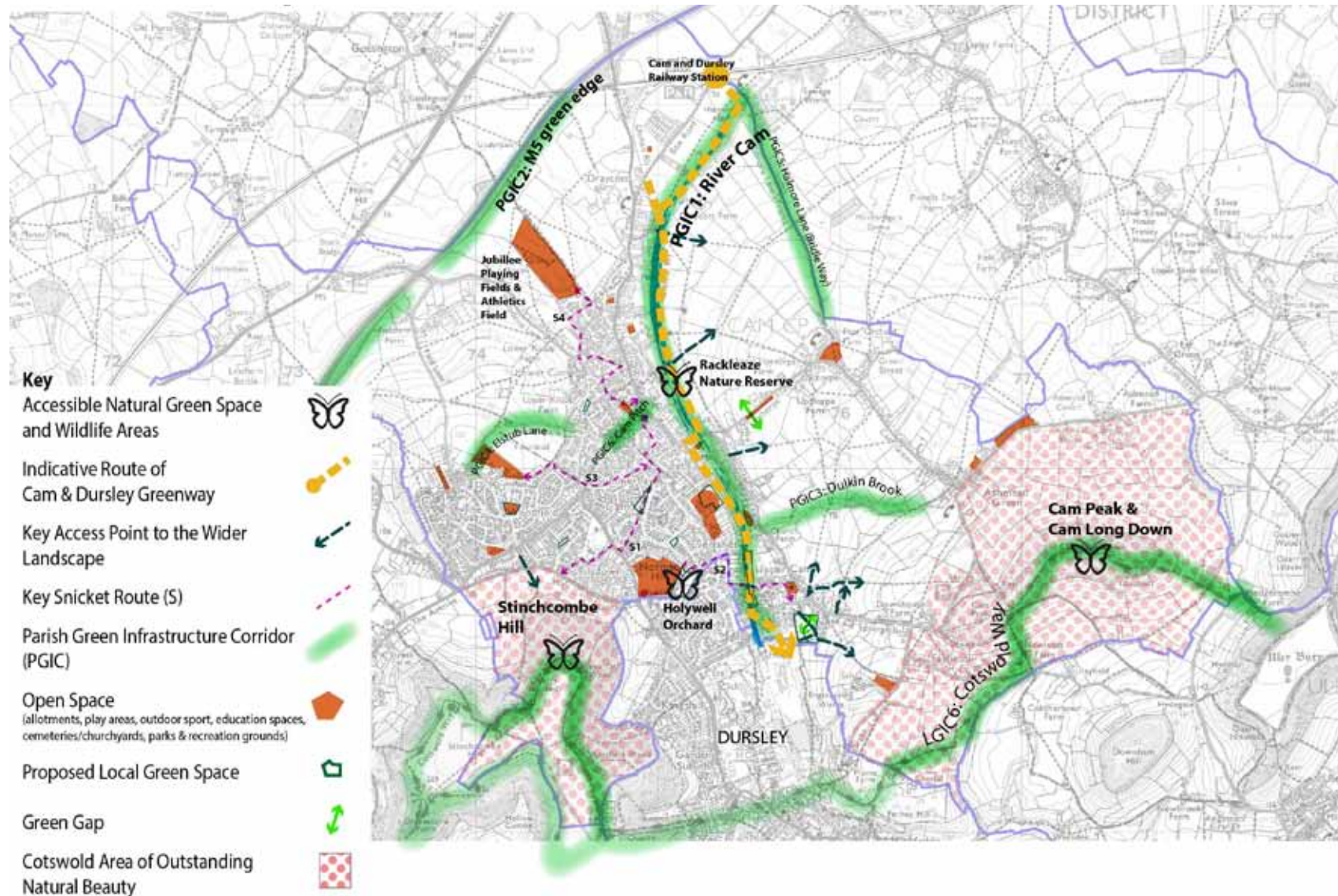
Building with Nature

Because of the particular importance of landscape and green infrastructure in and around Cam, the Neighbourhood Plan advocates an approach to development that adopts the principles of the Gloucestershire based “Building with Nature” standards.

Building with Nature sets out a framework of standards divided into three themes: core, wellbeing, water and wildlife. The aim is to enable the delivery of high quality green infrastructure at each stage of the development process, from planning and design, through to long-term management and maintenance.

The Cam Neighbourhood Plan seeks a landscape and green infrastructure led approach to future development and encourages developers to seek to achieve a Building with Nature accreditation.

Figure 7: Green Infrastructure Diagram: Assets and Priorities



Setting of the AONB - Policy CAMES2

Objective

- O2 Protect the landscape setting of Cam Parish, in particular the setting of the Cotswold Area of Outstanding Natural Beauty, Cam Peak, Longdown and Cam Woods on Stinchcombe Hill.

POLICY CAMES2 **Parish Landscape Character**

Development proposals should demonstrate how local landscape characteristics have informed a sensitive design response and how design principles contained within the Cam Design Code have been used to inform the design. A key local landscape characteristic is topography and in response to that, development should be limited to below the 50 meter contour line (as shown on Figure 8).

Planning applications proposing development which is of a scale that could impact on the the Cotswold Area of Outstanding Natural Beauty and its setting, as identified in the Cam Landscape Sensitivity Assessment (2018), will only be supported where it is demonstrated that it enhances and does not detract from the visual qualities and essential characteristics of this national asset.

Explanation

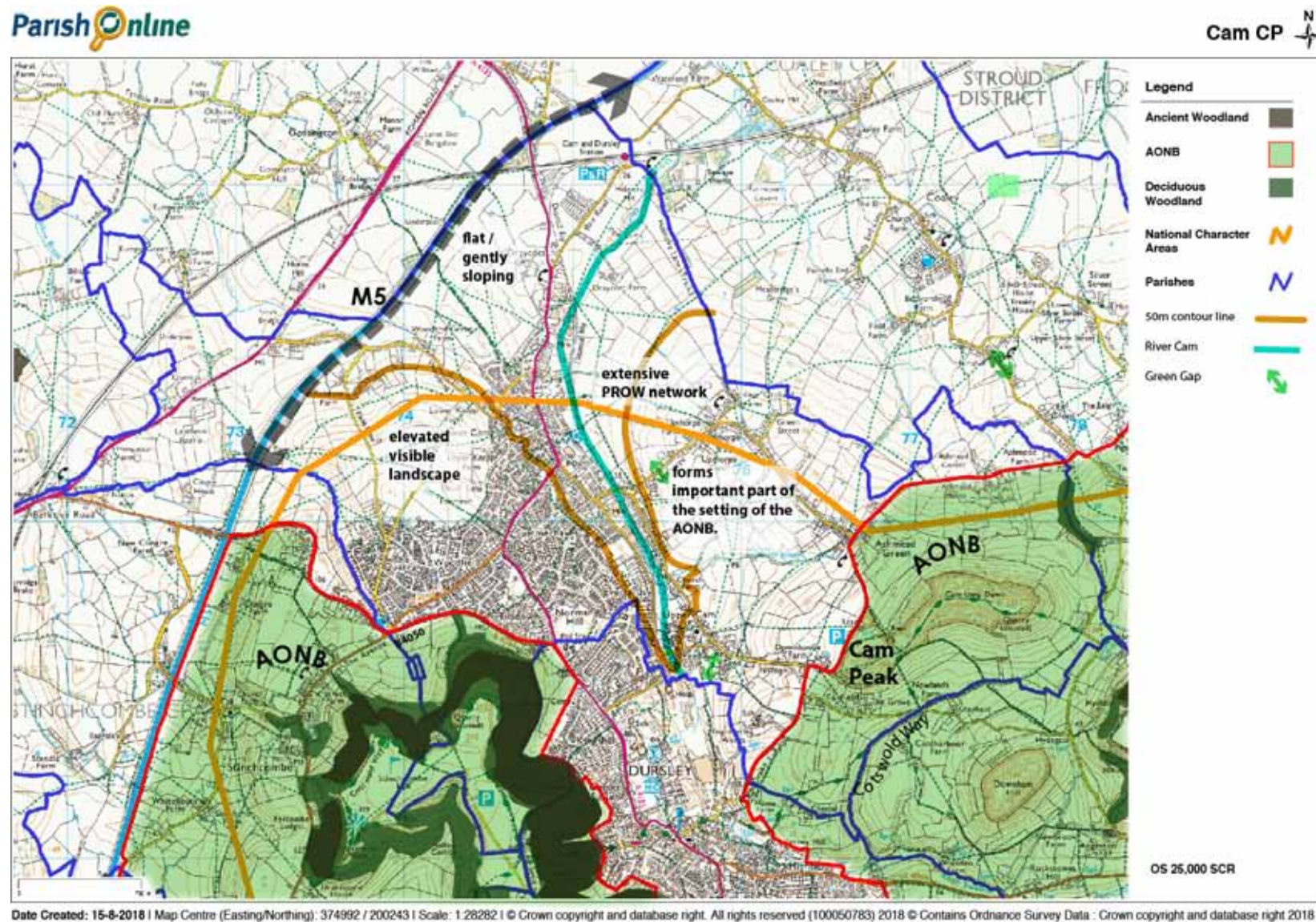
The landscape setting of Cam contributes to a distinct sense of place and identity. From the nationally important landscape of the Area of Outstanding Natural Beauty (AONB) in the south to the pastoral landscape of the north, the landscape of the Parish is highly valued by the residents.

This policy draws on the Stroud District Landscape Character Assessment (2000), and the Cam Design Code (2019). The Cam Design Code contains guidance to inform development proposals to respond positively to Cam's distinct relationship with its rural setting. The 50 meter contour line is also identified in the Stroud Site Allocation Policy SA3 as a point below which a landscape buffer to the edge of the site is required.

It also draws on the Cam Parish Landscape Sensitivity Assessment (2018), which provides a detailed assessment of land parcels around the built area of Cam. The assessment sets out landscape value, sensitivity and characteristics of each land parcel together with an overview on the suitability, in landscape terms, for possible residential development.

Cam Parish includes areas of AONB itself and areas that form part of the setting of the AONB and as such are highly valued by people in our Parish. The Cotswolds Conservation Board has published a Position Statement on development in the setting of the Cotswolds AONB and they define it as 'the area within which development and land management proposals, by virtue of their nature, size, scale, siting materials or design can be considered to have an impact, positive or negative, on the landscape, scenic beauty and special qualities of the Cotswolds AONB'.

Figure 8: Cam Parish Landscape setting



Parish Landscape and Valued Views - Policy CAMES3

Objectives

- O3 Maintain the distinctive views and visual connectivity with the surrounding countryside from public places within the Parish.
- O2 Protect the landscape setting of Cam Parish, in particular the setting of the Cotswold Area of Outstanding Natural Beauty, Cam Peak, Longdown and Cam Woods on Stinchcombe Hill.

POLICY CAMES3 **Valued Views**

Any development proposal that is likely to affect any of the views which have been identified as being locally valued as illustrated on Figure 9 and identified in the Cam Valued Views Report (2019) should, through the planning application submission, assess the impact of their proposals on the view(s) and demonstrate how proposals would alter it.

Development proposals are encouraged to create views and panoramas to Cam's iconic rural landscape from new public spaces within developments, adopting the principles of housing layout and landscape within the Cam Design Code (2019).

Explanation

This policy aims to ensure that the visual impact of development proposals on views which are identified as being locally valued, is fully considered in the planning process. Visual connections to the landscape of the Parish are anchoring characteristics of many of Cam's neighbourhoods and key to the local distinctiveness as illustrated in both the Valued Views Report and in the Cam Design Code.

The Design Code sets out the importance of considering how views out to the landscape should inform the layout and character of new development in Cam.

View number 7 from the Cam NDP Valued Views Report

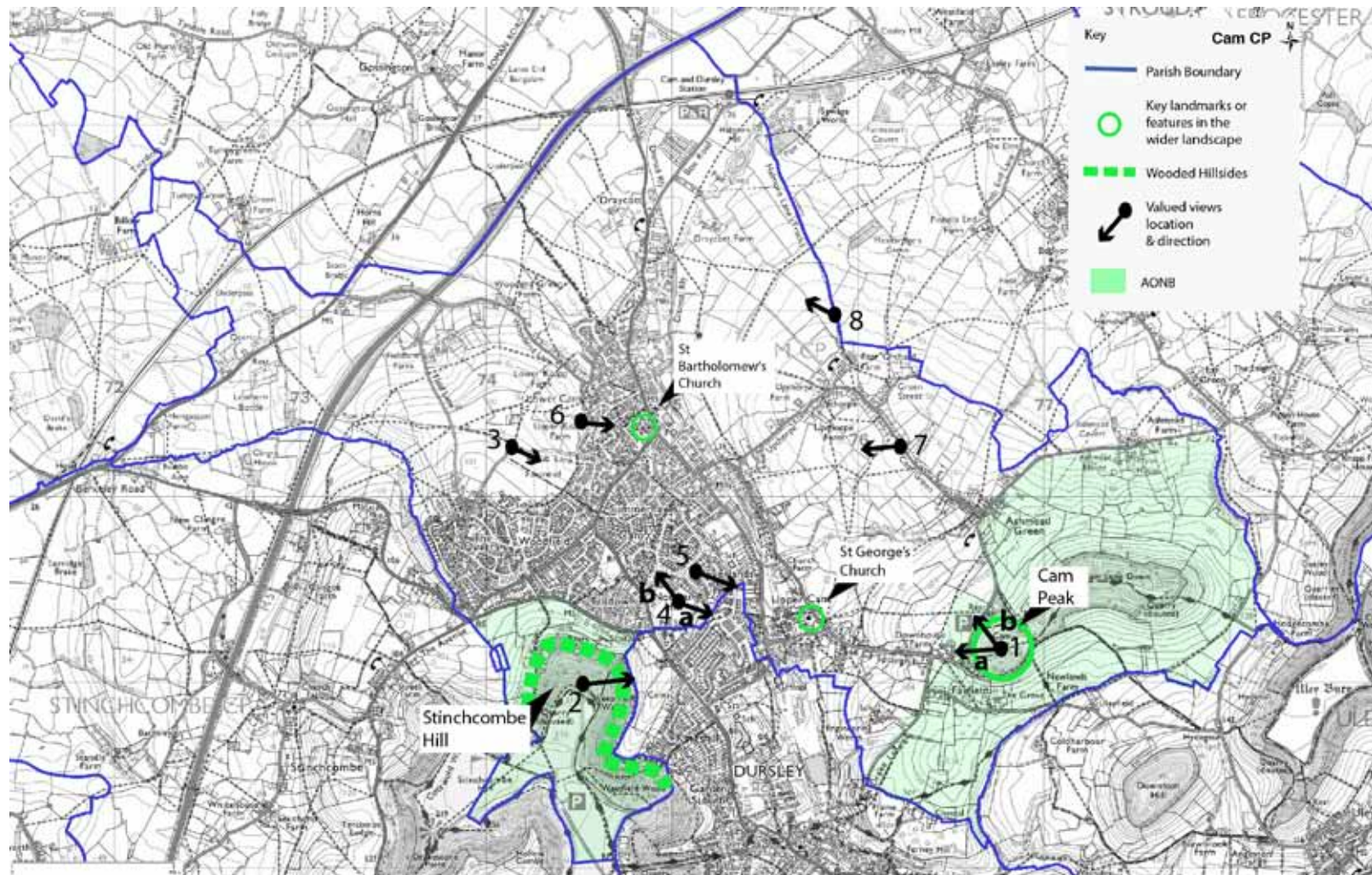
From what is referred to as Outer Cam, the nestled nature of the village is apparent. While there are views of the AONB, as well, here the views of Cam itself are unique, showing it surrounded on both sides of the valley by fields and trees. Going from Upthorpe to Ashmead via Cam Green gives different perspectives on the built up area with Stinchcombe Hill becoming all prevailing from the higher part of the area. The ploughed fields on each side of the settlement capture the very essence of Cam as a rural community with an ancient history. The view shown below is a representative image chosen to represent the views that can be appreciated from this route.



Figure 9: Key Landscape Features and Valued Views

View Points

1. Cam Peak
2. Stinchcombe Hill
3. Elstub Lane
4. Norman Hill
5. Woodview Rd
6. Manor Ave
7. Ashmead
8. Halmore Lane



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Local Character and Distinctiveness

Introduction

After considerable residential development from the middle of the 20th century the centre of Cam moved away from its origins in Upper Cam to an area which now offers a range of services and facilities such as the Tesco store, Post Office and Hardware Store at the top of the High Street.

The development of Cam from its early origins along the river to the estates on the hill to the west has left the whole eastern side of the Parish very open. Within these there are the two small and distinct settlements of Upthorpe and Ashmead Green.



There are a range of building types and styles in Cam, but the threads of local distinctiveness that bind together the neighbourhoods is a distinct and embedded relationship with the landscape setting, trees and other green infrastructure elements. This is a common thread running through the village character.

Local people feel connected to the landscape both through the physical route ways of snickets and PROWs and visually through the frequent views out to the distinctive Cam Peak, the wooded hills and the pastoral landscape, that the topography and layout of the built settlement affords.

The Cam Design Code (2019) provides detail and guidance to ensure that the design of new development in the Parish protects and enhances local distinctiveness in Cam. The Cam Community Design Statement (2018) is also an important source of information about existing character of Cam.



Locally Distinctive Design - Policy CAMCD1

Objectives

- 04 Ensure that the design of new development protects and enhances the existing distinctive character of Cam Parish
- 05 Ensure development, environmental stewardship and the community, protect and enhance Cam's distinctive sylvan, wooded character and use of trees as primary place-making landmarks

POLICY CAMCD1 Locally Distinctive Design

Development proposals in Cam Parish should be submitted with an appropriate design analysis and statement.

Subject to development being found to be acceptable when judged against other policies in the Development Plan, development proposals in Cam Parish will be supported where they reinforce the positive locally distinctive characteristics of Cam Parish demonstrating how design principles contained within the Cam Design Code have been taken into account.



Explanation

The Cam Design Code (2019) illustrates that Cam's relationship with its landscape and green infrastructure is at the foundation of its character. The green infrastructure and landscape setting is what has helped to define the distinct character of Cam, with its frequent views of the surrounding landscape and its extensive network of greenways, known locally as snickets, which together with the many trees combine to deliver enhanced connectivity throughout Cam for people and wildlife.

The Cam Design Code provides direction, guidance and possibly new approaches to designing developments in a way that protects and reinforces local distinctiveness. Applications and proposals made with the Neighbourhood Plan in mind will benefit developers and villagers alike. Understanding, celebrating and responding to the positive characteristics of Cam in any new developments will be essential. The NPPF states that Neighbourhood Plans can play an important role in identifying the special qualities of an area, and explaining how this should be reflected in development (paragraph 125).

The local community have also produced the Cam Community Design Statement (2018) which is a part of the evidence base to this Plan. It describes and analyses the character of the Parish, identifying distinct character areas and should also be used to inform a locally distinctive response to design in Cam Parish.

Delivering locally sensitive design should also be informed adopting the approach outlined in the Community Involvement Protocol (see Policy CAMCD4).

There are eight distinct character areas in Cam:

1. The Centre of Cam
2. Old Cam or Upper Cam
3. Draycott and surrounds
4. Manor Avenue and surrounds
5. Woodfield and The Quarry
6. Tiltdown
7. Summerhayes and Norman Hill
8. Outer Cam

These fall into four main character area types:

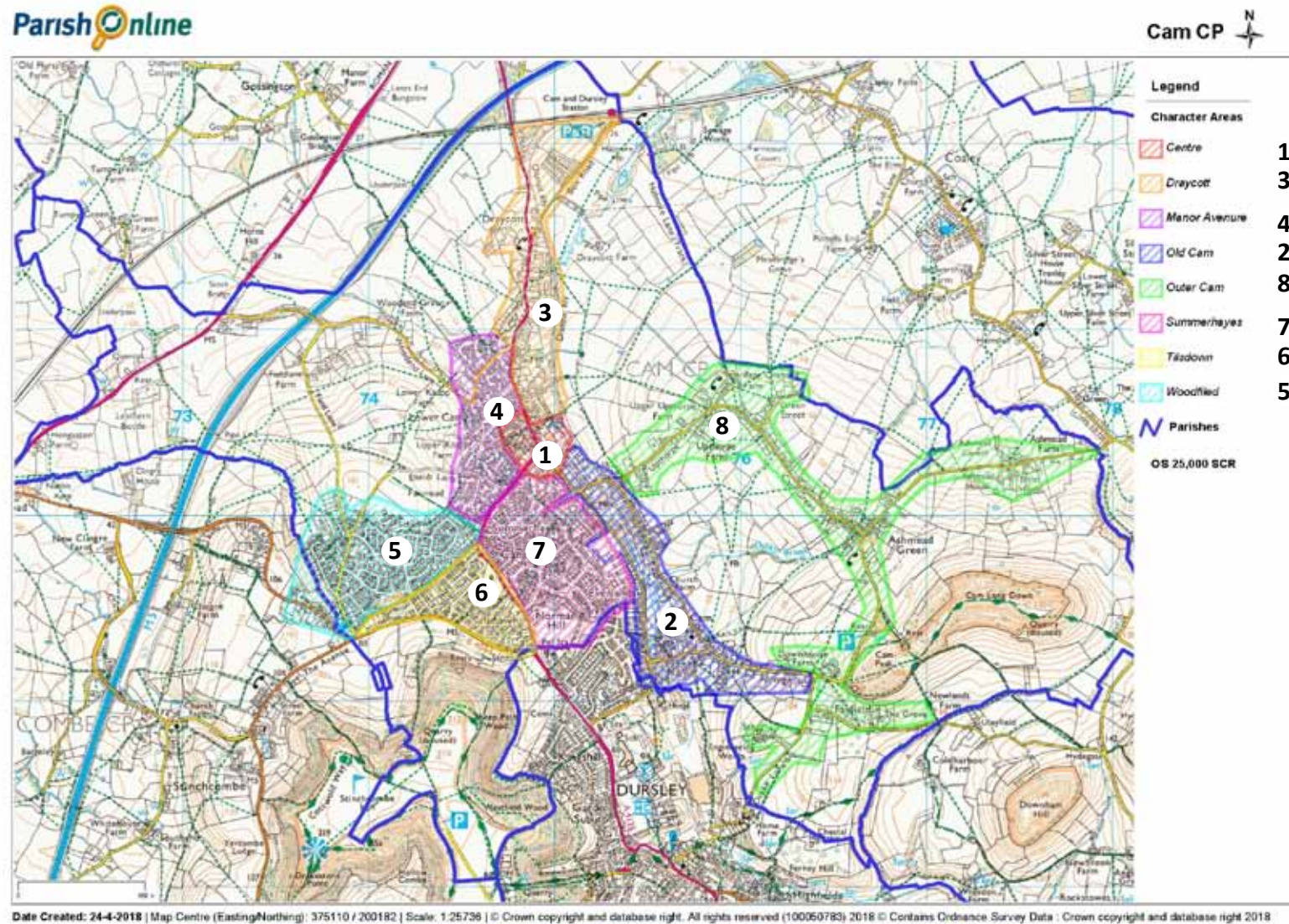
- The historic area of Upper Cam (or 'Old Cam') and the linear development that relates to the River Cam
- Cam's 20th and 21st century residential communities
- Outer Cam - Uphorpe and Ashmead
- The Village Centre

Policy CAMCD1 supports Stroud Local Plan policy ES12, which requires new development to be informed by relevant Design Statements and/or Cam Design Codes. The Cam Community Design Statement (2018) and Cam Design Code (2019) provide a Parish level of detail to help new development enhance and reinforce the local distinctiveness of Cam.



Local Character & Distinctiveness

Figure 10: Character Areas Map



Protecting and Reinforcing Cam's Distinct Treescape - Policy CAMCD2

Objectives

- O1 Protect, improve and extend the Green Infrastructure network across the Parish, ensuring a functional and well connected resource that contributes to a high quality environment for people, including those who have mobility issues, and wildlife.
- O4 Ensure that new development respects and enhances the existing distinctive character of Cam Parish.
- O5 Ensure development, environmental stewardship and the community, protect and enhance Cam's distinctive sylvan, wooded character and use of trees as primary place-making landmarks.

POLICY CAMCD2 Cam's Trees, Woodlands and Hedgerows

Where development proposals could affect existing trees woodlands and hedgerows, applications will be supported where:

- i. Existing trees, woodlands and hedgerows are retained where possible and incorporated as placemaking features as outlined in the Cam Design Code.
- ii. There are no adverse impacts on a key tree as identified in Figure 11 and the Cam Design Code.

Where there is an unavoidable loss of trees on site, the number of replacement trees and species should be selected in line with advice set out in the Cam Design Code.

Development proposals should also aim to include new planting of trees as placemaking features where appropriate, as outlined in the Cam Design Code.

*Local Character & Distinctiveness***Explanation**

As evidenced in the Cam Design Code, the network of woodland, trees and hedgerows in Cam Parish makes an important contribution to Cam's public realm, which has a distinct green and sylvan rural village landscape character.

Tree canopy coverage in the 20th century areas of Cam is estimated to be around 26.5% (Cam Design Code 2019) and the Parish aims to see this tree coverage protected and enhanced. Trees provide an important backdrop to the village but they also mark gateways, landmarks and define key spaces and routes. Trees make a primary contribution to the distinctiveness and quality of Cam and contribute to its strong sense of place (see Figure 8 & Figure 11). The wooded escarpments, including areas of Ancient Woodland as shown in Figure 8 in the south west of the Parish, form a strong edge and provide a beautiful and seasonal backdrop that plays a key role in the character of the Parish.

Both greenfield and previously developed sites are likely to contain pre-existing landscape features and green infrastructure elements that make a positive contribution to the character or setting of the village. Where there will be any tree loss due to development proposals, the number of trees required to compensate for loss of existing trees should be agreed upon in relation to the amenity value and size of the tree lost; where appropriate two or more replacements for every tree lost will be supported as part of achieving an increase in tree coverage in the Parish. Species selection and number of replacement trees should be informed by the Cam Design Code.

Where considered to make an existing or potential positive contribution to Cam's green infrastructure and local distinctiveness, features should where possible, be conserved, protected and integrated into new development proposals.

The policy supports NPPF paragraph 170, and adds local detail to Stroud policy ES8, which seeks to enhance and expand the District's tree and woodland resource.



Figure 11: Key Trees in Cam



Housing Quality - Policy CAMCD3

Objective

O6 Encourage sustainable design and construction within the Parish.

POLICY CAMCD3 Sustainably Designed Homes and Places in Cam

Cam Parish strongly encourages developers to positively address environmental issues affecting the climate. Subject to development being found to be acceptable when judged against other policies in the Development Plan, innovative proposals that demonstrate a site specific response in the sustainable use of resources and high energy efficiency levels will be supported. This includes:

- i. Building aspect and on-site renewable energy that harnesses Cam's varied topography.
- ii. Sustainable Drainage, and water management linked to site hydrology should be integrated into existing and proposed networks of the Parish Green Infrastructure.
- iii. The use of locally sourced materials where possible.
- iv. Building designs that include greywater recycling and rainwater harvesting.

Explanation

Cam Parish Council will continue to work with applicants, now more than ever from Pre-Application stage, towards the delivery of high quality, efficient and sustainably designed housing developments.

It is recognised that regulations and guidance on this matter will, and should change as a result of increasing evidence of the need to decrease carbon emissions and respond to the impacts of climate change.

This policy seeks to reinforce the need for the issue to be addressed in new developments in Cam.

The Stroud Sustainable Construction SPG, should also be referenced to inform how sustainable construction principles should be incorporated into development proposals for new build, extensions and/or refurbishment of existing buildings.



Pre-application Community Engagement - Policy CAMCD4

Objectives

- O4 Ensure that the design of new development protects and enhances the existing distinctiveness of Cam Parish.
- O7 Vigorously promote and encourage early, pre-application community engagement by developers/applicants.

POLICY CAMCD4 Pre-application Community Engagement

Applications that can demonstrate early, proactive and effective engagement with the community will be looked on more favourably than applications that have not.

Applicants are strongly encouraged to follow the procedures set in the Cam Pre-application Engagement Protocol, as included in Appendix 2 of this Neighbourhood Plan, in order to achieve this.

Explanation

The NPPF 2019 strongly encourages all developers/applicants to undertake Pre-application Community Engagement. This is aimed mainly at design issues but also at all aspects of potential developments as covered in other policies in this plan, such as uses, density and access. *“Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can*

demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot” (NPPF para. 128).

The 2019 Planning Practice Guidance Note on Design also emphasises the importance of community engagement: *“Engagement activities offer an opportunity to work collaboratively with communities to shape better places for local people”*.

The Cam Pre-application Community Engagement Protocol (included in Appendix 2) was produced jointly by community and development industry representatives and Stroud District Council, and has been adopted by Cam Parish Council.

Although applicants cannot legally be required to undertake early stage community involvement, putting in place a coherent and consistent approach, in the form of the Protocol is a key way to deliver this mutual benefit. When introduced at an early stage, community involvement can change the form and nature of a development for the better – it affects land use. In the same way that engaging early through formal Pre-application discussions with planning officers can change a development for the better, community engagement undertaken early in the process can improve developments in all senses.

Early and effective Pre-application engagement of the community in Cam Parish is considered to be especially important in relation to any strategic sites allocations made by Stroud District particularly with regard to any associated requirements for development briefs and masterplans that are to be approved by the District Council. The process of community engagement undertaken should be proportionate to the proposed development; the nature of the proposal, scale and setting should inform a mutually agreed approach.

Movement and Connectivity

Introduction

Cam Parish is home to Cam & Dursley railway station, which is located to the north of Cam, and within 20 minutes walking distance from Cam local centre. The station is a strategic and local station on the Birmingham line with direct services to Bristol, Bath and Cheltenham and Gloucester (Harris Ethical Ltd, 2015). Evidence shows that there is a strong southward pull in terms of commuting and usage of Cam & Dursley station and there is a strong upward trend in terms of the use of the station (ORR, 2017).

The train station car park is free of charges, and limited in size, with no secure cycle park offer, creating car parking pressure on nearby streets. There is poor integration between the station and local bus and community transport options, furthermore, the cycle and pedestrian links are in need of improvement. The Stroud Local Plan has required new strategic development in Cam to contribute to improvements to cycle and pedestrian connections, primarily through the creation of the Cam, Dursley and Uley Greenway.



While car ownership in Cam Parish is higher than national average (84% compared to 74% nationally) there are still 16% of households in Cam that do not own a car (Cam Rural Profile, 2016), and active travel by walking and cycling is also 'strong' (Harris Ethical Ltd, 2015).

Cam & Dursley Train Station

There is a need for better connectivity to the station through improved quality and safer walking and cycling routes, and better bus connections. There is high demand for vehicle parking provision, particularly at peak hours which must be carefully managed.

The Stroud Local Plan includes provisions for contributions to improvements to passenger facilities at Cam & Dursley railway station as part of the development site Allocation SA3.

Community consultation as part of the Cam Parish Neighbourhood Plan preparation also showed dissatisfaction with the general condition of the station, including ticket machines, platform surface/waiting areas etc.



Cycling & Walking

The Stroud Local Plan has identified a strategic route for the Cam, Dursley and Uley Greenway which connects the train station to Cam local centre and Dursley Town Centre and beyond. It is proposed that the route is largely off-road. The project is included in Local Plan site allocation requirements (SA3 in Stroud District Local Plan 2015) and at the southern end of the Parish in the new development of Littlecombe that sits mostly in adjoining Parish of Dursley. Part of the Greenway has already been delivered, providing a corridor that feeds the Rednock Secondary school through the new housing area of Littlecombe.

Snickets - narrow passages and alleyways - are an important part of the pedestrian network in Cam Parish and have been mapped. Together with the dense network of Public Rights of Way they form part of an extensive pedestrian network that links to key points around the settlement including schools, local services and facilities. The condition and usage of the snickets is variable.



Connections for Pedestrians and Cyclists - Policy CAMMC1

Objectives

- O8 Maintain and improve connections for pedestrians and cyclists in and around Cam Parish, whilst maintaining its rural character.
- O9 Promote pedestrian and cycle links to local services and facilities, including the Village Centre, Cam & Dursley train station, and the surrounding countryside for all, including those with mobility issues.

POLICY CAMMC1

Improving and Enhancing Connections for Cyclists and Pedestrians

Development proposals will be supported when they deliver accessible, safe and attractive infrastructure that promotes and enables walking, cycling and public transport choices for local journeys to schools, health and community facilities, neighbourhood and village centres and the surrounding countryside.

Major development proposals relating to land allocated in the Stroud Local Plan should deliver connections and extensions to the existing network of segregated routes (snickets and PROWS) where possible.

Any new or enhanced pedestrian or pedestrian/cycle route should be provided to a high standard of inclusive design and in reference to the Cam Design Code (2019).

Explanation

CAMMC1 promotes sustainable transport and the provision of high quality segregated routes for people walking or cycling.

Car free routes connect together various neighbourhoods and provide links to facilities and services in the parish. As illustrated in the Cam Design Code, snickets are a key and distinctive feature of Cam.

Where development proposals can include improvements for pedestrians and cyclists within the scheme or directly related to the scheme these will be sought. Improvements are not only sought to better connect to the centre of Cam, but also to the wider countryside.

Improvements will need to be proportionate and related to the development proposal in scale and kind.

CAMMC1 promotes sustainable transport and the provision of high quality non-vehicular routes, and supports paragraph 104 of the NPPF, adding parish level detail to the protection and enhancement of sustainable transport routes required by Stroud Local Plan policies EI12, EI13 and EI16.



Figure 12: Indicative Route of Greenway

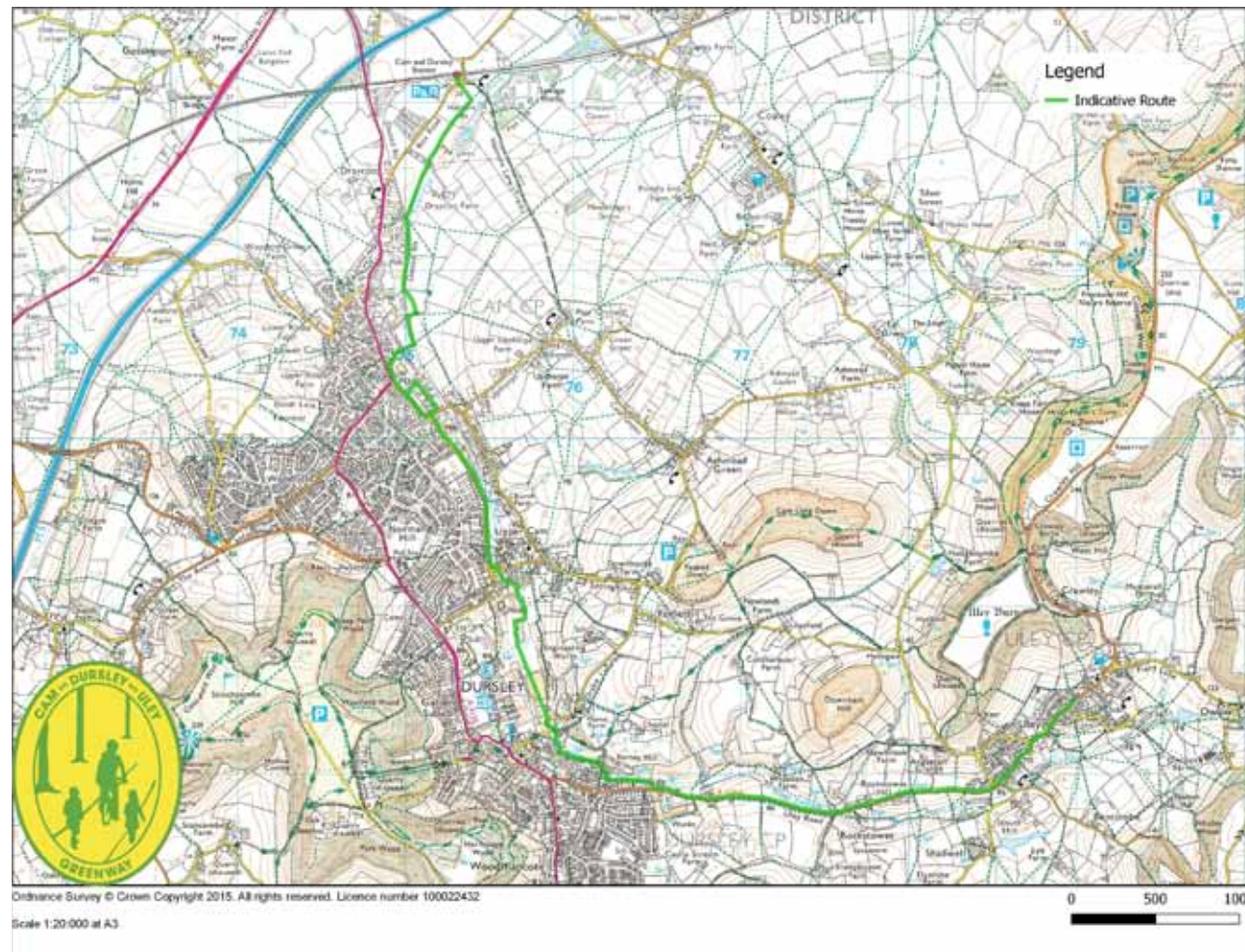
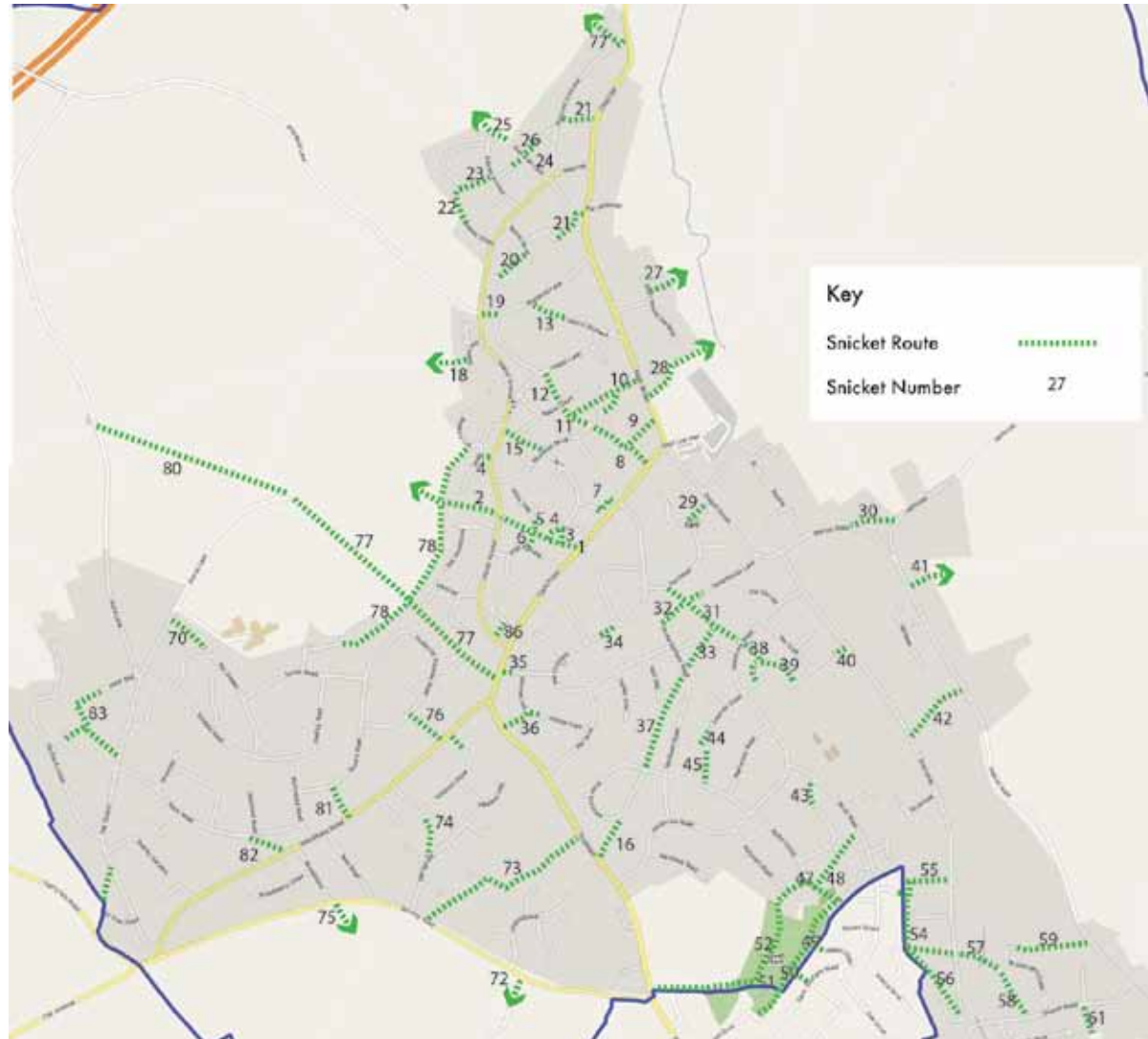
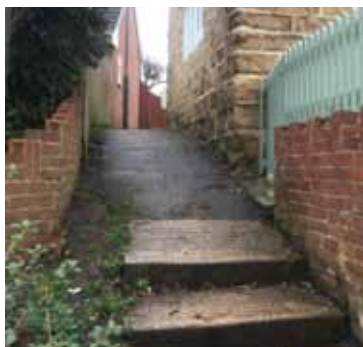


Figure 13: Map showing some of the many snickets in Cam



Community Facilities

Introduction

Cam has a good range of community facilities and services, a high concentration of which are located around the Village Centre. The local population and surrounding villages have access to a good choice of health, leisure and well-being amenities within Cam Parish and neighbouring Dursley.

Health and medical services are available at the Orchard Medical Centre in the Village Centre, and at the Vale Community Hospital, which opened in Dursley in 2011.

There are three primary schools in the Parish, and a primary and secondary school in neighbouring Dursley.



It is notable that there are few neighbourhood shops in Cam, 3 located on Phillimore Road in Woodfield, a large DIY supplies in Tilsdown and a garage shop at Draycott. As strategic development comes forward to the north of the Village, it will be essential that neighbourhood facilities are integrated to ensure that residents have access to local shopping facilities.

Community Facilities are defined in the Stroud District Local Plan as *“services available to residents in the immediate area provide the day- to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctor and dentist surgeries, recycling facilities, libraries and places of worship”*.

Through Neighbourhood Plans communities can also identify and protect green areas of particular importance to them through the designation of Local Green Space. As has already been noted, Cam Parish is a place where all sorts of green assets form an important part of its character and through research and consultation a number of potential Local Green Spaces have been identified.



Community Facilities - Policy CAMCF1

Objective

- O12 Protect existing local facilities and services, whilst encouraging ample provision of new facilities and services as part of new development.

POLICY CAMCF1

Retention of Community Facilities

Major housing development proposals should be submitted with an assessment of the accessible (located within 800m) existing community facilities and the increased need for community facilities generated by their new population.

Development which involves the loss of existing community facilities in Cam (listed below and identified in Figure 14) will not be supported unless all of the criteria below are satisfied:

- i. The current or previous community use is no longer viable and audited financial and marketing evidence over a reasonable agreed period and relevant geographic catchment has established there is no likely prospect of continued community use of the building or facility.
- ii. There are adequate similar use facilities within Cam or Dursley which cater for the needs of the local population and they are accessible within 800m.

Proposals for new community facilities in the parish will be supported where the applicant can demonstrate the need and benefits of the proposed facility, or where a replacement or enhanced facilities are proposed as mitigation against the loss of any of the facilities listed in this policy.

'Community facilities' is defined in the supporting text. Current Cam Community Facilities:

- | | | |
|--------------------------------|---------------------------------|---|
| 1. Cam & Dursley Train Station | 2. The Cam Surgery | 3. Cam Dental Surgery |
| 4. Cam Post Office | 5. Woodfields Play Area | 6. Tiltdown Square |
| 7. Cam Sports Ground | 8. Norman Hill | 9. Cam Skate Park |
| 10. Jubilee Playing Field | 11. Cam Green Play Area | 12. Draycott Play Area |
| 13. Holywell Orchard | 14. Box Road Play Area | 15. Cam Sports Club |
| 16. Cam Mills Bowling Club | 17. Tennis Courts | 18. Ashmead Allotments 1 |
| 19. Ashmead Allotments 2 | 20. West End Allotments | 21. Woodfield Allotments |
| 22. Upthorpe Allotments | 23. Middle Mill Allotments | 24. Quarry Chapel URC Church |
| 25. St Batholemew's Church | 26. One Church Cam | 27. Cam Methodist Church |
| 28. St George's Church | 29. 3C Community Church | 30. Arthur S Winterbotham Memorial Hall |
| 31. Cam Parish Council Offices | 32. GL11 Community Hub | 33. Woodfield Community Centre |
| 34. Ashmead Village Hall | 35. Cam Woodfield Junior School | 36. Cam Everlands Primary School |
| 37. Cam Hopton CofE School | 38. Peak Academy | |

Explanation

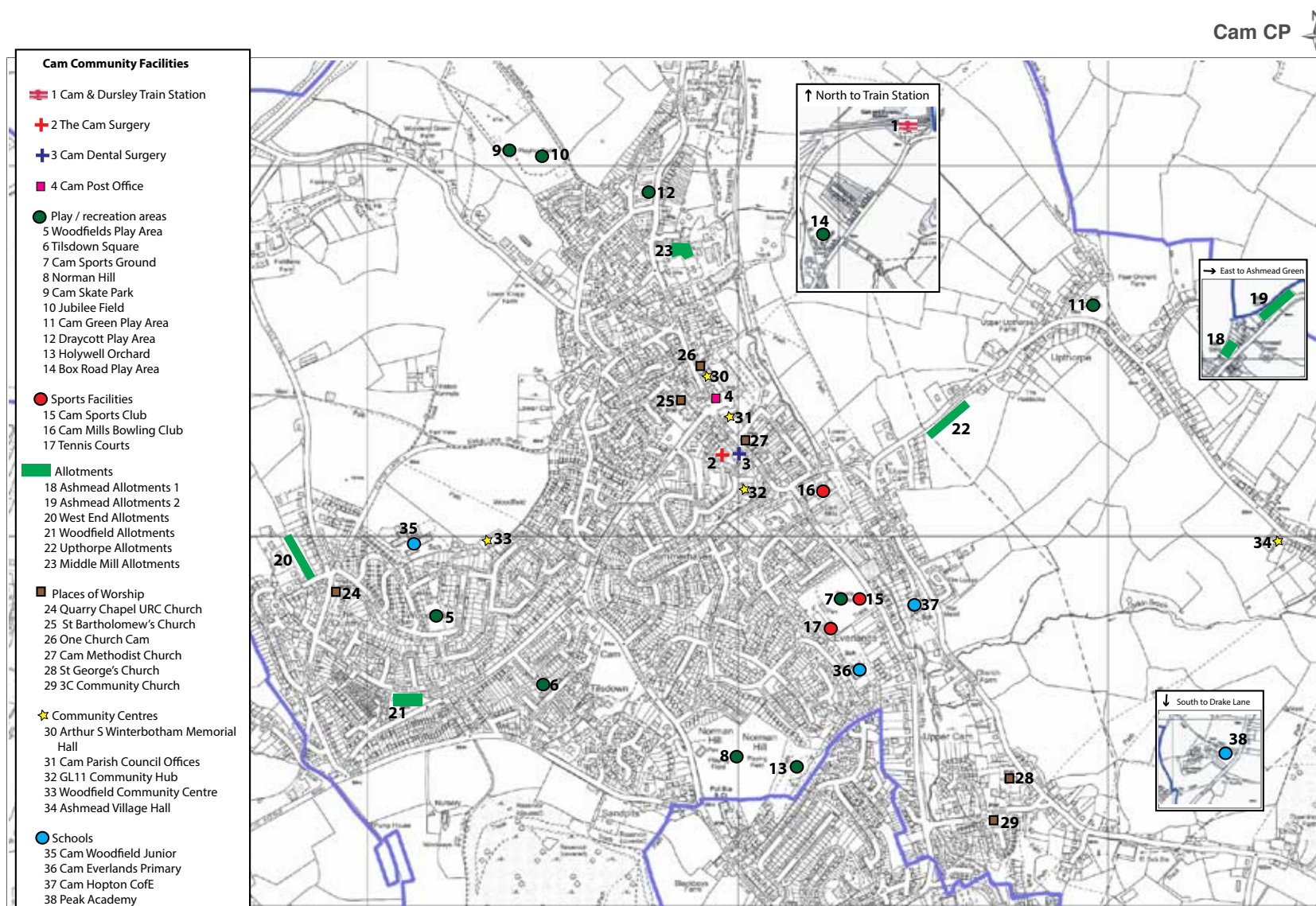
While the Stroud Local Plan includes policies to protect community facilities (policy EI16), it does not specify what these are within Cam. This policy supplements the Stroud Local Plan by identifying the key local facilities and services. Cam is identified by the Stroud Local Plan as a very large settlement which offers an excellent range of local community facilities and services and the District considers Cam and Dursley to 'have the best access to key services and facilities anywhere in the district'. The Cam Neighbourhood Plan Survey 2016 illustrated the importance of local facilities and services to the community.

In practice there are sometimes permitted development rights that allow some changes of use without planning permission. For example, a draft version of the Dursley Neighbourhood Plan included the opticians as an identified community facility. This was taken out by the Examiner as it is operating under retail use class (A1), which could be lost through the premises becoming a different retail business. However, CAMCF1 applies where planning permission is needed.

The provision of additional or improved facilities as a result of future development in Cam is an important issue for the community, especially in light of its strategic housing allocation. This is adequately covered by Local Plan policy CP6, which expects developers to make appropriate financial contribution to the provision of new or improved facilities where required. Where this is the case, developers are encouraged to contact Cam Parish Council.



Figure 14: Map showing Community Facilities



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Local Green Space Designations - Policy CAMCF2

Objectives

O11 Designate Local Green Spaces of value to the community.

POLICY CAMCF2

Local Green Space Designations

The Local Green Spaces, as shown on Figure 15, and listed below are designated in accordance with the provisions of Paragraph 100 of the National Planning Policy Framework.

Local Green Spaces:

LGS1 Woodfield Play Area
LGS2 Tilsdown Square
LGS3 Manor Avenue Edge
LGS4 Mill Way Triangle / The Lagers
LGS5 Holywell Orchard
LGS6 Woodview Road
LGS7 Cam Sports Ground
LGS8 Street Farm Field
LGS9 Littlecombe Meadow
LGS10 Riverside, land at Everlands

Explanation

Neighbourhood Plans can designate Local Green Spaces that are 'demonstrably special' to the community, to protect them from development in line with paragraphs 99-101 of the National Planning Policy Framework. This designation protects these green spaces for the long term, and development on these is then possible only in exceptional circumstances.

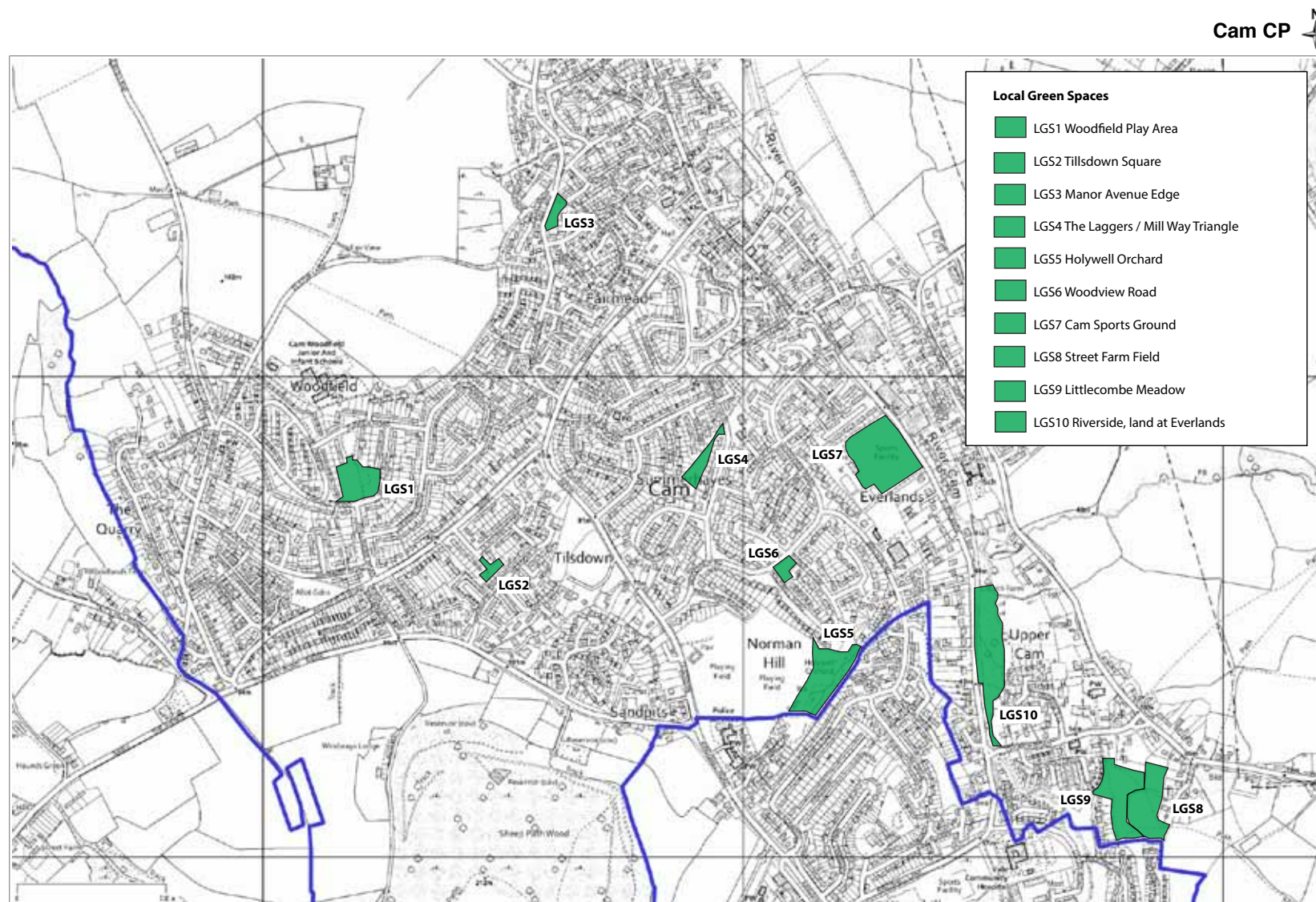
The Neighbourhood Plan Steering Group has collected evidence from local people which demonstrates the special nature of each potential Local Green Space to the local community. Landowners of each of the potential Local Green Space have been contacted and asked for their comment.

This evidence, along with an assessment of each space against each of the above criteria, is detailed in the Local Green Space Report 2019. This report summarises the evidence collection and decision making which has led to the Local Green Space designations identified in policy CAMCF2.

This type of designation cannot be used as a blanket protection for green spaces and is not suitable for most green spaces, as confirmed in national policy. The spaces chosen to go forward in this version of the Neighbourhood Plan for designation, have been carefully considered and only those which the Neighbourhood Plan steering group consider to meet the criteria have been selected.

This policy identifies local green spaces for protection, in line with Stroud Local Plan policy ES13.

Figure 15: Local Green Space Designations Map



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Employment

Introduction

Manufacturing is the largest employment sector in Cam, followed by the retail sector and then health and social work (Census 2011). Cam Mills is one of the oldest employers in Cam; a working textile business in the Parish for 250 years.

Professional, scientific and technical services make up around 20% of all local businesses in the Parish, followed by construction businesses and post and telecommunications (ONS 2016).

There are two designated employment sites in Cam in the 2015 Stroud Local Plan: Cam Mills and Draycott/Middle Mill Industrial Estate. The Village centre is also designated as a District Centre where the vitality and viability and the existing range of uses should be maintained and enhanced, promoting the range of employment opportunities available for people in Cam.



The Neighbourhood Plan seeks to promote opportunities for different types of businesses in the Parish. There is evidence that more young people between 15-24 move out of the Parish than into the Parish (ONS 2010), affecting the work force and skills base within Cam. The Neighbourhood Plan seeks to address this by encouraging the development of small and/or start-up businesses which may operate from smaller premises or from home.



Safeguarding Employment Sites - Policy CAME1

Objective

O13 Protect existing employment sites in the Parish.

POLICY CAME1 Safeguarding Employment Sites

Changes of use of existing business premises away from employment activity will be supported where:

- i. It can be demonstrated that the existing use is no longer economically viable i.e. that the site has been appropriately marketed at a reasonable price for at least one year for that or any other suitable employment or service trade use.
- ii. The site is allocated as part of a mixed use development.

Explanation

Cam has two key employment sites designated under policy EI1 in the Stroud Local Plan; Draycott/Middle Mill Industrial Estate, and Cam Mills. Coaley Junction Industrial Estate is also designated under policy EI2 for regeneration of existing employment sites.

There is a range of economic development policies contained in the Stroud Local Plan, the most directly relevant is EI1 – Key Employment Sites. This states that ‘key employment sites listed will be retained for B Class Uses. Redevelopment for alternative uses or change of use from employment use will not be permitted on these sites’.



Business and Employment Development - Policy CAME2

Objectives

- O14 Encourage provision of high quality employment space for start-up, small and medium sized businesses, allowing flexibility for businesses to start, grow, and stay in Cam.
- O15 Encourage house builders to build with home office workers in mind and developers to include fibre broadband networks as part of their designs.

POLICY CAME2 Encouraging Startup, New Businesses and Home-working

Provision of local employment and the establishment of new startup businesses, and development and alterations to provide spaces for home working will be supported, subject to an assessment of the impact of the proposals on:

- i. Residential amenities.
- ii. The transport network and parking conditions.
- iii. Biodiversity and the environment.

Proposals should be supported by evidence to enable an assessment of the impacts to be undertaken.

Explanation

The Cam Neighbourhood Plan Survey (2016) found that residents strongly felt that local businesses should be encouraged and promoted, with a view to providing more jobs for local people. The survey also found that people felt that developers should be encouraged to provide home office/work from home facilities in new developments.

Local economic development policy at the Local Enterprise Partnership level recognises the need to focus on business growth with the 'Growth Hub' service and the Stroud District jobs and growth plan providing a further recognition of the need to focus on new business start up and the growth of existing companies.

CAME2 reflects Stroud Local Plan policy ES12 and NPPF paragraph 81, which require new development to be designed to offer flexibility in the future.

Encouraging successful home-working practices is also dependent upon provision of adequate network infrastructure for fibre broadband, which is promoted in section 10 of the NPPF.



Cam Village Centre

Introduction

The centre of Cam contains a number of facilities and landmarks, however, Cam Neighbourhood Plan Survey (2016) highlighted a perception that currently, the area does not feel like a ‘centre’ or a distinct place that contributes to the identity of Cam.

Busy roads dominate the area and the large supermarket and car parks are some of the biggest and most noticeable features. They do however provide a strong convenience shopping offer for the village and draw shoppers from the wider area.

The village centre is within close proximity of many of the surrounding housing areas, creating the potential for higher levels of shoppers walking to the area via the local snickets. However, these are currently severed from the centre by the A4135 roundabout and few pedestrian crossing points.



There is a range of facilities, including a variety of shops, places to eat and local services such as the Parish Council offices located here. An important local environmental asset, Rackleaze Nature Reserve, which provides accessible extraordinary natural green space is also within the area defined as the village centre in both the Cam Community Design Statement (2018) and the Cam Village Centre Draft Discussion Document (2019). However, it is poorly connected and signposted and many people locally are unaware of the Reserve.

Together with Stroud Local Plan, the Neighbourhood Plan aims to support and improve the vitality of the village centre and strengthen its role as a 21st Century ‘community hub’ for the growing communities of Cam.



Cam Village Centre - Policy CAMVC1

Objective

- O16 Continue to promote a thriving local Village Centre which combines retail service, community and leisure facilities with a strong quality of place that contributes towards its economic vitality and public life.

Policy CAMVC1 Cam Village Centre

Proposals which contribute to the vitality and attractiveness of Cam Village Centre (as defined in Figure 16) will be supported.



Explanation

Cam Village Centre has a good range of facilities, with a diverse range of retail services, including a hardware store and Post Office. The Parish Council offices, a café and a pub are also located here. However, as outlined above, accessibility, environmental quality and image are harmed by the amount and speed of through traffic and lack of high quality crossing facilities.

Stroud Local Plan policy CP12 identifies Cam Village Centre as a 'district centre', where its vitality and viability and existing range of uses will be enhanced (in line with the District's retail hierarchy). This is supported by the Parish Council and the Neighbourhood Plan.

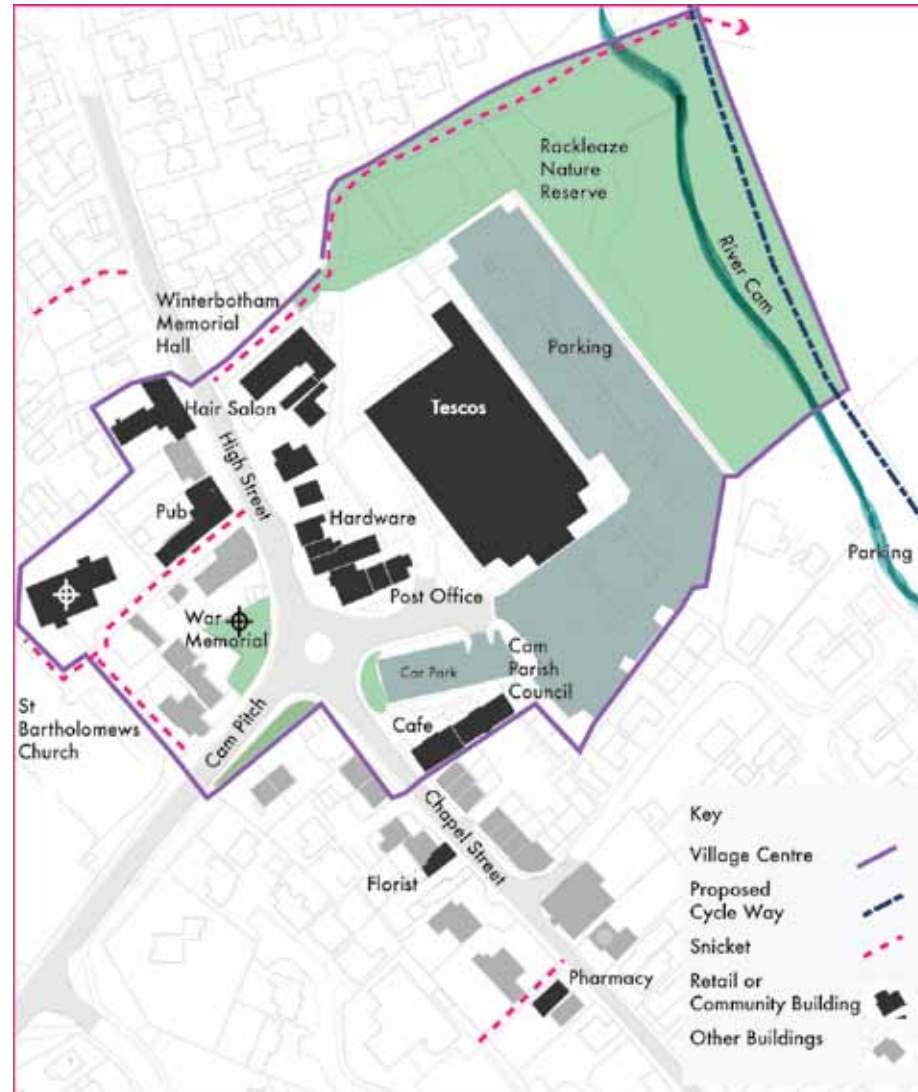
The Parish Council aims to work with local stakeholders to develop a framework of projects that tackle key issues and help build a sustainable future for the centre as a vibrant mixed use 'community hub', combining retail and service provision with leisure, recreation and community life.

To assist in building a collaborative approach to supporting the Village Centre, the Parish Council has produced a "Village Centre Framework Discussion Document" (2019). This sets out an initial comprehensive menu of connected initiatives and projects that address stimulating the area's vitality and public life, making it accessible and convenient, and strengthening quality and distinctiveness. This document is intended to inform the production of an agreed Cam Village Centre Framework, which is included as a project in section 6 of this Plan. Section 6 sets out complementary projects to achieve Neighbourhood Plan objectives.



Figure 16: Cam Village Centre

Figure 16 illustrates the area considered to be the village centre through character assessment and workshop discussions. It expands the area identified by Stroud District Council as a 'District Centre' to embrace the local assets, such as Rackleaze Nature Reserve, which are immediately linked to the village centre perform distinct and key roles that contribute to the area functioning as a village centre and 'community hub'.



5. Plan Review

Responsibility for providing the leadership for the Cam Neighbourhood Plan will rest with Cam Parish Council.

During the plan period to 2031, Cam Parish Council will monitor and review the Neighbourhood Plan. Any new development will be monitored closely through the planning process to ensure that policies are adhered to. Plan review will also be considered in relation to Stroud District Local Development Plan and any National Planning Policy changes.

Each Annual Parish Council Meeting after the Plan is made will include a report on the Plan. This will monitor the use of the Plan in the previous year by both the Parish Council and the District Council in both planning applications and in environmental projects, together with the likely implementation and impact of the Plan for the forthcoming year.

The annual reports on the Plan's use will be available to the public.



6. Projects

The projects defined in this Neighbourhood Plan are actions that the Neighbourhood Plan would like to achieve. They are not planning policies as they refer to issues that cannot be controlled via planning consent.

These projects are not subject to independent examination or referendum, but are included as they are important issues for the community and contribute towards meeting the Plan's objectives. Their inclusion also makes the plan more holistic.

Cam Neighbourhood Plan Project List

1. Our Trees

- Undertake a detailed tree survey mapping all trees in Cam. This could take the form of an interactive google map or use of the Woodland Trust British Trees App - <https://www.woodlandtrust.org.uk/visiting-woods/treeswoods-and-wildlife/british-trees/identify-trees-with-ourtree-id-app/>
- Identification of key trees (both in the public realm and private gardens) that may be worth a TPO in recognition of the contribution that tree makes to local character.
- Set up a network of local tree volunteers. Tree Wardens are active volunteers who champion, conserve and enhance their communities' trees and woods. <https://www.treecouncil.org.uk/Take-Part/Tree-Wardens>
- Identify spaces that could benefit from tree planting. Planting grants are available through the Tree Council.

- Undertake a Tree Canopy Coverage (TCC) estimate for the Cam Wards East and West and add to the Forestry Research compilation of TCC data from across the UK.
- Raise awareness of the importance of boundaries and the different options that can make a positive contribution to the neighbourhoods of Cam.

2. Our Heritage Assets

- Using Historic England guidance, the Parish Council will work together with Stroud District Council and local residents to create a list of non-designated heritage assets of local significance.
- Explore the possibility of establishing a Conservation Area in Upper Cam.

3. Getting around our Parish and Access to the Wider Countryside

- Cam Parish Council will work with Stroud District Council to ensure the delivery of the Cam, Dursley Greenway through Cam Parish.
- Cam Parish Council will work with Stroud District Council and the Highways Authority to improve pedestrian safety and priority and safety in general, at the Tesco roundabout.
- Audit the condition and usage of the snickets to conserve and enhance this key local feature.
- Raise local awareness of the snicket network and the places that can be reached taking these quick car free routes.
- Cam Parish Council will work with National Rail, Network Rail, the Highway Authority and Stroud District Council to secure improvements to Cam & Dursley train station, including secure cycle parking and the careful management of car parking provision at the station.
- Cam Parish Council will work together with the Highway Authority, public transport providers, local action groups and developers to

develop a long term sustainable strategy to:

- » Encourage better access to and increased use of public transport.
- » Ensure that new development takes place adjacent to the built up areas where there are good travel choices.
- » Improve links within the existing built-up area for cycling and bus provision.
- » Ensure other vehicular traffic keeps to appropriate routes.
- » Implement Report approved by Parish Council Leisure Committee on 15 February 2017- Cam's Accessible Paths Project. Improving access to the countryside for all in the interests of local residents health and wellbeing.
- » Encourage parents to walk to Hopton school. Include signage to limit time parking.

4. Village Centre Framework

Cam Parish Council has produced a Village Centre Framework Discussion Paper (2019). The discussion paper supports delivery of policy CAMVC1. It can be viewed in the evidence base of the Neighbourhood Plan and the Parish Council website. The discussion document sets out an initial vision to harness the village centre's assets, including heritage, retail and connections to surrounding landscape to create a high quality of place that people want to visit for a range of activities.

The manifesto of projects that the discussion document contains can not be delivered through the planning process. The Parish Council therefore aim to engage with local stakeholders and the community to review the existing Centre Boundary to help ensure Cam Village Centre's long term position as a vibrant and sustainable mixed use village community hub, explore issues and opportunities and to develop the discussion document into an agreed framework of village centre projects and delivery strategy.



Appendices

Appendices to the Plan can be found on the Parish Council website as separate PDFs to the Neighbourhood Plan and in hard copy in some locations where the Plan can be viewed during the consultation period.

Appendix 1: Cam Neighbourhood Plan Evidence Base Summary

Appendix 2: Cam Parish Council Pre-Application Engagement Protocol

Appendix 3: Cam Design Code

Draft Cam Parish Neighbourhood Plan Submission Version | October 2019

