

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 | STEVE TAYLOR |
| Organisation (if relevant) | | Representing (if relevant) | M. THORNE |
| Address | WINCHCOMBE FARM, SHENINGTON ROAD, UPPER TYSOE | | |
| Post Code | CV35 0TH | Telephone | 01295 680190 |
| Email | steve@howlanduk.com | | |

| 2. Site Location (please provide details) | | | |
|--|---------------------------------------|---------------------------------------|---------|
| Site Name | LAND AT HOME HOLDINGS | | |
| Site Address (Inc. postcode if known) | HOME HOLDINGS LOWER TYSOE CV35 0BZ | | |
| OS Grid Ref: Easting | 433924 | OS Grid Ref: Northing | 245465 |
| Total Site Area (Hectares) | 2.1 Ha | Area of Site Suitable for Development | 1.6 Ha. |
| 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 type="checkbox"/> |
| If you are a part owner or are not the owner, please provide name(s) and address(s) of the other landowners | MR MALCOLM THORNE HOME HOLDINGS LOWER TYSOE CV35 0BZ | | |
| 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 | DOMESTIC CURTILAGE TO DWELLING | | | | |
| Adjacent Land Uses | RESIDENTIAL / FARM LAND. | | | | |
| Relevant Planning History | OUTLINE PLANNING APPROVED FOR TWO NEW DWELLINGS 14/03055/OUT RESERVED MATTERS CURRENT 16/02653/REM | | | | |
| 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 checked="" 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 | UPGRADING EXISTING, ADEQUATE / APPROVED VISIBILITY SPLAYS | | | | |
| Ransom Strips | NONE | | | | |
| Legal Issues | NONE | | | | |
| Existing Occupiers | APPLICANT ONLY | | | | |

| | |
|--|---|
| Public Access / Rights of Way | N/A |
| Wildlife Designations (wildlife site, protected species) | NO |
| Heritage Designations (e.g. listed buildings) | NONE AFFECTED BY PROPOSED DEVELOPMENT |
| Agricultural Land Classification (If appropriate) | N/A |
| Environment Constraints (e.g. mature trees, TPOs, ponds, watercourses) | POND (ORNAMENTAL, RECENTLY CONSTRUCTED) |
| Physical Constraints (e.g. flooding, potential land contamination) | NONE |
| 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 | CONTINUATION OF APPROVED SCHEME FOR NEW DWELLING (UP TO 5) AROUND EXISTING CENTRAL POND FEATURE USING EXISTING ACCESS ROAD | | | | |
| 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) | 5 DPA (APPROX) | | | | |
| 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) | COMPLETION WITHIN 5 YEARS MAXIMUM. | | | | |

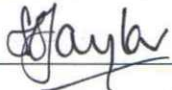
6. Continuation Section

- THE PRINCIPLE OF DEVELOPMENT IS ALREADY ESTABLISHED.
- THE SITE IS WELL SCREENED FROM PUBLIC VANTAGE POINTS BY MATURE HEDGEROWS AND TREE PLANTING.
- THE NEIGHBOURHOOD PLAN STEERING COMMITTEE RECENTLY VOTED TO INCLUDE LOWER TYSOE AS PART OF THE MAIN LSV - THIS SITE WILL CONTRIBUTE TO THE IDENTIFIED SHORTFALL IN HOUSING NUMBERS.
- THE PROPOSAL REPRESENTS A LOGICAL CONTINUATION OF THE SCHEME ALREADY APPROVED AND WILL RESULT IN A COHERENT TRADITIONAL DESIGN AROUND AN ATTRACTIVE CENTRAL POND FEATURE.

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 | 28.10.2016 |

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