



Meeting	Planning & Highways
Date	Wednesday 11 February 2026
Report Title	25.137 Taits Hill report
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As reported at last months' meeting, the developers have gone to appeal - **Appeal 6002408 Land North of Taits Hill Road Dursley Gloucestershire GL11 6BN S.25/0447/OUT.**

Committee could either submit additional comments to be included in the appeal or apply to give evidence and be cross-examined as a rule 6 party.

Our objection submitted in May 2025 reads –

Cam Parish Council is formally OBJECTING to planning application S.25.0447/OUT Land North Of Taits Hill Road Stinchcombe on the following grounds:

1. Traffic Volumes and Speeds and road safety

The proposed development for 73 homes is anticipated to significantly increase traffic volumes on local roads, which are already experiencing high usage. Statistics from the Stinchcombe Speed Watch campaign for this road evidenced that in March 2024;

- 5,500 vehicles per day use the road East and West
- Largest number of speeders are registered at Blackthorn Barn THR 60metres from the proposed access
- 2,800 vehicles exceed the 30mph limit
- 120 vehicles exceed 40mph
- 4 vehicles exceed 50mph plus

The figures for March 2025 will be available soon with the latest data from the new community camera showing only one third of vehicles comply with the speed limit.

The proposed pedestrian crossing point is within the 40mph zone with poor visibility. This poses a significant safety concern due to the already high traffic volumes and speeds as referenced above.

The NPPF emphasizes that developments should only be approved if they provide safe and suitable access for all users and do not have an unacceptable impact on highway safety (NPPF, para. 110). The additional traffic would exacerbate existing traffic volumes and elevate the risk of accidents on an already dangerous road, particularly given the access concerns outlined below.

2. Access on a Bend

The proposed access point is situated on a bend, with an entirely unsuitable splay which compromises visibility for both entering and exiting vehicles. This configuration poses a significant safety hazard, conflicting with NPPF para. 110, which requires that developments ensure safe and suitable access for all users. The Stroud District Local Plan also underscores the importance of safe access in Policy CP13.

3. Loss of Habitat and insufficient biodiversity mitigations

The development site is currently a habitat for various wildlife species. Its transformation into a residential area would lead to habitat loss, contravening NPPF para. 174, which mandates the protection and enhancement of valued landscapes and sites of biodiversity. Policy ES6 of the Stroud District Local Plan further emphasizes the need to safeguard biodiversity.



The proposed biodiversity net gain figures reported are unrealistic. Community Orchards are notoriously difficult to establish and maintain. This proposed site has no public access which makes it even more difficult to evoke local ownership which is crucial to its success.

4. Impact on the Landscape and AONB Vista

The proposed development would adversely affect the landscape character and the visual amenity of the AONB. NPPF para. 176 highlights the need to conserve and enhance the scenic beauty of AONBs, and Policy ES7 of the Stroud District Local Plan seeks to protect the character, quality, and diversity of the landscape. Stinchcombe Hill, a nearly detached part of the Cotswold Edge, was notified as a biological SSSI in 1966.

5. Erosion of the Buffer Zone Between Cam and Stinchcombe Parishes

The development would reduce the green buffer separating Cam and Stinchcombe, leading to potential coalescence of the settlements. This is inconsistent with NPPF para. 174, which emphasizes the need to recognize the intrinsic character and beauty of the countryside, and Policy CP15 of the Stroud District Local Plan, aims to maintain the separate identities of settlements by preventing inappropriate development in strategic gaps.

6. Strain on Cam's Infrastructure and Facilities

Future residents of the proposed development would rely on Cam's infrastructure and facilities, which are already operating at or beyond capacity due to ongoing mass developments. NPPF para. 93 stresses the importance of ensuring that developments have access to a sufficient range of services and facilities, and Policy CP6 of the Stroud District Local Plan requires that new developments are supported by adequate infrastructure.

This development is unsustainable due to the high expectation that residents will walk to facilities which is unrealistic as well as unsafe. It is far more likely that residents will rely solely on journeys by car, compounding the issues raised above.

7. Additional points to note

Cam Parish Council recommends a contaminated land assessment is carried out due to the proximity of an old refuse site.

Cam Parish Council recommends that the capacity and condition of local sewerage and water supply infrastructure be thoroughly investigated, given previous issues experienced in the area.

This proposed development is not an allocated site within the Stroud District Local Plan and, as such, represents a speculative application. It is outside the permissible development area. Its approval would risk setting a precedent for similar speculative proposals in the area. Cam Parish Council is deeply concerned that, without a strategic and coordinated approach to planning, the frequency of such applications will increase to an unmanageable level. This could result in piecemeal and incoherent development, as has already been observed along Box Road. Such unstructured growth undermines public confidence in the planning process, fosters negative perceptions of development more broadly, and contributes to the fragmentation of the local community.

In conclusion, the proposed development presents significant concerns related to highways safety, environmental impact, landscape preservation, and infrastructure capacity and should be REFUSED