

Our Ref: P502/PD/bh
Date: 6th February 2018

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Dear Mrs Walkley

**Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011
Land off Hopton Road, Cam, Stroud**

Further to our discussions on 15 January in respect of the above I have pleasure in enclosing a masterplan which identifies the land in our client's control and, more particularly, the area of land which we would wish to discuss with Parish Council members at the forthcoming parish council meeting on the 14 February 2018.

You will recall that we wrote to you to present to Parish Council members on the 17 January but since it has become apparent that a number of local residents thoughts that our discussions were relating to a much larger area of land we felt that it was best to clarify the position so that all those who wish to attend the meeting on the 14 February would be clear as to the extent and nature of the proposal being brought forward.

It is not clear to me why some members of the public should have thought that we were promoting a larger area of land. I understand that this may have arisen because of the District Council's publication of its Issues and Options document for a local plan review which identified an area of land from Hopton Road running all the way up to Upthorpe. Whilst this land is in our clients control you should be aware that we have never suggested to the Council that this land should be released for development.

We did promote part of this land through the previous local plan process and have also suggested that that area of land should be included in the council's Strategic Housing Land Availability Assessment. That area of land is shown on the attached plan for information purposes.

We now wish to ascertain if the Parish Council would be interested in a smaller, mixed use development accessed off Hopton Road which could provide a mixed use development with an overspill car park for the nearby school, housing for older persons and market/affordable housing. The overall development area will extend to some 5 acres and could potentially support something in the order of 35 - 40 dwellings and a care home of some 50 units.

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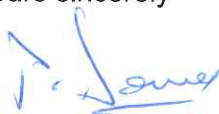
I can confirm that this is an indicative proposal for the purposes of discussion with members of the parish council and does not represent a 'fixed' scheme. I can also confirm that it is our intention to promote this through the Local Plan process, at least in the initial stages, and this presentation to the council is not a pre-application enquiry with the view to the submission of a planning application.

I can confirm that we are happy for this information to be made available to members of the public so that they are aware of the extent and nature of the proposals to be discussed on the 14 February.

If you have any queries please do contact me.

Kind regards

Yours sincerely



Patrick Downes BSc (Hons) MRICS

Director

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Enc: Illustrative Plan – P502 OIA