

[REDACTED]

From: [REDACTED]
Sent: 20 December 2017 13:43
To: _WEB_Local Plan
Subject: Call for Sites
Attachments: call-for-sites-form_local-plan-review-2017_editable-word-version.docx; Mayos Land Phase 3 Site Plan.pdf

Sir/Madam,

I spoke to somebody in the Planning Policy team last week regarding the now closed Call for Sites consultation process. We have been asked after the closing date to submit a Call for Sites form for a site in Hardwicke by the landowner.

Whilst the deadline for submissions has now closed the officer I spoke to suggested sending through our completed form, but to note it would be at the discretion of the Council whether or not the site is accepted. We would be grateful if the Council would accept the attached submission.

Regards,

[REDACTED]

[REDACTED]
Associate Director

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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 5th 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 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):

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 checked="" type="checkbox"/>	Planning consultant	<input 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)		Total site area (hectares)	0.98
Is the site in single ownership? <i>Please tick box to indicate</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Developable area (hectares)	

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

Largely greenfield land, with some concrete footings/areas of hardstanding and a small corrugated metal structure on the northern boundary

Past uses:

N/A

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

The site is subject to a current planning application for 20 dwellings (Ref: S.17/1093/FUL). Land adjoin the site to the north and south benefits from implemented planning permissions for housing.

Access to the site (vehicle and pedestrian):

Access is possible via the existing estate roads of Mayo's Land Phase 1 and 2 (via Meerbrook Way).

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

If Yes:	Number of houses	20
	Number of flats	
	TOTAL number of units	20
<i>Where possible, please tick to indicate which of the following apply:</i>		Number of units
Market housing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	14
Affordable housing	Affordable rent Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3
	Shared ownership Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	3
Is the site proposed to meet a particular need? (e.g. older people housing, self build)		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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 :	Number of bed spaces	
Use:		

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

Please tick to indicate

 Yes No

If Yes:	TOTAL floorspace:	m²
<i>Where possible, please tick to indicate which of the following apply:</i>		Floor space
Offices, research and development, light industrial (B1)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
General industrial (B2)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Warehousing (B8)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²
Other: (If Yes, please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	m ²

4: Possible constraints	
<i>Please provide as much information as possible</i>	
4a: To the best of your knowledge is there anything restricting the development potential of the site?	
<i>Please tick to indicate</i>	<i>If Yes, please provide brief details</i>
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 checked="" type="checkbox"/> No <input type="checkbox"/>	An overhead cable crosses the application site which would be grounded as part of the development
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 checked="" type="checkbox"/> No <input type="checkbox"/>	A foul sewage easement crosses the site, which could remain in situ as part of the scheme design
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"/>	

Other abnormal development costs Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Noise attenuation fencing would be provided along the eastern boundary
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4b: Do you believe constraints on the site can be overcome? *Please tick to indicate*

If Yes, please provide details below of how they will be overcome, and the likely time frame:

Yes No

All of the constraints could be overcome through the planning process, either by detailed design or appropriately worded conditions. None of the identified constraints would unduly delay development

(Please continue on additional sheets and attach as required)

5: Please provide an estimate of the number of dwellings/ floor space m² to be built on site per annum (1st April to 31st March)

2018/19		2024/25		2030/31	
2019/20	20	2025/26		2031/32	
2020/21		2026/27		2032/33	
2021/22		2027/28		2033/34	
2022/23		2028/29		2034/35	
2023/24		2029/30		2035/36	

6: Please indicate the current market status of the site

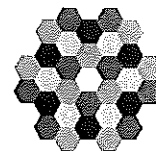
<i>Please tick all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

7: Site location plan

Each Site Submission Form must be accompanied by a site location plan on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

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

Yes



Official copy of register of title

Title number GR355507 Edition date 29.06.2011

- This official copy shows the entries on the register of title on 16 JUN 2014 at 16:52:07.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Jun 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

GLOUCESTERSHIRE : STROUD

- 1 (29.06.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining The Old Police Station, Bristol Road, Hardwicke, Gloucester (GL2 4RA).
- 2 (29.06.2011) The registered proprietor claims that the land has the benefit of a right of way over the land tinted brown on the title plan. The right claimed is not included in this registration. The claim is supported by a Statement of Truth made on 7 March 2011 by [REDACTED]

NOTE: Copy filed.

- 3 (29.06.2011) The land has the benefit of the rights granted by but is subject as mentioned in a Deed dated 1 August 1983 made between (1) [REDACTED] in the following terms:-

"TOGETHER WITH the right to use the existing water pipes and to continue to obtain a supply of water not greater than that at present obtained from the Haresfield Court Estate private water supply in connection with the existing use of the property hereby conveyed the Donee contributing a reasonable proportion according to user to the cost of such supply and the cost of maintaining repairing and replacing as and when necessary the said water pipes TOGETHER ALSO WITH the benefit of all rights of way light water drainage support and other easements quasi easements and rights to which any part or parts of the said property is or are now subject including the matters set out in the Second Schedule hereto

THE SECOND SCHEDULE hereinbefore referred to

As to the whole subject to the right (for the benefit of the remainder of the Haresfield Court Estate) to use the existing pipes and water supply forming part of the Haresfield Court Estate private water supply on or under the land hereby conveyed"

Title number GR355507

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (29.06.2011) PROPRIETOR: [REDACTED]

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (29.06.2011) The land is subject to the rights granted by a Deed dated 5 February 1979 made between (1) [REDACTED] and (2) [REDACTED]

NOTE: Copy filed.

2 (29.06.2011) A Deed of Mutual Covenants dated 9 September 1983 made [REDACTED]

WHEREAS:-

(1) By a Deed of Gift dated the First day of August One thousand nine hundred and eighty three and made between [REDACTED] of the one part and the First Owner of the Second part certain agricultural and other hereditaments at Haresfield in the County of Gloucester containing Three hundred and sixty four point nine one acres or thereabouts were conveyed unto the First Owner in fee simple subject as mentioned in the said Deed of Gift but otherwise free from incumbrances

(2) By a Deed of Gift dated the first day of August One thousand nine hundred and eighty three made between [REDACTED] of the one part and the Second Owner of the second part certain agricultural and other hereditaments at Haresfield in the County of Gloucester containing Two hundred and forty seven point eight three acres or thereabouts were conveyed unto the Second Owner in fee simple subject as mentioned in the said Deed of Gift but otherwise free from incumbrances

(3) By a Deed of Gift dated the First day of August One thousand nine hundred and eighty three and made between [REDACTED] of the one part and the Third Owner of the second part certain agricultural and other hereditaments at Haresfield in the County of Gloucester containing One hundred and ninety six point seven five acres or thereabouts were conveyed unto the Third Owner in fee simple subject as mentioned in the said Deed of Gift but otherwise free from incumbrances

(4) [REDACTED] is the owner in fee simple of the remaining parts of the Haresfield Court Estate

(5) Some of the properties owned by Major Heywood and/or comprised in the said three Deeds of Gift receive a supply of water from the Haresfield Court Estate private water supplies and in each of the said respective Deeds of Gift the said [REDACTED] granted to the First Owner the Second Owner and the Third Owner respectively the right to use the existing water pipes and to continue to obtain a supply of water not greater than that obtained at the date of the Deeds of Gift from the Haresfield Court Estate private water supplies in connection with the existing use of the properties conveyed by the respective Deeds of Gift subject to the First Owner the Second Owner and the Third Owner respectively contributing a reasonable proportion according to user to the cost of such supply and the cost of maintaining repairing and replacing as and when necessary the said water pipes

(6) [REDACTED] the First Owner the Second Owner and the Third Owner have agreed to enter into mutual covenants with each other in manner hereinafter appearing

C: Charges Register continued

NOW THIS DEED WITNESSETH that [REDACTED] the First Owner the Second Owner and the Third Owner hereby mutually covenant with each other as follows:-

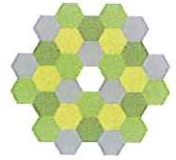
1. That they will not sell any part of the hereditaments respectively owned by them without repairing the purchaser to enter into a covenant that such purchaser will within three months of the date of the Conveyance to such purchaser disconnect the property sold from the Haresfield Court Estate private water supplies and/or from any of the Haresfield Court Estate water service pipes supplying mains water to property other than that being sold in a workmanlike manner so as to prevent any leakage from such private water supplies and in such a manner as to ensure that the water supply to other properties served by the Haresfield Court Estate private water supplies and service pipes is not affected and connect the property sold to the mains water supply
2. THAT insofar as it may be necessary to grant to any such purchaser as aforesaid an easement to lay a water pipe from the nearest mains water supply across land not included in the sale to such purchaser but retained by either [REDACTED] the First Owner the Second Owner or the Third Owner the owner of such retained land will grant to such purchaser an easement in fee simple to lay the said water pipe across such retained land together with the right of entry on such retained land for the purpose of laying maintaining repairing and renewing such pipe subject to such purchaser causing as little damage as possible in the exercise of such right and making compensation for all damage done."

NOTE: The land in this title is part of that conveyed to the Second Owner by the Deed of Gift dated 1 August 1983 being that referred to in the Property Register.

End of register

Land Registry
Official copy of
title plan

Title number **GR355507**
Ordnance Survey map reference **SO8012NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Gloucestershire : Stroud**



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