

Strategic Housing Land Availability Assessment (SHLAA)

Call for Sites Pro-forma



- Please complete this form if you would like to suggest land for future development in Stratford-on-Avon District. The sites will be assessed as part of the SHLAA and used in the preparation of the Site Allocations Plan which can be viewed at www.stratford.gov.uk/siteallocations.
- Please only submit sites capable of **delivering 1 or more homes**.
- Please complete a **separate form for each site**. Complete each section clearly and legibly to the best of your knowledge.
- You must attach a **1:1250 scale Ordnance Survey map** clearly showing the precise boundaries of the site and details of site ownership.
- You must **sign and date the declaration** at the end of the form.
- In submitting a site you consent for your **name and postal address to be made publicly available**.

1. Your Details (please provide details)			
Title	Mr	Name	MARK ROBERTS
Organisation (if relevant)	LOXTON DEVELOPMENTS LTD	Representing (if relevant)	
Address	LONGBOURN FARM, PITTERN HILL, KINETON		
Post Code	CV35 0JF	Telephone	01926 640606
Email	mark.roberts@loxtondevelopments.co.uk		

2. Site Location (please provide details)			
Site Name			
Site Address (Inc. postcode if known)	LAND OFF MAIN ST, TYSOE, WARWICK CV35 0TE		
OS Grid Ref: Easting	OS REF SP3444 NW	OS Grid Ref: Northing	
Total Site Area (Hectares)	5.25	Area of Site Suitable for Development	5.25
Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site with a red line. If appropriate, show other land in your ownership in blue. If relevant, also provide details of land parcels where the site is under multiple land ownership (see Section 3).			

3. Site Ownership (please tick as appropriate and/or provide details)

Ownership (please tick)	Yes – sole owner <input checked="" type="checkbox"/>	Yes – part owner <input type="checkbox"/>	No <input type="checkbox"/>
If you are a part owner or are not the owner, please provide name(s) and address(s) of the other landowners			
Have you notified the (other) landowner/s that you have submitted this site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

4. Site Constraints (on site or on the boundary) (please tick as appropriate and/or provide details)

Current / Previous Use	PASTURE				
Adjacent Land Uses	HOUSING , SCHOOL , PASTURE				
Relevant Planning History	NONE ON SITE . PERMISSION FOR HOUSING GRANTED ON TWO SITES TO SOUTH				
Existing Infrastructure	Electricity <input checked="" type="checkbox"/>	Gas <input type="checkbox"/>	Mains Sewerage <input checked="" type="checkbox"/>	Mains Water <input checked="" type="checkbox"/>	Telecoms <input type="checkbox"/>
Access from the Highway	Yes (classified road) <input checked="" type="checkbox"/>	Yes (unclassified road) <input type="checkbox"/>	No <input type="checkbox"/>		
Highway Works	NONE REQUIRED				
Ransom Strips	NONE				
Legal Issues	NONE				
Existing Occupiers	NONE				

Public Access / Rights of Way	FOOTPATHS SHOWN ON ATTACHED TITLE PLAN
Wildlife Designations (wildlife site, protected species)	NONE
Heritage Designations (e.g. listed buildings)	NONE
Agricultural Land Classification (If appropriate)	NOT KNOWN - PASTURE
Environment Constraints (e.g. mature trees, TPOs, ponds, watercourses)	NONE
Physical Constraints (e.g. flooding, potential land contamination)	NONE WE ARE AWARE OF
Infrastructure Constraints (e.g. pylons, gas mains)	NONE
Other Known Issues / Constraints	NONE
Interventions to Overcome Constraints?	N/A.

5. Proposal Details (please tick as appropriate and/or provide details)				
Proposed Development	RETIREMENT HOUSING			
Proposed Land Use	Residential <input checked="" type="checkbox"/>	Employment <input type="checkbox"/>	Retail <input type="checkbox"/>	Mixed <input type="checkbox"/> Other <input type="checkbox"/>
Site Capacity / Density (i.e. no. of homes / floor space)	UP TO 40			
Potential for Development	Marketed for Development <input type="checkbox"/>	Negotiations with a Developer <input type="checkbox"/>	In control of a Developer <input checked="" type="checkbox"/>	
Availability for Development	Short-term (within 5 yrs) <input checked="" type="checkbox"/>	Medium-term (6-10 yrs) <input type="checkbox"/>	Long-term (11+ yrs) <input type="checkbox"/>	
Development Timescale / Phasing (inc. build rates)	2-3 YEARS.			

6. Continuation Section

- * THERE IS STRONG DEMAND FOR RETIREMENT HOUSING INCL BUNGALOWS.
- * THIS SCHEME COULD FREE UP FAMILY HOUSES IN THE VILLAGE.
- * THE SITE IS IDEALLY LOCATED FOR RETIREMENT HOMES CLOSE TO VILLAGE SHOPS, CHURCH, DOCTORS & SCHOOL
- * IT IS TUCKED AWAY SO WILL HAVE MINIMAL IMPACT ON THE LANDSCAPE OR VIEWS
- * A SENSITIVELY DESIGNED LOW DENSITY SCHEME WOULD FIT IN WELL. IT WOULD RESPECT THE FOOTPATHS.
- * ACCESS WOULD BE VIA THE FIELD AT THE FRONT WHICH HAS PLANNING CONSENT FOR 9 HOUSES.
- SEE PLAN SHOWING CURRENT SCHEME

Signature

In submitting a site you consent for your name and postal address to be made publicly available and for a representative of the Council to access the site (if necessary) to undertake a site assessment with or without prior notification.

Your details will also be added to the Council's Planning Policy database and you may receive notifications of forthcoming public consultations and stages of plan preparation. You can request that your details are removed from the database at any time.

Name	MARK ROBERTS
Signature	M.R. Roberts.
Date	25 th OCTOBER 2016

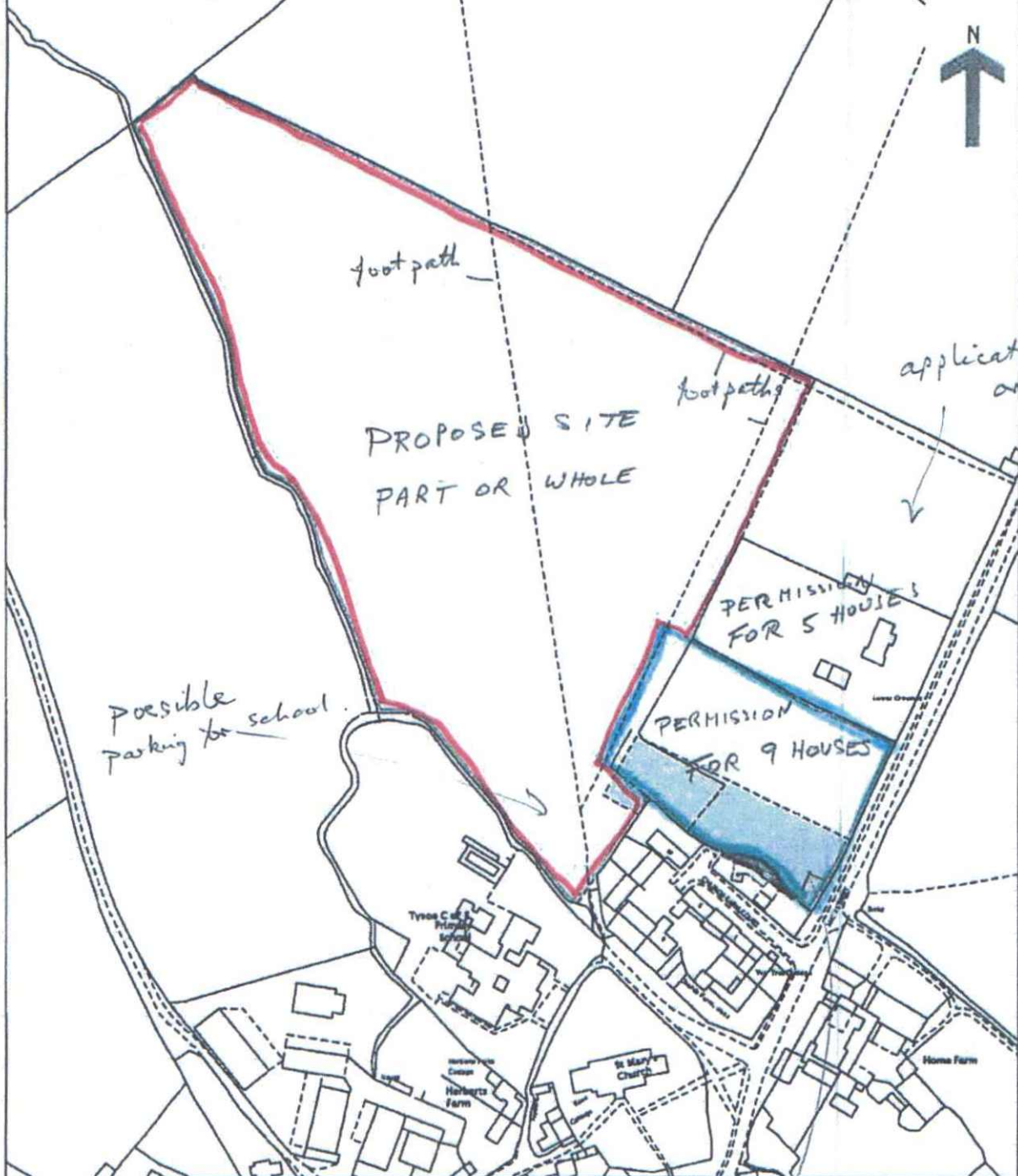
Please return completed forms to Jane Millward (Parish Clerk) - email parishclerk.tpc@gmail.com

Land Registry
Official copy of
title plan

Title number **WK464679**
Ordnance Survey map reference **SP3444NW**
Scale **1:2500**
Administrative area **Warwickshire : Stratford-on-Avon**



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LAND OFF MAIN STREET TYSOE

LOXTON DEVELOPMENTS LTD

This official copy is incomplete without the preceding notes page.

01926 640606

25/10/16

Site is our ownership.
Detailed planning consent for
9 houses. Reapplying for 10
houses.

Dear Jane

We own land off Main Street adjacent to and behind Church Farm Court and adjacent to the Primary School

I hereby submit the rear part of our land for inclusion as a suitable site for RETIREMENT HOUSING

I attach

- the completed Call for Sites form
- Land Registry plan 1/2500 showing the site
- plan for adjacent site which is in our ownership showing access. This site has detailed planning consent for 9 houses. There is a current valid application for this revised 10 house scheme being considered right now by the District Council.

The proposed site is tucked away behind existing houses and houses which will shortly be built so will have minimal impact on the landscape or views and will be a quiet and pleasant location for residents.

It is ideally located for a retirement scheme being close to all the village amenities including the doctors.

There is a strong demand in the village for retirement housing and bungalows and this scheme would enable villagers to downsize and free up larger houses for families. I have discussed the possibility of retirement housing with many people in the village and the reaction is always that it is something the village needs.

There could be the opportunity for the site to provide **additional parking to the Primary School** as a public benefit contribution which could ease the congestion along Main Street caused by dropping off and collecting children.

I hope you will consider this site favourably. We own the site. Subject to planning approval a scheme could be built in 2 - 3 years.

Please come back to me if you need any further information.

Please can you confirm receipt of this submission and confirmation that it is valid and will go forward for consideration

With kind regards

Mark

Mark Roberts
Managing Director

Loxton Developments Ltd
PO Box 2891, Kineton, Warwickshire CV35 0YN. Co reg no 2171248
Tel: 01926 640606 Mobile 07740 771621
www.loxtondevelopments.co.uk