

Site Development Submission

As part of the Wanborough Neighbourhood Plan process, developers and the wider public have the opportunity up to 28 February 2015 to put forward potential housing sites and potential sites for alternative land uses. Under the SBC Local Plan, Wanborough is under no obligation or expectation to accommodate any further housing growth, however if you are a landowner with modest proposals which may enhance the provision of either housing, employment or leisure activities within the village we will be pleased to engage with you

Uses Other Than Housing

The 'call for sites' includes potential sites for uses other than housing, such as employment, retail, and leisure uses. Please enter the relevant information on the use(s) you consider appropriate for the site, including mixed uses.

Where do I send the completed forms?

Please complete the form online or return all completed forms to: Wanborough Neighbourhood Plan, 15 Springlines, Wanborough, SN4 0ES .

Completed forms must arrive no later than **6.00pm on 28 February 2015**.

What happens next?

On 2nd February there will be a meeting in the Wanborough Village Hall where further information can be received. Submitted forms will be considered as part of the Neighbourhood Plan process.

Guidance Notes - Before completing this form, please read the following guidance notes.

- All forms submitted will be considered as part of the Wanborough Neighbourhood Plan process and may be included in the final Neighbourhood Plan document and on the Neighbourhood Plan's website. They cannot be treated confidentially.
- Please complete the 'registration of intent' pro forma in as much detail as possible, sign and date. If possible attach a map outlining the precise boundaries of the site and the part that is deemed suitable for housing (if this is not the whole area.) This will assist in the assessment of the site.
- Use a separate form for each site.
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future.
- Inclusion of sites in the Wanborough Neighbourhood Plan is to enable their potential to be assessed, but does not give an indication whether they will, or will not, be part of the Neighbourhood Plan.

Data Protection Notice:

 Personal information given on this form will be used for the purpose of correspondence only, and will not be used for any other purpose.

Your Contact Details:				
Name and company (if applicable):	Turley			
Representing (if applicable):	Mr and Mrs M and T Pethick			
Your Address:	Turley 10 Queen Square Bristol BS1 4NT			
Telephone Number:	0117 9897000			
Email Address:	christopher.roberts@turley.co.uk			
Your Status: (please tick all that apply)	Landowner	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
	Planning Consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
	Registered Social Landlord	<input type="checkbox"/>	Other (please state)	<input type="checkbox"/>
I am the landowner of the submitted site.				<input type="checkbox"/>
I confirm that the owner(s) have been informed of this site submission.				<input checked="" type="checkbox"/>
I am providing amended details for a site submitted in 2008				<input type="checkbox"/>
I am submitting a site not included in the 2008 SHLAA				<input checked="" type="checkbox"/>
				
Signature: _____ Date: <u>24. 01.2015</u>				

Site Details:				
Site Address:	Land at The Marsh			
Site Area (Ha):	1.58 ha			
Current Land Use(s):	Agricultural (vacant)			
Relevant Planning History:	None			
Proposed Use for Site: (please tick)	Housing	<input checked="" type="checkbox"/>	Other (please specify):	<input type="checkbox"/>

Site Ownership:

Number of ownerships (please tick)	1 owner	<input checked="" type="checkbox"/>	2 owners	<input type="checkbox"/>	3 or more owners	<input type="checkbox"/>
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Is there developer interest in the site? (If yes, please expand)

An established housing developer seeks to bring the site forward for a small scale residential scheme, built in a sensitive rural vernacular.

Therefore, the southern part of the site, off The Marsh Road, is promoted for in-fill development of 4 to 5 dwellings. A significant portion of land at the west and south of the site is offered as a balancing facility to help address surface water flooding issues experienced locally.

Whilst the owner considers that a small scale scheme, which provides a significant community benefit through drainage improvements, to be appropriate in the locale, we are content to able to prepare a denser scheme, which could provide a quantum of affordable dwellings or retirement housing, if this is preferred.

The owner would welcome the opportunity to engage with the Parish Council regarding the community benefits of the proposed scheme.

Timeframe in which site could become available for development? (Please tick)

Within 5 years	<input checked="" type="checkbox"/>
Within 6 - 10 years (2020 - 2025)	<input type="checkbox"/>
Within 11 - 15 years (2026 - 2030)	<input type="checkbox"/>
After 15 years (after 2030)	<input type="checkbox"/>

Constraints: Are there any limitations that may prevent development on this site? (Please provide brief details)

Access difficulties (e.g. limitations or problems related to site access or infrastructural requirements)	The site is not constrained in terms of access.
Topography or ground conditions (e.g. site slopes, varying sites level etc)	The site is largely flat.
Contamination / Pollution / Hazardous (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)	The site is not the subject of any known contaminants or geo-environmental constraints.

<p>Flood risk (e.g. liability of site to flooding)</p>	<p>Surface water flooding affects a small portion of the site.</p>
<p>Legal/Operational Constraints (e.g. ownership constraints including multiple ownership, tenancies, 'ransom strips', or operational requirements of landowners)</p>	<p>The site is not constrained by issues relating to ownership.</p> <p>An existing public right of way (a footpath) passes through the site, along the route of the existing access. This public right of way will be maintained.</p>
<p>Environmental Constraints (e.g. negative effects on the local landscape including loss of mature woodland, loss of locally used open space or access to open space)</p>	<p>The site is not subject to environmental constraints.</p>
<p>Planning Policy Constraints (e.g. based on current adopted policy, designations or protected areas including SSSIs, Conservation Areas, Local Nature Reserves)</p>	<p>As the site is located in the countryside, it is suitable for small scale development where this facilitates a specific local benefit. In this respect, development at the site will enable an improved drainage scheme, which will assist in addressing localised surface water flooding issues.</p>
<p>Other Considerations</p>	<p>The site is well contained by existing hedges and mature trees that border the site (and which will be retained).</p> <p>Residential development has recently been permitted at the former mushroom farm, located to the west of the site (S/07/1651) and at the former caravan site to the east (S/13/1014). Small scale development at the south of the site (along the Marsh Road) would therefore constitute a natural continuation of the developed area.</p> <p>The site benefits from access to a pub (the Cross Keys) and a bus stop, which ensures connectivity to Swindon and the amenities there.</p>
<p>Do you believe the constraints on the site could be overcome? (If so, please expand)</p>	

Surface water flood risk is the main constraint. This would be overcome through the construction of a balancing facility on the south-western extent of the site. This facility would also service adjacent properties and improve the drainage of the adjacent highway. Consequently, the development of 4 to 5 residential dwellings would constitute an in-fill development, which facilitates localised community benefits in the form of enhanced surface water flood mitigation.

The dwellings would be designed in a rural style and be finished in appropriate materials, which reflect local vernacular (including thatch). The site would be landscaped in an informal, rural manner, consistent with the local setting. The development will be configured to preserve the amenity of neighbouring properties and local walkers.

Other Issues / Additional Information:

Is there any other information regarding the site that it would be useful for us to be aware of?

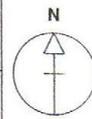
The development would enable the release of land to provide a balancing facility, which would enhance surface water drainage and address local flooding issues.

The developer is willing to provide contributions in support of Wanborough Parish Council / Neighbourhood Plan objectives.

A Title Plan and Indicative Proposed Site Layout Plan is attached to this form, in order to provide further context.



TITLE NUMBER
WT191880



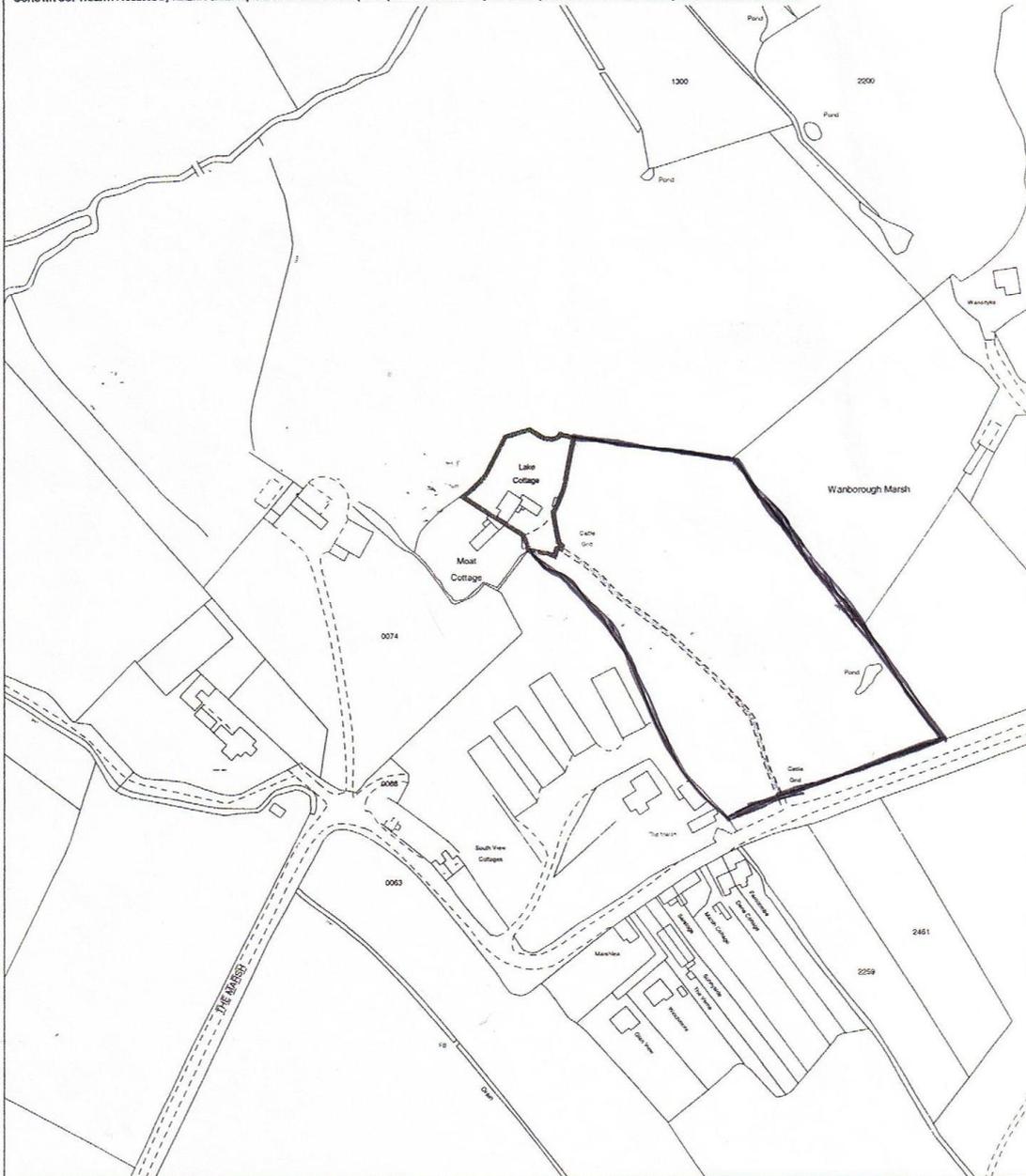
SWINDON

ORDNANCE SURVEY MAP REFERENCE:

SU2083NW

SCALE 1:2500

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This office copy shows the state of the title plan on 25 September 2001 at 15:10:28. It may be subject to minor distortions in scale.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original. Issued on 25 September 2001.

This title is dealt with by the Weymouth District Land Registry.



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HW 17.5.2011

TPH 173

PROPOSED DEVELOPMENT ON LAND AT LAKE COTTAGE, WANBOROUGH



ALL DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS AND ANY INCONCURRENCES ARE TO BE REPORTED TO THE ARCHITECT

DIMENSIONS TO BE CHECKED ON SITE BEFORE ANY WORK IS PUT IN HAND OR PERMANENTED

COPYRIGHT OF THIS DRAWING IS RETAINED BY THE ARCHITECT AND IT MUST NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT

INDICATIVE SITE LAYOUT

MATHEWSON WATERS ARCHITECTS

The Old Surgery, Crossle Road, Lambourn, Berkshire RG17 8NR
 Telephone: (01488) 73131 - Facsimile: (01488) 73207

Project: 1000 SQUARE METERS LTD
 Date: 17.5.2011
 Version: 04/10/2008 Tel: 01488 73131

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