

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 23 November 2017 07:16  
**To:** \_WEB\_Local Plan  
**Subject:** Re: Stroud District Local Plan Review - Issues and Options Paper  
**Attachments:** Cam Call For Sites.pdf; Cam Issues and Options.pdf; Cam Land.pdf; Cam Land Closeup.pdf

Sir/Madam,

Please see representations made in respect of the Local Plan Review (Issues and Options) and specifically land at Bowlers Lea, Cam.

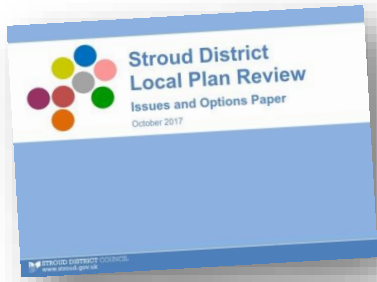
Kind Regards,

[REDACTED]  
AssocRICS  
Managing Director



E [REDACTED]

[www.merrimanproperty.com](http://www.merrimanproperty.com)



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview). You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5<sup>th</sup> December 2017. Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Consultation response form PART A

### Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

#### Your name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your company name or organisation (if applicable)

Merriman Property Ltd
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#### Your address (optional)

<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>
<input type="text"/>

#### Your email address \*

<input type="text"/>
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#### Your phone number (optional)

<input type="text"/>
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If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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#### Your client's company or organisation (if applicable)

Cam Land (Dursley) Ltd
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### Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (\* we will do this via email)

- |      |  |            |                                     |           |                          |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i)   | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii)  | The next formal round of public consultation             | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |

## Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

**Your name**

**Your organisation or company**

**Your client's name/organisation  
(if applicable)**

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)).**

**We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:**

Question number: 3.6

Please use this box to set out your comments:

*(Attach additional sheets of paper or expand this box if you need to)*

Broad Locations and Potential Sites

This representation is made with specific regard to land to the west of Bowlers Lea, Lower Cam. The identification of Cam as an appropriate location for additional housing development is supported given that it is identified as an Accessible Local Service Centre, as well as having a wide range of services, including employment.

The Issues and Options paper identifies land in the northern half of Cam as having future potential for housing, however it is considered that sites C, D and E would form isolated developments, spearated from the main built up area of the village. In addition, sites D and E lie on the other side of the River Cam from the main part of the village and would be restrict partially by floodplain.

The site at Bowlers Lea, Lower Cam offers an ideal location for additional housing. It has no constraints, with access available and no flooding constraints. The site would offer land for development that is well connected to the rest of village, with housing development along the eastern boundary and partially along the northern boundary and so would not appear out of context.

It is acknowledged that the site has not been previously promoted and so the Council have yet to consider its potential. However, the land owner is a promoter keen to put the land forward for consideration with the potential for apprximately 50 dwellings serving the need in Cam.

**The Stroud District Local Plan Review: Issues and Options Paper** identifies a number of sites around the District's main settlements with potential for future growth. The Council is inviting the submission of **alternative potential sites** for consideration as part of the review of the Local Plan, including sites at smaller villages that could also benefit from some future development.

Please use this form to provide information on sites in Stroud District, which you would like to suggest as suitable for:

- New housing development of **five dwellings or more**;
- Sites of **0.25 hectares** or **at least 500 square metres of floorspace**, which could be suitable for economic development, other residential development, retail or community uses.

Please fill out an individual site submission form for each site you would like to submit for consideration. Your form must be accompanied by a site location plan (on an Ordnance Survey base), clearly identifying the site boundaries and the site access point(s).

This call for sites closes **on Tuesday 5<sup>th</sup> December 2017**. Sites submitted as part of the Local Plan Issues and Options consultation will automatically be considered for inclusion in future updates to the Strategic Assessment of Land Availability (SALA) and the Brownfield Land Register, as appropriate.

Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Site Submission form PART A

All sites submitted through this Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially. Please note we will not process any anonymous responses.

### Your details

Please fill out your personal information in PART A. This part of the form (PART A) **will not be made public** and your contact details will only be used for the purposes described above.

#### Your name

(title): <input type="text"/>	First name: <input type="text"/>	Last name: <input type="text"/>
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#### Site name

#### Site address (including post code)

#### Your company name or organisation (if applicable)

#### Your address


#### Your email address

#### Your phone number

If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <input type="text"/>	name: <input type="text"/>
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Your client's company or organisation (if applicable): **Cam Land (Dursley) Ltd**

## Site Submission form PART B:

**Your name**

**Your organisation or company**

**Your client's name/organisation (if applicable)**

**Site name**

**Site address (including post code)**


### 1: Your interest in the site

Please tick box to indicate

Owner of the site	<input type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>

Other (please specify)

### 2: Site information

Please provide as much detail as possible

OS Grid reference (EENN)	<b>S074</b>	Total site area (hectares)	<b>2</b>
Is the site in single ownership? Please tick box to indicate	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	<b>1</b>

 Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:  
**Agricultural/Pasture Land**

Past uses:

Planning history (Please include reference numbers, planning application/ SHLAA site, if known):

Access to the site (vehicle and pedestrian):

**Via Bowlers Lea**

Can the site be seen from a public road, public footpath, bridleway or other public land?

Please tick box to indicate

 Yes  No 
**3a: Is the site proposed for RESIDENTIAL development?**

 Please tick to indicate Yes  No 

<b>If Yes:</b>	<b>Number of houses</b>	<b>50</b>
	<b>Number of flats</b>	
	<b>TOTAL number of units</b>	<b>50</b>

Where possible, please tick to indicate which of the following apply:

		Number of units
<b>Market housing</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Affordable housing</b>	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

 Is the site proposed to meet a particular need? (e.g. older people housing, self build) Yes  No 

If Yes, please specify:

**3b: Is the site proposed for institutional residential development? (e.g. care home, hospital or residential care home)**

Please tick to indicate

 Yes  No 

If Yes, please indicate number of bed spaces and specify use :	<b>Number of bed spaces</b>	
Use:		

**3c: Is the site proposed for NON RESIDENTIAL development?**

Please tick to indicate

 Yes  No 

<b>If Yes:</b>	<b>TOTAL floorspace:</b>	<b>m<sup>2</sup></b>
Where possible, please tick to indicate which of the following apply:		<b>Floor space</b>
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Other: ( If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>

**4: Possible constraints**

*Please provide as much information as possible*

**4a: To the best of your knowledge is there anything restricting the development potential of the site?**

*Please tick to indicate*

*If Yes, please provide brief details*

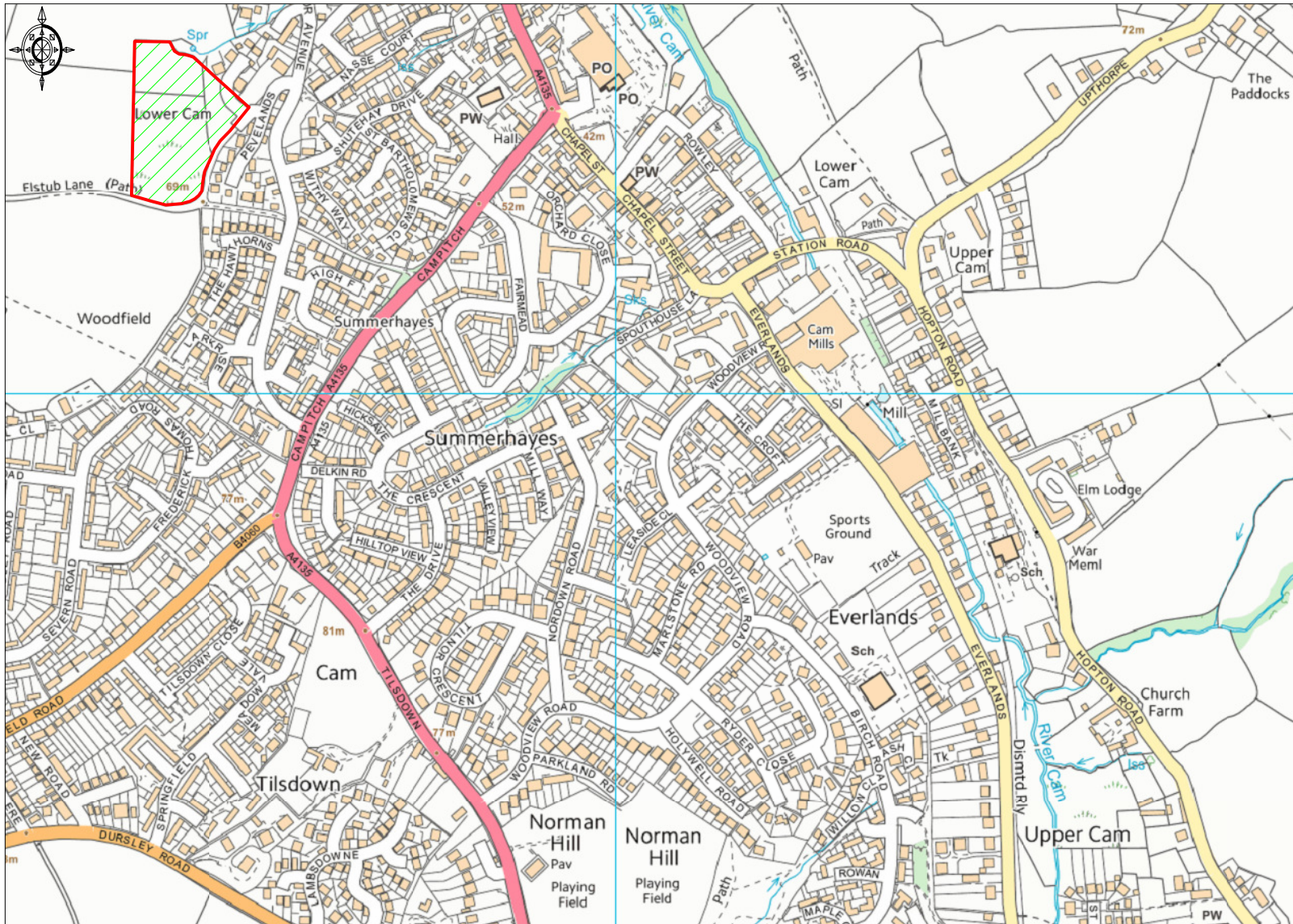
Contamination/ pollution	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Land stability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ground levels	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Mains water/ sewerage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Electricity/ gas/ telecommunications	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Highway access and servicing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Ownership/ leases/ tenancies/ occupiers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Easements/ covenants	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Drainage/ flood risk	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Heritage/ landscape/ wildlife assets	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	





Please tick box to confirm you have included the required site location plan

Yes



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