

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 5 or more homes or more than 0.25ha (500sqm floorspace)** for commercial uses.
- 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	STEVE TAYLOR	
Organisation (if relevant)	/		Representing (if relevant)	MR NICK GASSON
Address	WINCHCOMBE FARM, SHENINGTON ROAD, UPPER TYSOE, WARWICKS			
Post Code	CV35 0TH	Telephone	01295 680190	
Email	steve@howlanduk.com			

2. Site Location (please provide details)

Site Name	LAND TO THE NORTH OF SHENINGTON ROAD AND EAST OF MIDDLETON CLOSE		
Site Address (Inc. postcode if known)	SHENINGTON ROAD, UPPER TYSOE.		
OS Grid Ref: Easting	433987	OS Grid Ref: Northing	243639
Total Site Area (Hectares)	2.45	Area of Site Suitable for Development	1.47

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 type="checkbox"/>	Yes – part owner <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If you are a part owner or are not the owner, please provide name(s) and address(s) of the other landowners	NICK GASSON HAMPTON HOUSE FARM KINETON WARKS CV35 0JH		
Have you notified the (other) landowner/s that you have submitted this site?	Yes <input checked="" 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	AGRICULTURAL				
Adjacent Land Uses	RESIDENTIAL / AGRICULTURAL / ALLOTMENTS				
Relevant Planning History	CURRENT APPLICATION FOR UP TO 30 DWELLINGS (10 AFFORDABLE) ALL MATTERS RESERVED EXCEPT ACCESS FROM SHENINGTON RD.				
Existing Infrastructure	Electricity <input type="checkbox"/>	Gas <input type="checkbox"/>	Mains Sewerage <input type="checkbox"/>	Mains Water <input type="checkbox"/>	Telecoms <input type="checkbox"/>
Access from the Highway	Yes (classified road) <input type="checkbox"/>		Yes (unclassified road) <input checked="" type="checkbox"/>		No <input type="checkbox"/>
Highway Works	AS DETAILED AN APPROVED UNDER CURRENT APPLICATION				
Ransom Strips	NONE				
Legal Issues	NONE				
Existing Occupiers	APPLICANT (N. GASSON)				

Public Access / Rights of Way	NONE EXISTING NEW PUBLIC FOOTPATH(S) PROPOSED.
Wildlife Designations (wildlife site, protected species)	NONE
Heritage Designations (e.g. listed buildings)	NONE
Agricultural Land Classification (If appropriate)	GRADE 3
Environment Constraints (e.g. mature trees, TPOs, ponds, watercourses)	NONE
Physical Constraints (e.g. flooding, potential land contamination)	NONE
Infrastructure Constraints (e.g. pylons, gas mains)	NONE
Other Known Issues / Constraints	PERIFERY OF AONB.
Interventions to Overcome Constraints?	LANDSCAPING / DEVELOPMENT WILL IMPROVE EXISTING VIEWS FROM AONB.

5. Proposal Details (please tick as appropriate and/or provide details)

Proposed Development	UP TO 30 DWELLINGS OF WHICH 10 ARE AFFORDABLE. POSSIBLE SPLIT INTO 2 PHASES OF 15 UNITS.				
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)	APPROX 12 DPH (VERY LOW)				
Potential for Development	Marketed for Development <input checked="" type="checkbox"/>	Negotiations with a Developer <input type="checkbox"/>	In control of a Developer <input 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)	APPROX 2 YEARS TO START TO ALLOW FOR DETAILED APPLICATION. APPROX 18 MONTHS - 2 YEARS TO FINISH.				

6. Continuation Section

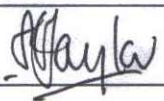
APPLICANT IS OPEN TO SUGGESTION REGARDING :

- 1) NUMBERS
- 2) HOUSING MIX
- 3) PHASING
- 4) PROVISION OF COMMUNITY BENEFIT PROJECT.
- 5) PROVISION OF STARTER HOMES / RETIREMENT HOMES AS PART OF 30% AFFORDABLE HOUSING PROVISION.
- 6) DESIGN - INCLUDING LANDSCAPING / LAYOUT DETAIL.

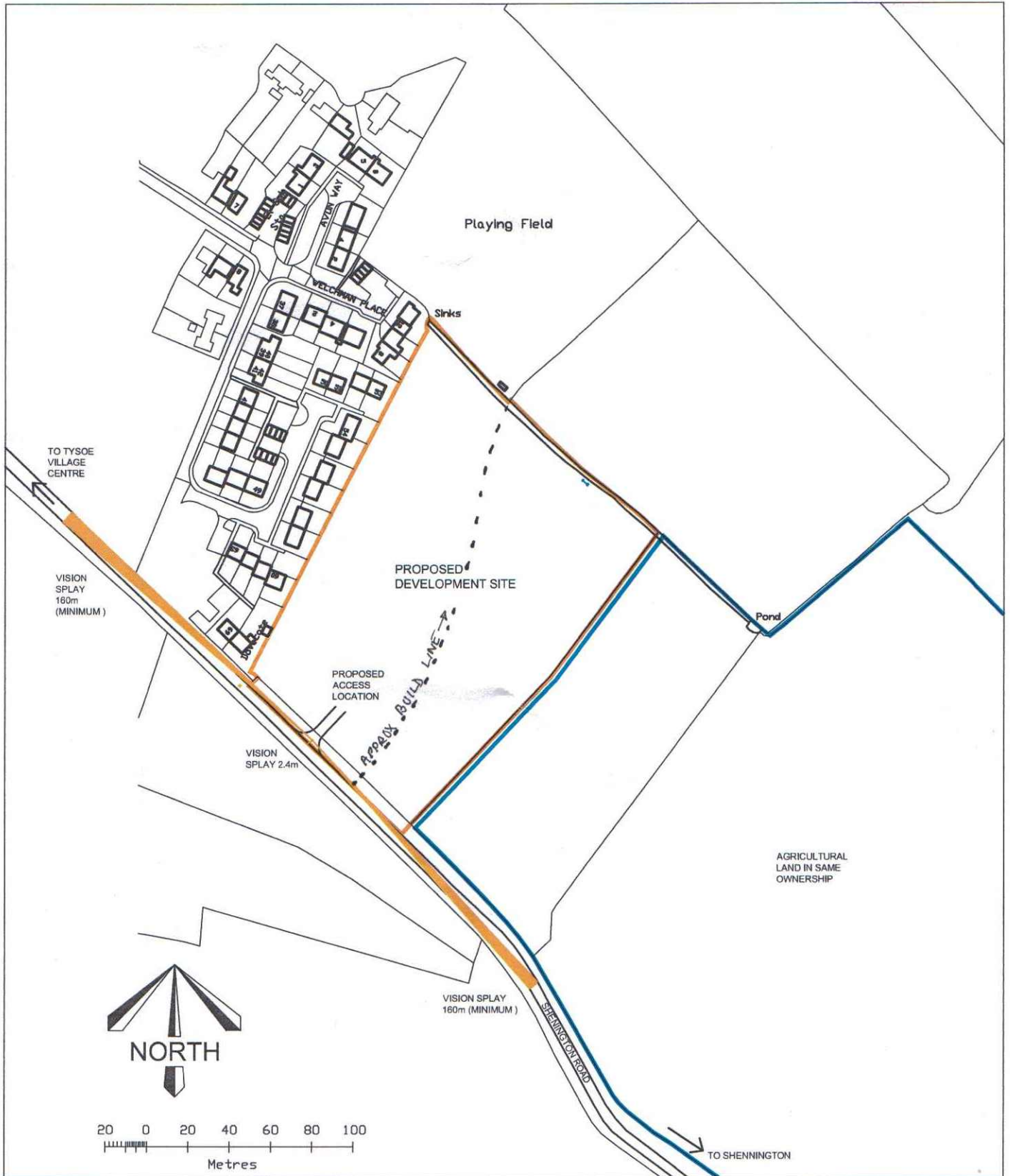
Signature

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	STEVE TAYLOR	
Signature		
Date	15/09/16	
Please return completed form or by post to Stratford	Please return to: Jane Millward Parish Clerk 4 Church Farm Court Tysoe	to planning.policy@stratford-dc.gov.uk Town House, Church Street, Stratford-upon-Avon CV37 6HX.

Upper Tysoe



SITE LOCATION PLAN 1:2500 at A4

**PROPOSED DEVELOPMENT
SHENINGTON ROAD
UPPER TYSOE**

REVISION .A. 17.5.16
VISION SPLAYS UPDATED TO 160m

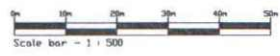
Playing Field



VISION SPLAY
160m (MINIMUM)

VISION
SPLAY 24m

VISION SPLAY
160m (MINIMUM)



TOTAL SITE AREA 2.451 ha

PROPOSED DEVELOPMENT SITE 2.451 ha
30 DWELLINGS @ DENSITY 12 / ha

SITE LAYOUT PLAN 1:500 at A1 1:1000 at A3

REVISION	COMMENTS	DATE
A	VISIBILITY SPLAYS UPDATED TO 160m	17.5.16
PROJECT		
PROPOSED DEVELOPMENT SHENINGTON ROAD UPPER TYSOE		
DRAWING		
SITE LAYOUT PLAN		
DRAWING No. 2015-05-01 rev A		
DATE NOV 2015		
SET • DESIGN		
Winchcombe Farm Shenington Road Upper Tysoe Warwickshire CV35 0TH Tel: 01295 680190 Fax: 01295 680992		