SOUTH GLOUCESTERSHIRE COUNCIL

GYPSY & TRAVELLER SITES DPD:
SITE IDENTIFICATION AND ASSESSMENT TECHNICAL EXERCISE

Prepared by
DLP Planning Ltd

September 2008
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DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.
1. INTRODUCTION

1.1 DLP Planning Ltd has been instructed by South Gloucestershire Council to undertake a gypsy and traveller site identification and assessment exercise on the Council’s behalf.

1.2 South Gloucestershire Council are in the process of preparing a Gypsy and Traveller Sites Development Plan Document (DPD), with the overall aim of identifying suitable land in South Gloucestershire to be allocated for authorised gypsy and traveller sites. The Secretary of State issued a Direction to the Council to prepare such a DPD in August 2006.

1.3 The first stage in the preparation of the DPD was completed in February 2008 with the completion of the consultation on the Issues and Options. The Council is now progressing to the Preferred Options stage of this process, which is due to be considered by Cabinet in October 2008 prior to another round of public consultation.

1.4 The Issues and Options consultation did not identify specific sites but parameters for future site selection and assessment were put forward, which included dividing the District into seven zones. Each of these zones was assessed for their suitability to accommodate gypsy and traveller sites, based on their constraints and opportunities.

1.5 However, it became evident that a more detailed assessment of opportunities in the least constrained of the seven zones, Area of Search A, was required in order to inform the Preferred Options stage of the DPD preparation.

1.6 DLP Planning Ltd were instructed on 8th August 2008 by South Gloucestershire Council to undertake a specific element of this work on the Council’s behalf i.e. to identify and evaluate any private land currently available for sale. A deadline of 3rd September 2008 was set for the completion of the exercise and the production of the Final Report to the Council. A copy of the Council’s brief for this instruction is included at Appendix 1.
2. PROJECT METHODOLOGY

2.1 The main requirements of this gypsy and traveller site identification and assessment exercise, as agreed with South Gloucestershire Council, were to:

- Identify private land currently available for sale in Zone A (the northern rural area of South Gloucestershire not covered by Green Belt policy or identified as part of the Cotswolds Area of Outstanding Natural Beauty, as defined on the South Gloucestershire Local Plan Proposals Map);

- Evaluate the suitability of any available land for the accommodation of gypsy and traveller sites based on the physical characteristics of the site, its context and the suitability of the location against an agreed set of criteria; and

- Analyse the potential capacity of suitable sites, i.e. number of pitches per site, in order to indicate the contribution each potential site could make to the shortfall in gypsy and traveller sites in South Gloucestershire.

2.2 The Study was broken down into 6 stages, all as agreed with the Council.

2.3 The first stage involved contacting all land/estate agencies known to be active within this part of South Gloucestershire (i.e. Zone A) seeking details of land and property for sale. The letter requested details of sites currently held on the agencies’ books that met a number of criteria. These comprised:

- At least 0.2 hectares (0.5 acres) in size but no more than 4 hectares (10 acres). (N.B. Parts of larger sites will be considered.)

- Located within approximately 6 kilometres (4 miles) of either Thornbury or Yate/Chipping Sodbury but excluding land to the south, west of Thornbury, or east of Chipping Sodbury (i.e. excluding land subject to Green Belt policies and the Cotswold Area of Outstanding Natural Beauty).

- Access to an adopted highway.

2.4 As requested by the Council, the purpose of the enquiry and the identity of the client were not divulged.

2.5 The letter together with the list of agencies/recipient was approved by the Council and is contained at Appendix 2. A follow-up email was subsequently sent on 22nd August 2008. This is contained within Appendix 3. Each agency/recipient was also subsequently contacted by telephone. 31 agencies in total were contacted requesting details of sites.

2.6 Stage 2 of the Study involved preparing and agreeing with South Gloucestershire Council the evaluation criteria for assessing site suitability and site potential/capacity. This ‘check sheet’ is contained within Appendix 4 of this report. As can be seen, it is divided into three sections, the first of which includes site identification criteria such as the address, a map reference and so on. The second section lists a number of site
characteristics and the final section contains a recommendation on the suitability of the site as a site to accommodate gypsies and travellers.

2.7 The check sheet prepared and agreed at Stage 2 of the project was then used to assess each landholding forwarded to DLP by land/estate agencies against the agreed criteria with a view to identifying potentially suitable sites. Those sites that did not meet the criteria were rejected. This formed Stage 3 of the Study.

2.8 Stage 4 involved assessing and evaluating each potentially suitable and available site, as identified in Stage 3, in terms of its potential/capacity against the criteria agreed in Stage 2.

2.9 The completion of Stage 4 then led on to Stage 5, the preparation and completion of this report for submission to South Gloucestershire Council on 3rd September 2008. The final stage of the project, Stage 6, comprises presenting the findings of this report to officers and senior officers at the Council.
3. SITES IDENTIFIED AS A RESULT OF MAILSHOT EXERCISE

3.1 As a result of Stage 1 of this project, DLP were notified of 5 sites by land/estate agencies. These details are contained within Appendix 5 of this report. Out of the 5 sites received, 2 were located outside the District of South Gloucestershire, within Stroud District (Site References 4 and 5). In addition, 2 of the 5 sites were located within the Bristol Green Belt (Site References 1 and 3). Therefore these 4 sites were rejected from the outset, following the completion of the check sheets, and visits were not undertaken.

3.2 The completed Site Assessment Check Sheets for these 4 sites are included as Appendix 6. Ordnance Survey based Site Location Plans were also produced for each site, which clearly show the location and extent of each site, outlined in red. These are also contained within Appendix 6.

3.3 Of the 5 sites received, the only site that has come forward that is located within Zone A and meets the basic search criteria, is Site Reference 2. This is a large piece of land located to the west of Wickwar. A site visit was undertaken on 28th August 2008 and this potentially suitable and available site was assessed in terms of its potential/capacity against the agreed set of criteria. This assessment comprised Stage 4 of the Study. The completed Site Assessment Check Sheet together with a Site Location Plan and photographs of this site are contained within Appendix 7.
4. ANALYSIS OF POTENTIAL SITES

4.1 As referred to earlier in this report, only 1 site has come forward that meets the criteria as laid down by the Study brief, i.e. located outside of the Bristol Green Belt and Cotswolds Area of Outstanding Natural Beauty and within the area of search, Zone A. A site location plan is contained within Appendix 7 together with photographs of the site and its surroundings.

4.2 The site, Site Reference 2, measures 8.3 hectares (20 acres) in area and is located west of and immediately adjacent to the village of Wickwar. Although this site exceeds the size threshold laid down in the Brief, it was considered that part of this site may have the potential to accommodate gypsies and travellers.

4.3 The whole site consists of 2 arable fields irregular in shape. The majority of the appraisal site lies within the Wickwar Conservation Area. The settlement boundary, as defined on the South Gloucestershire Local Plan Proposals Map, runs along the eastern boundary of the site.

4.4 The northern boundary of the site comprises The Downs/B4509 with residential properties located to the north (Stable Cottage and The Old Rectory). A residential property is also located to the north west of the appraisal site (Hill House) together with what appear to be allotment gardens. Public open space in the form of playing fields and a children’s play area is located to the west of the site with agricultural land to the south west, south and south east. A row of houses, nos. 1 – 18 The Buthay, are located to the east of the site and an industrial estate (Arnolds Field Trading Estate) is located to the north east of the site.

4.5 The northern boundary of the appraisal site, which is approximately 25 metres in length, abuts The Downs/B4509 although there is no vehicular access point (refer to Photograph 1 in Appendix 7). In addition, the northern-most part of the eastern boundary adjoins the road Arnold’s Field Estate, which provides vehicular and pedestrian access to the industrial estate to the north east of the appraisal site. Again, there is no vehicular access from this road to the site.

4.6 However the western boundary of the northern field within the appraisal site lies adjacent to a lane providing access to the public playing fields to the west of the central part of the site. It appears that vehicular access is gained from this lane to the northern field (refer to Photograph 5).

4.7 A public footpath runs along the lane that provides access to the playing fields. In addition, 2 other public footpaths traverse the site: one along the boundary of the 2 fields that comprise the appraisal site, and the other across the southern field, both in an east-west direction.

4.8 The northern field slopes from west to east and from south west to north east. The southern field has a dip running centrally in a north-south direction. There is a drain in the northern part of the southern field which appears to run through the industrial estate to the north.

4.9 In addition, overhead pole-mounted telegraph wires cross the north western corner of the northern field and the north eastern part of the southern field, and a
telecommunications mast is located outside the site but close to the western boundary. The land agent has confirmed that, although no services are connected to the site itself, they are connected to adjoining land.

4.10 The only building within the site is a small structure close to the southern-most stile on the western boundary. It also appears that a building has been demolished in the south west corner of the appraisal site; the foundations may remain.

4.11 The field boundaries on the whole consist of native hedgerows together with some mature trees. A horse chestnut tree is located within the site close to the northern boundary with the B4509 but it is not a healthy specimen (refer to Photograph 1 in Appendix 7). The boundary with the nearest residential properties (to the east) comprises a mixture of buildings, fencing and hedging (refer to Photograph 13).

4.12 As noted earlier, most of the site is located within Wickwar Conservation Area and a listed building, Hill House, lies adjacent to the site to the north west (refer to Photograph 8). There are no Scheduled Ancient Monuments within or adjacent to the site. The site is not within a designated Site of Nature Conservation Importance or within an area of archaeological importance.

4.13 There is a primary school on the eastern edge of the village, the Alexander Hosea Primary School on Honeybourne Way (approximately 500 metres walking distance of the site). The nearest secondary schools are located in Wotton-under-Edge and Yate: Katherine Lady Berkeley’s School, Kingswood Road, Wotton and Brimsham Green School, Broad Lane, Yate.

4.14 There are 2 newsagents/general stores located in the High Street and the nearest post offices are located in Cromhall and Charfield (both approximately 3 ½ kilometres away). Although the village does not contain a GP’s surgery, the nearest surgeries are located in Little Sodbury End and Yate.

4.15 Wickwar is also on Wessex Connect’s 627 bus route which connects the village with Yate and Wotton-under-Edge via Cromhall and Charfield. This operates from 07.00 – 18.30 hours on Mondays – Fridays but does not provide a service on Sundays or Bank Holidays.

4.16 Due to the site’s location on the edge of the village of Wickwar, with its associated services and amenities, it is considered that this site (in part) has the potential to accommodate gypsies and travellers. As stated by the Inspector in his report following the Local Plan Inquiry, “None of the District is so remote from the urban areas as to render them unsuitable for Gypsy sites” (ref. paragraph 30.8).

4.17 Vehicular access would need to be fully investigated but it appears that access is currently gained via the lane adjoining the north west boundary and there is potential for access to be achieved directly from The Downs itself (the B4509).

4.18 Although the site is not level, there is scope to accommodate caravans and their associated amenity buildings if some levelling/terracing is undertaken. In addition, there is potential for screening in the form of soft landscaping. The Wickwar Conservation Area Advice Note (adopted as Supplementary Planning Guidance by South Gloucestershire Council) contains a preservation and enhancement strategy (refer to page 8 of the document published by South Gloucestershire Council). This
refers to tree and shrub planting within the appraisal site. Therefore any screening planting associated with a gypsy and traveller site could also help to achieve the objectives of this strategy.

4.19 In terms of capacity, it is considered that the northern field could accommodate approximately 3 pitches, assuming some re-grading/levelling is carried out. These could be located close to and parallel with the boundary of the site with the industrial estate, with native shrubs and trees planted on the boundaries to act as screening. This size and scale of site would be proportionate to the size of the village.
5. CONCLUSIONS

5.1 This site identification and assessment exercise has highlighted the dearth of privately-owned land/property that is currently available on the market. Only 5 sites have come forward as a result of the mailshot exercise, when all of the land/estate agencies known to be active in the area of search were contacted. Of these 5 sites, only 1 met the search criteria as laid down by South Gloucestershire Council.

5.2 This site, which is well-related to the village of Wickwar, is a potential site for the accommodation of gypsies and travellers. It is currently served by a vehicular access which utilises the lane leading to the playing fields but there is potential to achieve a new access from the B4509 which runs along the site’s northern boundary, subject to further investigation.

5.3 In addition, although the site itself is not connected to mains services such as drainage and electricity, adjoining land is and therefore, again subject to further investigation, it appears that there is scope to connect into the mains services.

5.4 As well as these benefits, the site has the potential to be screened and partially levelled to accommodate caravans, amenity blocks and other associated facilities normally required on gypsy and traveller sites. It is considered that the northern field could accommodate in the region of 3 pitches which, in terms of size and scale, would be proportionate to the village.
APPENDIX 1

Project Brief issued by South Gloucestershire Council
1. **Introduction**

1.1 South Gloucestershire Council wishes to appoint suitably qualified and experienced consultants to undertake a gypsy and traveller site identification and assessment exercise. The area of search is located from the north of Thornbury across to land north of Yate and Chipping Sodbury. For the purposes of this work this area is identified as ‘Zone A’ shown at page 25 of the G&T DPD Issues and Options document attached at Appendix 1 of this brief.

1.2 The successful consultants will be expected to assess and review the opportunity for land within this area of search to be identified as possible locations for new gypsy and traveller private residential and/or transit pitches. This will support and form part of a package of work being undertaken to identify land for up to 58 private residential and 25 transit gypsy and traveller pitches in South Gloucestershire which need to be provided by 2011 and will contribute to work in preparing the Preferred Options stage of the Council’s emerging Gypsy and Traveller DPD.

1.3 This is a very sensitive piece of work and the successful consultant is expected to show extreme discretion and judgement in how they approach and discuss matters with any third parties.

2. **Background**

2.1 The Secretary of State considers that within South Gloucestershire, the number of caravans on unauthorised developments is a significant indicator of continuing and relatively constant and high levels of unmet need for additional sites for Gypsies and Travellers. As a result, South Gloucestershire Council has been issued with a Direction by the Secretary of State to prepare a specific Gypsy and Traveller DPD containing site allocations to provide accommodation for Gypsies and Travellers resorting to South Gloucestershire.

2.2 The first stage in preparing this DPD was completed in February with the completion of Issues and Options consultation. No sites were identified in this document; however, parameters for future site selection and assessment were put forward. This included dividing South Gloucestershire into 7 zones. Each zone was assessed, based on constraints and opportunities, for its suitability to accommodate Gypsy and Traveller Sites. A copy of the Issues and Options document is contained at Appendix 1 of this brief.

2.3 The Council is now progressing to the Preferred Options stage of the DPD. This is due to be considered by the South Gloucestershire Cabinet at its meeting in October. To help inform the identification and selection of new gypsy and traveller sites, the Council wishes to undertake a more detailed assessment of opportunities within Area of
Search A. Given this is the least constrained general locality in the District, we would like to fully evaluate its potential to accommodate future sites. This will help to ensure the process of site selection and identification is robust and sound. It will also demonstrate that significant efforts have been made to identify gypsy and traveller sites in the least constrained part of the District, before other more sensitive and constrained localities are considered. The work is therefore important to demonstrate that the site selection process has been durable and thorough.

3. **Purpose of the Study**

3.1 To carry out an investigation of private land availability within Zone A potentially suitable for private residential/ transit gypsy and traveller sites as part of the technical work to inform site identification and assessment for the Gypsy and Traveller DPD.

4. **Study Area Information**

4.1 The study area will be the area shown as Zone A at page 25 of the G&T DPD Issues and Options document.

4.2 Zone A is a large, predominantly rural area within South Gloucestershire, stretching from the north of Thornbury across to land north of Yate and Chipping Sodbury. The area is not designated Green Belt and the vast majority of the area is not subject to significant environmental constraints. The G&T DPD Issues and Options document at pages 24-26 provides more information about Area A.

4.3 This zone has the least environmental constraints compared to the other zones of search within the area of South Gloucestershire and as such, is considered to be a 'priority zone' for identifying Gypsy and Traveller sites.

5. **Relevant Policy and Legislation**

5.1 Consultants will have regard to the following relevant planning policy and legislation:

- Policy H12 of the adopted South Gloucestershire Local Plan
- Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites
- South Glos G&T DPD Issues and Options, January 2008
6. **The Proposal**

6.1 To carry out a comprehensive search of available land inside Zone A within the timescales set out at paragraph 8 of this brief. Consultants responding to this brief should set out in their submission how they would undertake this exercise and the range of techniques and procedures they would employ to identify and assess suitable site opportunities. As a minimum, consultants would be expected to undertake the following as well as put additional proposals forward as part of their submission:

- Identify local land available for sale
- Contact land agents/estate agents for land available for sale
- Evaluate suitable development opportunities based on professional knowledge of any suitable land available
- Assess available and suitable land based on a general assessment of the physical characteristics and opportunities of the area

6.2 Sites coming forward from this process would then be assessed by the successful consultants, against the following criteria:

- Plots of private land varying in size from 2,000 (0.2 hectares) square metres up to 40,000 (4 hectares) square metres
- Land with adopted road access
- Land suitable for residential, low impact development
- Preferably not subject to flooding
- Must be capable of being screened
- Reasonable access to existing settlements/services, or on a main public transport route.
- For large sites, essential that on mains drainage and electricity or capable of being so. Where smaller sites, preferable but not essential
- Land must not require substantial demolition costs

6.3 Consultants should take appropriate steps to ensure site investigation and selection work is undertaken with maximum discretion given the sensitive nature of this work.

7. **Study Outputs**

7.1 The successful consultant would be expected to produce a report to be submitted to the Council. The report should include details of all identified land within Zone A deemed suitable for potential gypsy and traveller sites, with attached location maps. The report should include details of the current status of the land, ownership details, and any known constraints and should be set out in the following sections:
• Explanation of the methodology and approach to site assessment used
• Identification of the locations and sites assessed
• Audit trail of sites identified, rejected and accepted against the assessment criteria
• Evaluation of survey results with sites put forward for consideration to the Council with supporting justification to inform the preferred options consultation document.

7.2 The successful consultant will also be expected to present their findings to officers and attend one meeting with senior officers and elected members to present and discuss their findings.

8. **Timescales**

8.1 This study should be completed and the report produced by the 3 September 2008. The successful consultants should, as part of their submission, set out a project timeline for completing the study and the key milestone dates that will form part of the technical work. As a guide, the Council would expect to have an inception meeting at the start in early August and a progress review meeting mid August prior to culminating in a final report being received on 3 September 2008.

9. **Project Management**

9.1 The contact officer for this study is:

Lisa Price
Gypsy and Traveller DPD Project Officer
Spatial Planning Team
Planning, Transportation and Strategic Environment Directorate
South Gloucestershire Council
Thornbury
BS35 1HF

Telephone No: 01454 862016

9.2 Consultants will liaise closely with the local authority, in particular with appropriate staff within the Spatial Planning Team. The consultants will also be expected to liaise with officers in Property Services where relevant and necessary.
10. **Return of completed tenders**

10.1 Tenders should include:

a) Outline programme of work
b) Outline method statement detailing the proposed approach to the Study
c) A priced schedule setting out the consultancy team who will be involved in this study, the time expected to be spent on the project by each member and details of their hourly rates and anticipated expenses.

10.2 Completed bids should be returned to Lisa Price by no later than 12:00 on 6 August 2008.

10.3 Consultants will be appointed on 8 August 2008.

10.4 The study is expected to be commenced from 9 August 2008 with an inception meeting with the Council on 11 or 12 August 2008.
APPENDIX 2

Letter from DLP Planning Ltd to land/estate agencies (dated 12th August 2008),
together with list of agencies/recipient
Dear Sir/Madam

**RE: SITE SEARCH**

I am writing to you in relation to a site identification exercise that DLP Planning have recently been instructed to undertake.

Unfortunately I cannot disclose the name of our clients at this stage but suffice to say I can vouch that they are *bona fide* and have the financial wherewithal to complete any suitable purchase.

I would be grateful if you could therefore send me details of any sites that you currently have on your books that meet the following criteria:

- At least 0.2 hectares (0.5 acres) in size but no more than 4 hectares (10 acres). (N.B. Parts of larger sites will be considered.)
- Located within approximately 6 kilometres (4 miles) of either Thornbury or Yate/Chipping Sodbury but excluding land to the south, west of Thornbury, or east of Chipping Sodbury (i.e. excluding land subject to Green Belt policies and the Cotswold Area of Outstanding Natural Beauty).
- Access to an adopted highway.

I look forward to hearing from you at your earliest convenience. If possible please can electronic details be forwarded to me at rebecca.foulds@dlpconsultants.co.uk.

Kind regards

Yours faithfully

Rebecca Foulds MRTPI
Associate Planner
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<tr>
<th>NAME OF AGENCY</th>
<th>ADDRESS OF AGENCY</th>
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<tr>
<td>LiNiX Property</td>
<td>73 Broad Street, Chipping Sodbury, Bristol BS37 6AD</td>
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<tr>
<td>The Country Property Agents</td>
<td>The Grange, 73 Broad Street, Chipping Sodbury, Bristol BS37 6AD</td>
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<td>Allen &amp; Harris</td>
<td>7 High Street, Chipping Sodbury, Bristol BS37 6BA</td>
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<td>Besley Hill Estage Agents Ltd</td>
<td>57 High Street, Thornbury, Bristol BS35 2AP</td>
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<tr>
<td>Besley Hill Estage Agents Ltd</td>
<td>14 High St, Chipping Sodbury, Bristol BS37 6AH</td>
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<tr>
<td>Andrews Estate Agents</td>
<td>84 Station Road, Yate, Bristol BS37 4PH</td>
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<tr>
<td>Alder King</td>
<td>16 High Street, Thornbury, Bristol BS35 2AH</td>
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<tr>
<td>Silbury's</td>
<td>25-27 Cranleigh Court Road, Yate, Bristol BS37 5DQ</td>
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<td>RA Bennett &amp; Partners</td>
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<td>RA Bennett &amp; Partners</td>
<td>9/10 The Plain, Thornbury, Bristol BS35 2AG</td>
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<td>14 The Plain, Thornbury, Bristol BS35 2BD</td>
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<td>Castle Estate Agents Ltd</td>
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<td>CJ Hole</td>
<td>53 High Street, Thornbury, Bristol BS35 2AR</td>
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<tr>
<td>Edisson Ford</td>
<td>21 Station Road, Yate, Bristol BS37 5HT</td>
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<tr>
<td>MacKendrick Norcott</td>
<td>10 High Street, Winterbourne, Bristol BS36 1JN</td>
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<tr>
<td>Milbury's Estate Agents</td>
<td>The Corner Shop, 52 High Street, Chipping Sodbury, Bristol BS37 6AH</td>
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<td>Milbury's</td>
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<td>Taylors Countrywide</td>
<td>92 Station Road, Yate, Bristol BS37 4PH</td>
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<tr>
<td>Woods Estate Agents</td>
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<td>Clark &amp; Co.</td>
<td>65 High Street, Thornbury, Bristol BS35 2AP</td>
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<tr>
<td>David James &amp; Partners</td>
<td>Hartley House, Badminton Road, Old Sodbury, South Gloucestershire BS37 6LX</td>
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<tr>
<td>Riverside Estate Agents</td>
<td>167 Beach Road, Severn Beach, Bristol BS35 4PQ</td>
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<td>Voyce Pullin</td>
<td>11a The Plain, Thornbury, Bristol BS35 2AG</td>
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<tr>
<td>Connell Estate Agents</td>
<td>72-74 Station Road, Yate, Bristol BS37 5PH</td>
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<tr>
<td>Morgan Hargreaves</td>
<td>4 Flaxpits Lane, Winterbourne, Bristol BS36 1JY</td>
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<tr>
<td>Breach Wood Ingram</td>
<td>1 Friary, Temple Quay, Bristol BS1 6EA</td>
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<tr>
<td>Morris &amp; Co.</td>
<td>9 Chapel Row, Queen Square, Bath BA1 1HN</td>
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<td>Davis Meade &amp; Partners</td>
<td>8 Monmouth Place, Bath BA1 2AU</td>
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<td>Drewett Neate</td>
<td>48 Market Place, Chippenham, Wiltshire CN15 3HU</td>
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<td>KT Estate Agents</td>
<td>3 Simmonds View, Stoke Gifford, BS34 8HR</td>
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APPENDIX 3

Email correspondence from DLP Planning Ltd to land/estate agencies

(dated 22nd August 2008)
Rebecca Foulds

From: Rebecca Foulds
Sent: 22 August 2008 16:56
To: enquiries@linxproperties.co.uk; enquiries@countryproperty.co.uk; chippingsodbury@sequenceshomes.co.uk; thornbury@besleyhill.co.uk; sodbury@besleyhill.co.uk; yate@andrewsonline.co.uk; thornbury@alder-king.com; yate@alder-king.com; yate@silburys.co.uk; yate@rabennettcountrywide.co.uk; thornbury@rabennett.co.uk; enquiries@bondsforthornbury.co.uk; thornbury@chole.co.uk; enquiries@edisonfordproperty.co.uk; post@mackendrick-norcott.co.uk; sodbury@milburys.co.uk; thornbury@milburys.co.uk; yate@taylorsestateagents.co.uk; chipsod@davidjames.org.uk; roger@voycepullin.co.uk; yate@connells.co.uk; enquiries@breachwoodingram.co.uk; info@morrisandco.plus.com

Subject: Site Search
Importance: High
Attachments: Letter to estate agents etc 12.8.08.pdf

Further to my letter dated 12th August (attached), I would be grateful if you could forward any sites that you may have that match the criteria listed within my letter. Apologies for this chase-up email but our timeframe is extremely tight.

I look forward to hearing from you.

Thanks and best regards,
Rebecca Foulds MRTPI
Associate Planner
DLP Planning Ltd
2a High Street, Thornbury,
Bristol, BS35 2AQ

t 01454 410 380
f 01454 410 385

www.dlpconsultants.co.uk

This email is confidential and may contain privileged information. It is intended only for the intended recipient. If you received it by mistake, please notify the author by replying to this email or telephone (01454 410 380). If you are not the intended recipient, you must not print, copy, abstract, distribute or disclose it to anyone else or rely on the contents of this email, and you should DELETE it from your system. We make every effort to keep our network free from viruses, but you should check this email and any attachments for viruses as we can take no responsibility for any virus which may be transferred by this email. Thank you.

Save Paper - Do you really need to print this e-mail? Try not to leave old messages attached unless they are relevant.

29/08/2008
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<tr>
<td>OS National Grid Reference</td>
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**SITE VISIT CRITERIA**

<table>
<thead>
<tr>
<th>Date of site visit</th>
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<tr>
<td>Access to adopted road</td>
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<td>Visibility &amp; access arrangements</td>
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<td>Flood risk (Ref Environment Agency maps)</td>
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<tr>
<td>Greenfield or previously developed land</td>
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<tr>
<td>Within settlement boundary</td>
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<tr>
<td>Feature Description</td>
<td>Details</td>
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<tr>
<td>Adjacent to existing settlement</td>
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<td>Nearest dwelling(s)</td>
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<td>Proportionate to nearest residential properties</td>
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<tr>
<td>Existing buildings/structures within the site</td>
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<td>Trees/TPOs/landscaping</td>
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<td>Potential for screening</td>
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<td>Topography</td>
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<td>Conservation area</td>
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<td>Listed buildings within site or adjacent</td>
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<tr>
<td>Archaeological area</td>
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<td>Designated Site of Nature Conservation Importance (SNCI)</td>
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<td>Scheduled Ancient Monument within site or adjacent</td>
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<td>Nearest bus routes</td>
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<td>Nearest primary school</td>
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<td>Nearest secondary school</td>
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<tr>
<td>Nearest services/facilities e.g. shop, doctor’s surgery, post office</td>
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<tr>
<td>Mains drainage</td>
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<td>Electricity</td>
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<td>Water</td>
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<td>Pylons</td>
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<td>Underground power lines</td>
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<td>Any known contamination</td>
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## RECOMMENDATION ON SITE SUITABILITY

<table>
<thead>
<tr>
<th>Recommendation on site suitability</th>
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<tr>
<td>No. of pitches that could be accommodated</td>
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</table>
APPENDIX 5

Details of sites received by DLP from land/estate agencies
Rebecca Foulds

From: Heather Holloway [heatherholloway@countryproperty.co.uk]
Sent: 13 August 2008 13:49
To: Rebecca Foulds
Subject: Property Requirements
Follow Up Flag: Follow up
Flag Status: Red
Attachments: Property.html

Dear Ms Foulds

Please find attached details of a property which may be of interest to you.

If you would like any further information or would like to arrange a viewing please do not hesitate to call on 01454 321339

Our web site is www.countryproperty.co.uk.

Yours sincerely

Heather Holloway MNAEA
Negotiator
The Original Country Property Agents

Ref: DLPPL126906/1 <<Property.html>>
THE ELMS, SOUTH ROAD, ALMONDSBURY
GUIDE £350,000
- Half-acre Building Plot
- Consent For 5+1 Bed House
- Cattery For 42
- Kennels For 10
- 29' Garage / Offices
- Unlicenced Mobile Homes
Ref: THEEL/13358/1
Click here for further details

These property details are set out as a general outline only, and do not and will not form any part of an offer or contract. Fixtures and fittings not included in the vendors solicitors fixtures and fittings list are not included in the sale. The Agents have not tested any apparatus, equipment, fixtures, fittings or the services and so cannot verify they are in working order or fit for their purpose. Interested applicants are therefore advised to obtain verification from their surveyor. Photographs are not necessarily taken using a standard lens, and are edited to fit our particulars. Items shown in photographs are not included in the sale unless specifically stated. Members of The ROYAL INSTITUTION of CHARTERED SURVEYORS and the OMBUDSMAN for ESTATE AGENTS scheme www.oea.co.uk.
Almondsbury - 5 bed Building Plots/ Projects

The Original Country Property Agents
(01454) 321339

The Grange, 73 Broad Street
Chipping Sodbury
Bristol
BS37 6AD

GUIDE £350,000

- Half-acre Building Plot
- Consent For 5+1 Bed House
- Cattery For 42
- Kennels For 10
- 29' Garage / Offices
- Unlicenced Mobile Homes

Consented for a five-bedroom house with a one-bedroom annexe, this half acre plot supports an established cattery and kennels premises and business with Offices, 29' Workshop, an old Willerby two-bedroom Caravan & a three-bedroom mobile home, which are included in the sale. The consented house would replace the unlicenced three-bedroom mobile home. The property has also in the past been used as a haulage yard. CONVENIENT- M4, M5, M32, A4174 North Bristol Ring Road, local facilities.

ALMONDSBURY

Almondsbury is well placed for quick access to the M4/M5 motorway interchange, the A38 trunk road, Cribs Causeway, Aztec West and Abbeywood. Bristol Parkway rail terminal (London HST - 75 minutes) is about 5 miles distant, Bristol is about 7 miles and the Severn Bridge about 5 miles. Shopping, educational and sports facilities are in Thornbury about 3 miles away. Almondsbury has a local school, public house, Hotel, restaurant, church and garden centre.

LOCATION

The Elms is located at the end of South Road, off Woodhouse Avenue, through a pair of security gates. An old Willerby two-bedroom static caravan with power and light connected may be left on site to accommodate building of the consented five-bedroom house with one bedroom annexe in place of the existing mobile home.

PLANNING CONSENT

South Gloucestershire Council planning reference PT08/0813/F dated 9 May 2008, consented

http://detailsserver01.vebra.com/cgi-win/vebra.cgi?details3?a=1021001&p=15001535... 14/08/2008
construction of a five-bedroom detached house with hall, Cloakroom, Utility, Lounge, Dining Room, first floor Landing, five Bedrooms, two Ensuites and Bathroom, together with an adjoining annexe part comprising Lounge/Dining Room, Kitchen and sixth Bedroom. This building is to replace the existing unlicensed 3 bedroom mobile home.

THE ESTABLISHED CATTERY AND KENNEL BUSINESS with thirty kennels licenced for 42 cats plus six dog pens licenced for 10 dogs, all with power, light, heat and mostly with external runs, is included in the sale -

- CATTERY 1

Comprising a 14’ office and 14 kennels, half of which have external runs, all with power, light and heat connected.

- CATTERY 2

Incorporating 16 Kennels, all with external runs.

- DOG KENNELS

Incorporating Kitchen/Feed room/Cleaning area and six dog pens.

MOBILE HOME-

The existing mobile home would be replaced by the consented house. It is not licenced and is unlikely to be consented by the local Planning Authority for continued use. It is uPVC double-glazed and has an
LPG combination gas-fired boiler, with radiators having thermostatic valves throughout the principal accommodation, as follows -

**CONSERVATORY/DINING ROOM**
3.66m(12'0'') x 2.79m(9'2'')
French doors to outside.

**KITCHEN/BREAKFAST ROOM**
5.18m(17'0'') x 2.49m(8'2'') narrow to 6'6''
Single drainer stainless steel sink unit, white fronted base and wall cupboards, electric cooker point, plumbing for dishwasher, space for fridge-freezer.

**LOUNGE**
5.18m(17'0'') x 2.84m(9'4'')
Doors to outside, built in airing cupboard.

**INNER HALL**

**MASTER BEDROOM**
4.88m(16'0'') x 3.66m(12'0'')
Incorporating walk-in wardrobes (6' 8" by 5' 9") and patio doors to outside.

**ENSUITE BATHROOM**
3.05m(10'0'') x 1.98m(6'6'')
With Whirlpool bath, electric shower, pedestal wash basin, low level WC, shaver point.
- **BEDROOM 2**
  3.35m(11'0'') x 2.13m(7'0'')

  Plus built-in cupboards.

- **BEDROOM 3**
  2.90m(9'6'') x 2.34m(7'8'') max

  Boiler cupboard incorporating the LPG combi boiler.

- **BATHROOM 2**
  2.08m(6'10'') x 1.52m(5'0'')

  Panelled bath, electric shower over, pedestal wash basin, low level WC.

- **GARAGE/STORE**
  8.84m(29'0'') x 7.82m(25'8'')

  Power and light connected.

- **OFFICES ADJOINING**
  310 Sq'

  Comprising a Kitchen entrance area and two offices with separate BT lines, power and light connected.

- **SERVICES**

  Mains water, electricity and drainage connected.

  Telephone subject to BT regulations (2 lines).

- **TENURE**

  Freehold

- **VENDOR'S SOLICITORS**

  Fussell Wright 105 Sandy Park Lane Brislington BS4 3PG Contact: Mr Malcolm Buck
  Telephone: 0117 971 3535 or 0117 977 0248 Fax: 0117 972 3611 DX Reference: 51050 Brislington

http://detailsserver01.vebra.com/cgi-win/vebra.cgi?details3?a=1021001&p=15001535... 14/08/2008
MONEY LAUNDERING ACT 2003

Under the terms of the Money Laundering Act 2003 estate agents are now required to ask intending purchasers to produce identification documentation. Therefore we would ask for the successful purchasers co-operation please to help us satisfy this requirement. Your Driving Licence or Passport and a utility bill or receipt from your correspondence address would be ideal! Thank you.

MORTGAGE & PRIVATE FINANCE

We are able to recommend The Financial Practice who has access to the whole of the market. They will therefore find you the most appropriate solution to meet your financial requirements. Please telephone Robert Mathews on 01249 715111 or email robert.mathews@rmmsfinancial.co.uk for a professional discussion. Please mention our name. We look forward to being of assistance to you.

HOME INFORMATION PACK

None required.

These property details are set out as a general outline only, and do not and will not form any part of an offer or contract. Fixtures and fittings not included in the vendors solicitors fixtures and fittings list are not included in the sale. The Agents have not tested any apparatus, equipment, fixtures, fittings or the services and so cannot verify they are in working order or fit for their purpose. Interested applicants are therefore advised to obtain verification from their surveyor. Photographs are not necessarily taken using a standard lens, and are edited to fit our particulars. Items shown in photographs are not included in the sale unless specifically stated. Members of The ROYAL INSTITUTION of CHARTERED SURVEYORS and the OMBUDSMAN for ESTATE AGENTS scheme www.oea.co.uk.
Dear Ms Foulds

Site Search

Thank you for your letter of 12th August 2008 regarding a site search within South Gloucestershire. I am instructed on land at Wickwar which may be of interest to you. I await any further comments you may have.

Yours sincerely

Matthew Blaken BSc (Hons) MRICS FAAV
email – matthew@davidjames.org.uk

21st August 2008
MB/cmp/50316
Residential Development Opportunity

Site for 3 new build detached houses
£250,000

The refurbishment/extension of the existing house
£275,000

The Laurels
2 Strode Common
Alveston
Bristol BS35 3PJ
LOCATION
The site is situated in Alveston, a small village in South Gloucestershire, approximately 1 mile south of Thornbury and 13 miles north of Bristol City Centre.

The subject site is located within 1 mile of the A38 which provides direct access to the M4 & M5 motorway network at Almondsbury, 4 miles from Alveston. Direct access to M48/Severn Bridge to Wales is within 5 miles of Alveston. Situated within 500 metres is the popular Marlwood Secondary School. The development therefore falls within the school intake catchment area. This popular sought after residential location also benefits close proximity of the local shops within the village of Alveston.

DESCRIPTION
The site is a level plot and situated in a prominent location on the corner of Strode Common and Wattington Lanes. It comprises of an existing detached four bedroom house which has detailed planning consent to refurbish and extend along with the erection of three new build detached houses.

CURRENT ACCOMMODATION
Measured in accordance with the RICS Code of Measuring Practice the existing property comprises the following:-

Four Bedroom Farmhouse
**Gross Internal Area** 137.57 sq m (1,481 sq ft)

PROPOSED ACCOMMODATION
The proposed conversion/development will comprise the following:-

**PLOT 1**
Refurbishment/extension of existing property to provide a two and half storey five bedroom detached house with oversized garage (hayloft), off street parking and stone walled garden boundaries. The accommodation will comprise of: Ground floor; open plan kitchen/living room, family room, living room, dining room, separate WC. First floor; 3 double bedrooms with built-in cupboards, family bathroom and en-suite bathroom. Second floor; 2 double bedrooms, en-suite bathroom.
**Gross Internal Area (inc. garage) 233 sq m (2,504 sq ft)**

**PLOT 2**
Erection of a new build, two and half storey detached four bedroom house with garage and off street parking. The accommodation will comprise of: Ground floor; separate WC, open plan kitchen/dining room, living room. First floor; 2 double bedrooms with built-in cupboards, a single bedroom, bathroom. Second floor; double bedroom with en-suite bathroom.
**Gross Internal Area (inc. garage) 134.75 sq m (1,450 sq ft)**

**PLOT 3**
Erection of a new build, two and half storey detached three bedroom house with garage and off street parking. Accommodation will comprise of: Ground floor; separate WC, open plan kitchen, living/dining room. First floor; 2 double bedrooms both with built-in cupboards, bathroom. Second floor; double bedroom with built-in cupboard.
**Net Internal Area (inc. garage) 117.8 sq m (1,268 sq ft)**

**PLOT 4**
Erection of a new build, two and half storey detached three bedroom house with garage and off street parking. Accommodation will comprise of: Ground floor; separate WC, open plan kitchen, living/dining room. First floor; 2 double bedrooms both with built-in cupboards, bathroom. Second floor; double bedroom with built-in cupboard.
**Net Internal Area (inc. garage) 118.3 sq m (1,273 sq ft)**

PLANNING
On 5 October 2007 South Gloucestershire Council passed a resolution to grant Detailed Planning Consent for the formation of vehicular and pedestrian access to facilitate an erection of three dwellings. Erection of single storey building to form two garages. Alteration and extension to the existing dwelling by raising the roof, rear extension and insertion of dormer windows. Conversion of existing outbuildings to form car port and store.
**Application No. P207/2488/F.**
Detailed plans etc can be viewed on South Gloucestershire Council Website www.planning.southglos.gov.uk

BUILDING REGULATIONS
A Conditional Approval Certificate, Application No: BT08/01214/FP, was issued on 18 July 2008.

TENURE
Freehold.

METHOD OF SALE
Offers are invited for either:-

1. The whole site £250,000.
2. The portion of the site for the development of the three new detached houses including the vehicular and pedestrian access – (Plots 2, 3 & 4), £250,000.
3. The existing house (The Laurels, Plot 1), £275,000.

VAT
All prices and figures are quoted exclusive of VAT whether or not chargeable.

SUBJECT TO CONTRACT
VIEWING & FURTHER INFORMATION

Within the information pack including detailed plans and the planning consent are available from the joint agents:

Access to the site is strictly by prior appointment with the joint sole agents and at the risk of the viewing party.

KT Estate Agents
Unit 3 Simmonds View
Stoke Gifford
Bristol
BS34 8HR
Contact: Thomas Keay

Tel No. 0117 979 9888
Fax No. 0117 979 666
E-mail: enquiries@kt-sell.co.uk
LAND AT COALEY,
DURSLEY, GLOUCESTERSHIRE

Good gently sloping land with panoramic views across the Severn Vale

Freehold Permanent Pasture with maintained boundaries extending to approximately
3.49 Hectares (8.63 Acres)

For Sale by Informal Tender
(as a whole or Lots to suit Purchasers)

GUIDE PRICE IN EXCESS OF £65,000
(FOR THE WHOLE)
LAND AT COALEY, DURSLEY, GLOUCESTERSHIRE

SITUATION: The land is located on the outskirts of the village of Coaley and is sheltered from the east by Coaley Wood. Access to the land is via a single vehicular gateway from a no through road.

DIRECTIONS: From junction 14 of the M5 travel north along the A38; upon reaching the Sliphbridge roundabout take the 3rd exit signposted A4135 Dursley; pass over the motorway and take the next left onto Box Road (signposted Coaley and Camp Park and Ride); follow the road around to the left over the railway bridge; on entering the village passing under the second railway bridge; continue through the village with the Primary School on the left at the Fox and Hounds on the right; after approx. 1 mile take the left hand turn signposted Tickhill leading to Knapp Lane; continue up the hill passing Knapp Lane on your left hand side; upon reaching the galvanised field gate at the brow of the hill turn left; continue for 200 yards and the land will be found on the left hand side indicated by a Vyoe Pulfin 'For Sale' board.

VIEWING: All potential purchasers may view at any reasonable hour with a copy of these particulars.

TENURE & POSSESSION: The land is offered for sale Freehold with the benefit of Vacant Possession upon completion.

VALUATION: There will be no claim by the Vendor or the Purchaser for any matter on completion of sale.

PLANNING: The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the Local Planning Authority.

SERVICES: Water is piped to the land from a local spring.

TIMBER: All standing timber is included in the sale.

SINGLE PAYMENT SCHEME & OTHER ENVIRONMENTAL SCHEMES: The land is registered for the purpose of the Single Payment Scheme. Entitlements may be available by separate negotiation. The land is NOT entered into any other environmental schemes.

SPORTING & MINERAL RIGHTS: All sporting rights are included in the sale.

LOCAL AUTHORITIES:
Stroud District Council: - Telephone: 01453 766321
Severn Trent Water: - Telephone: 08457 500500

Fallofield
Tel: 01454 269486

Lydney
Tel: 01291 680068

Thornbury
Tel: 01454 410091

AGENTS NOTE:
- The Purchaser will be required to re-fence both gateways on the northern boundary to the reasonable specification of the Vendor.
- The property is subject to a public right of way running adjacent to the hedgerow at the western boundary.
- The Vendor is prepared to vary lotting to suit individual Purchasers providing that simultaneous sales are agreed on all parts.

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

RIGHTS, EASEMENTS & BOUNDARIES: The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

METHOD OF SALE: The property is offered for sale by Informal Tender. Tenders to be received at our Thornbury Office no later than 12 noon Wednesday 8th October 2008.

Important Notice: To be read by all prospective purchasers.
Vyoe Pulfin hereby gives notice to the Vendor, whose agents they are and for themselves as follows. 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchaser must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the holding on offer and not to rely on any description or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, references to permission/closure of the property or condition of same, whether set out in these particulars, on the plan, verbally or otherwise given, are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representing or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular site or of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Vyoe Pulfin or the Vendor for any expense incurred by prospective purchasers or their Agents. 8 Any information set out in these particulars, is given without responsibility on the part of the vendors or Vyoe Pulfin and no person in the employment of Vyoe Pulfin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property.

Particulars prepared and photographs taken August 2008.
INFORMAL TENDER
(SUBJECT TO CONTRACT)

LAND AT COALEY, DURSLEY, GLOUCESTERSHIRE

ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW BEFORE: 12 NOON, WEDNESDAY 8TH OCTOBER 2008

Voyce Pullin, 11a The Plain, Thornbury, Bristol, BS35 2AG

<table>
<thead>
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<th>Name of person(s) making offer</th>
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<td>Address of person(s) making offer</td>
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<th>Amount of offer</th>
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<tr>
<td>* Offers should be for a precise amount and to avoid the receipt of identical sums we would recommend that offers should be made for an odd figure.</td>
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<tr>
<td>* Any offer which is escalating or which is made with reference to another bid will not be accepted.</td>
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Funding:
Please indicate how the purchase will be funded and the amount of any borrowing required.

| * Proof of funds may be required before an offer is accepted |

Any other condition to which the offer is made e.g. survey, planning etc.

| Name and address of Solicitors |

If you require any further information, please contact us on 01454 419091 or 01454 269486
LAND AT BERKELEY ROAD, STINCHCOMBE
DURSLEY, GLOUCESTERSHIRE

An Attractive and Productive Field with Agricultural and Equestrian Interest

Freehold Permanent Pasture with well maintained boundaries extending to approximately
5.26 Hectares (12.99 Acres)

**For Sale by Informal Tender**
(as a whole or in Lots to suit Purchasers)

**GUIDE PRICE IN EXCESS OF £85,000**
(FOR THE WHOLE)
LAND AT BERKELEY ROAD, STINCHCOMBE, DURSLEY, GLOUCESTERSHIRE

SITUATION: The land is conveniently situated adjacent to the A38 along Berkeley Road equidistant between junction 13 and 14 of the M5 motorway immediately to the rear of the Prince of Wales Hotel. Berkeley is located approximately two miles to the south.

DIRECTIONS: Travel north along the A38 from junction 14 of the M5 and upon reaching the Prince of Wales Hotel take the right turn (B4066) signposted Cam and Dursley. The land will be found immediately on the right hand side indicated by a Vogue Pullin "For Sale" board.

VIEWING: All potential purchasers may view at any reasonable hour with a copy of these particulars.

TENURE & POSSESSION: The land is offered for sale Freehold with the benefit of Vacant Possession upon completion.

VALUATION: There will be no claim by the Vendor or the Purchaser for any matter on completion of sale.

PLANNING: The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the Local Planning Authority.

SERVICES: Mains water is connected to the property.

TIMBER: All standing timber is included in the sale.

SINGLE PAYMENT SCHEME & OTHER ENVIRONMENTAL SCHEMES: The land is registered for the purpose of the Single Payment Scheme. Entitlements may be available by separate negotiation. The land is entered into Entry Level Stewardship.

SPORTING & MINERAL RIGHTS: All sporting rights are included in the sale.

UPLIFT CLAUSE: The land is sold subject to an uplift clause for commercial or residential development on the land. The Vendors are prepared to negotiate in respect of the terms of this matter.

LOCAL AUTHORITIES:
Stroud District Council: - Telephone: 01453 766321
Severn Trent Water: - Telephone: 08457 500500

AGENTS NOTE:
- The property has the benefit of a right of way across it to the agricultural buildings in the ownership of the neighbouring landowner.

Faffield
Tel: 01454 269486

Lydney
Tel: 01291 680068

Thombury
Tel: 01454 419091

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

RIGHTS, EASEMENTS & BOUNDARIES: The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or mast, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

METHOD OF SALE: The property is offered for sale by Informal Tender. Tenders to be received at our Thombury Office no later than 12 noon Wednesday 10th September 2008.

Important Notice: (to be read by all prospective purchasers)
Vogue Pullin hereby give notice to the Vendor, whose agents they are and for themselves as follows: 1 These particulars are prepared for the guidance of intending purchasers, intended to give a fair overall description of the property. 2 These particulars do not constitute or form part of an offer or contract. 3 Any prospective purchasers must satisfy themselves by inspection, survey or otherwise as to the structural condition, general condition or working order of any buildings, fences, gates, services, equipment or other facilities forming part of the tenancy on offer and not to rely on any descriptions or information set out in these particulars as a statement of fact. 4 Descriptions, dimensions, reference to permission/s/lease of the property or condition of same, whether set out in these particulars, on the plans, verbally or otherwise given are given in good faith, believed to be correct. Intending purchasers must however satisfy themselves and not rely on them as representations or statements of fact. 5 Any area measurements, dimensions or distances given are approximate only and must not be relied upon for any future use. 6 Where these particulars refer to a particular form of the premises this is not intended as a statement that any necessary planning, other consents or building regulations are in place and these matters must be verified by intending purchasers. 7 No responsibility will be accepted by Vogue Pullin or the Vendor for any expense incurred by prospective purchasers or their Agents. 8 If any information set out in these particulars, is given without responsibility on the part of the vendors or Vogue Pullin and no person in the employment of Vogue Pullin has any authority to make or give any statement, representation or warranty whatsoever, in relation to the property.

Particulars prepared August 2008.
INFORMAL TENDER  
(SUBJECT TO CONTRACT)  

LAND OFF BERKELEY ROAD, STINCHCOMBE  

ALL OFFERS ARE TO BE SUBMITTED TO THE ADDRESS BELOW  
BEFORE: 12 NOON, WEDNESDAY 10TH SEPTEMBER 2008  

Voyce Pullin, 11a The Plain, Thornbury, Bristol, BS35 2AG  

1 All offers should be completed on this form and returned in an envelope clearly marked “Land off Berkeley Road”. A reference may be put on the outside of the envelope to enable a receipt to be given.  
2 Faxed or e-mailed forms are not acceptable.  
3 The successful bidder will be notified as soon as possible and once accepted, purchaser(s) will be required to exchange contracts within three weeks of their Solicitors receiving a draft contract.  
4 Whilst it is the Vendors firm intention to dispose of the property, our clients do not bind themselves to accept the highest, or indeed, any offer.  

| Name of person(s) making offer |  |
| Address of person(s) making offer |  |
| Amount of offer | Offers should be for a precise amount and to avoid the receipt of identical sums we would recommend that offers should be made for an odd figure. Any offer which is escalating or which is made with reference to another bid will not be accepted. |
| Funding: Please indicate how the purchase will be funded and the amount of any borrowing required. |  |
| | Proof of funds may be required before an offer is accepted |
| Any other condition to which the offer is made e.g. survey, planning etc. |  |
| Name and address of Solicitors |  |

If you require any further information, please contact us on 01454 419091 or 01454 269486
APPENDIX 6

Completed Site Assessment Check Sheets and site location plans for Site References 1, 3, 4 & 5
<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Site 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>The Elms, South Road, Almondsbury BS32 4HU</td>
</tr>
<tr>
<td>OS National Grid Reference</td>
<td>ST618848</td>
</tr>
<tr>
<td>Size (ha)</td>
<td>0.2 ha</td>
</tr>
<tr>
<td>Source Details</td>
<td>Country Property, The Grange, 73 Broad Street, Chipping Sodbury, Bristol BS37 6AD</td>
</tr>
<tr>
<td>Zone A/ Green Belt/ AONB</td>
<td>Green Belt, outside Zone A</td>
</tr>
</tbody>
</table>

**SITE VISIT CRITERIA**

<table>
<thead>
<tr>
<th>Date of site visit</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to adopted road</td>
<td></td>
</tr>
<tr>
<td>Visibility &amp; access arrangements</td>
<td></td>
</tr>
<tr>
<td>Flood risk (Ref Environment Agency maps)</td>
<td></td>
</tr>
<tr>
<td>Greenfield or previously developed land</td>
<td></td>
</tr>
<tr>
<td>Within settlement boundary</td>
<td></td>
</tr>
<tr>
<td>Adjacent to existing settlement</td>
<td></td>
</tr>
<tr>
<td>Nearest dwelling(s)</td>
<td></td>
</tr>
<tr>
<td>Proportionate to nearest residential properties</td>
<td></td>
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<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td><strong>Existing buildings/structures within the site</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Trees/TPOs/landscaping</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Potential for screening</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Topography</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Conservation area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Listed buildings within site or adjacent</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Archaeological area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Designated Site of Nature Conservation Importance (SNCI)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Scheduled Ancient Monument within site or adjacent</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Nearest bus routes</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Nearest primary school</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Nearest secondary school</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Nearest services/facilities e.g. shop, doctor’s surgery, post office</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Mains drainage</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Electricity</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Water</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Pylons</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Underground power lines</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Any known contamination</strong></td>
<td></td>
</tr>
<tr>
<td>RECOMMENDATION ON SITE SUITABILITY</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
<td></td>
</tr>
<tr>
<td>Recommendation on site suitability</td>
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</tr>
<tr>
<td>No. of pitches that could be accommodated</td>
<td></td>
</tr>
<tr>
<td>Reference Number</td>
<td>Site 3</td>
</tr>
<tr>
<td>------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Address</td>
<td>The Laurels, 2 Strode Common, Alveston BS35 3PJ</td>
</tr>
<tr>
<td>OS National Grid Reference</td>
<td>ST721883</td>
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<tr>
<td>Size (ha)</td>
<td>0.1 ha</td>
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<tr>
<td>Source Details</td>
<td>KT Estate Agents, Unit 3 Simmonds View, Stoke Gifford, Bristol BS34 8HR</td>
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<tr>
<td>Zone A/ Green Belt/ AONB</td>
<td>Green Belt</td>
</tr>
</tbody>
</table>

**SITE VISIT CRITERIA**

<table>
<thead>
<tr>
<th>Date of site visit</th>
<th>N/A</th>
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<tbody>
<tr>
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<tr>
<td>Visibility &amp; access arrangements</td>
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</tr>
<tr>
<td>Flood risk (Ref Environment Agency maps)</td>
<td></td>
</tr>
<tr>
<td>Greenfield or previously developed land</td>
<td></td>
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<td>Within settlement boundary</td>
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<tr>
<td><strong>Existing buildings/structures within the site</strong></td>
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<tr>
<td><strong>Trees/TPOs/landscaping</strong></td>
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<tr>
<td><strong>Potential for screening</strong></td>
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</tr>
<tr>
<td><strong>Topography</strong></td>
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</tr>
<tr>
<td><strong>Conservation area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Listed buildings within site or adjacent</strong></td>
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</tr>
<tr>
<td><strong>Archaeological area</strong></td>
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</tr>
<tr>
<td><strong>Designated Site of Nature Conservation Importance (SNCI)</strong></td>
<td></td>
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<tr>
<td><strong>Scheduled Ancient Monument within site or adjacent</strong></td>
<td></td>
</tr>
<tr>
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<tr>
<td><strong>Nearest primary school</strong></td>
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<tr>
<td><strong>Nearest secondary school</strong></td>
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<tr>
<td><strong>Nearest services/facilities e.g. shop, doctor’s surgery, post office</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Mains drainage</strong></td>
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</tr>
<tr>
<td><strong>Electricity</strong></td>
<td></td>
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<tr>
<td><strong>Water</strong></td>
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<td><strong>Pylons</strong></td>
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</tr>
<tr>
<td><strong>Underground power lines</strong></td>
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<tr>
<td><strong>Any known contamination</strong></td>
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<tr>
<td>Recommendation on site suitability</td>
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<td>Reference Number</td>
<td>Site 4</td>
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<td>Address</td>
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### SITE VISIT CRITERIA

<table>
<thead>
<tr>
<th>Date of site visit</th>
<th>N/A</th>
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<td>Access to adopted road</td>
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<td>Nearest dwelling(s)</td>
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</tr>
<tr>
<td>Proportionate to nearest residential properties</td>
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<td>Existing buildings/structures within the site</td>
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<tr>
<td>Trees/TPOs/landscaping</td>
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<tr>
<td>Potential for screening</td>
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<td>Topography</td>
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<td>Recommendation on site suitability</td>
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<tr>
<td>No. of pitches that could be accommodated</td>
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</tr>
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</table>
**SOUTH GLOUCESTERSHIRE COUNCIL GYPSY AND TRAVELLER DPD**

**DLP PLANNING LTD: SITE ASSESSMENT CHECK LIST**

<table>
<thead>
<tr>
<th>Reference Number</th>
<th>5</th>
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<tbody>
<tr>
<td>Address</td>
<td>Land at Berkeley Road, Stinchcombe, Dursley</td>
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<tr>
<td>OS National Grid Reference</td>
<td>ST719999</td>
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<td>Size (ha)</td>
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<tr>
<td>Source Details</td>
<td>Voyce Pullin, 11a The Plain, Thornbury, Bristol BS35 2AG</td>
</tr>
<tr>
<td>Zone A/ Green Belt/ AONB</td>
<td>Outside the district of South Gloucestershire, outside Zone A</td>
</tr>
</tbody>
</table>

**SITE VISIT CRITERIA**

<table>
<thead>
<tr>
<th>Date of site visit</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to adopted road</td>
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</tr>
<tr>
<td>Visibility &amp; access arrangements</td>
<td></td>
</tr>
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<td>Greenfield or previously developed land</td>
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</tr>
<tr>
<td>Within settlement boundary</td>
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</tr>
<tr>
<td>Adjacent to existing settlement</td>
<td></td>
</tr>
<tr>
<td>Nearest dwelling(s)</td>
<td></td>
</tr>
<tr>
<td>Proportionate to nearest residential properties</td>
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</tr>
<tr>
<td>Feature</td>
<td>Details</td>
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<tr>
<td>Existing buildings/structures within the site</td>
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<tr>
<td>Trees/TPOs/landscaping</td>
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<tr>
<td>Potential for screening</td>
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<td>Topography</td>
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<td>Conservation area</td>
<td></td>
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<tr>
<td>Listed buildings within site or adjacent</td>
<td></td>
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<td>Archaeological area</td>
<td></td>
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<tr>
<td>Designated Site of Nature Conservation Importance (SNCI)</td>
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<tr>
<td>Scheduled Ancient Monument within site or adjacent</td>
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<tr>
<td>Nearest bus routes</td>
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<tr>
<td>Nearest primary school</td>
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<tr>
<td>Nearest secondary school</td>
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<tr>
<td>Nearest services/facilities e.g. shop, doctor’s surgery, post office</td>
<td></td>
</tr>
<tr>
<td>Mains drainage</td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
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<tr>
<td>Water</td>
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<tr>
<td>Pylons</td>
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<td>Underground power lines</td>
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<tr>
<td>Any known contamination</td>
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</tr>
<tr>
<td>Recommendation on site suitability</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------</td>
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</tr>
<tr>
<td>No. of pitches that could be accommodated</td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX 7

Completed Site Assessment Check Sheet, site location plan and photographs in relation to Site Reference 2
<table>
<thead>
<tr>
<th>Reference Number</th>
<th>Site 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Lot 2, Meads Farm, Wickwar</td>
</tr>
<tr>
<td>OS National Grid Reference</td>
<td>ST721883</td>
</tr>
<tr>
<td>Size (ha)</td>
<td>8.3 ha</td>
</tr>
<tr>
<td>Source Details</td>
<td>David James &amp; Partners, Hartley House, Badminton Road, Old Sodbury, South Gloucestershire BS37 6LX</td>
</tr>
<tr>
<td>Zone A/ Green Belt/AONB</td>
<td>Zone A, not Green Belt, not AONB</td>
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</table>

**SITE VISIT CRITERIA**

<table>
<thead>
<tr>
<th>Date of site visit</th>
<th>28th August 2008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access to adopted road</td>
<td>Potentially yes, The Downs/B4509</td>
</tr>
<tr>
<td>Visibility &amp; access arrangements</td>
<td>No vehicular access off B4509 at present. It appears that the lane leading to the playing fields to the west provides access to the northern field. Probably unadopted.</td>
</tr>
<tr>
<td>Flood risk (Ref Environment Agency maps)</td>
<td>Not at risk of flooding, according to EA map.</td>
</tr>
<tr>
<td>Greenfield or previously developed land</td>
<td>Greenfield</td>
</tr>
<tr>
<td>Within settlement boundary</td>
<td>Outside</td>
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<tr>
<td>Adjacent to existing settlement</td>
<td>Yes</td>
</tr>
<tr>
<td>Nearest dwelling(s)</td>
<td>Nos. 1 – 18 The Buthay (to the east of southern field)</td>
</tr>
<tr>
<td>Proportionate to nearest residential properties</td>
<td>Potentially</td>
</tr>
<tr>
<td>Existing buildings/structures within the site</td>
<td>The building near the southern boundary has been demolished – the foundations may remain. There is a small building near the southern-most stile on the western boundary.</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Trees/TPOs/landscaping</td>
<td>The field boundaries mainly consist of hedgerows with some mature trees. The boundary with the row of houses to the east comprises a mixture of buildings, fencing and hedging.</td>
</tr>
<tr>
<td>Potential for screening</td>
<td>Yes.</td>
</tr>
<tr>
<td>Topography</td>
<td>Northern field slopes from southwest to north east and from west to east. The southern field contains a central dip with the land sloping down to it from the west and the east.</td>
</tr>
<tr>
<td>Conservation area</td>
<td>The majority is located within the Wickwar conservation area.</td>
</tr>
<tr>
<td>Listed buildings within site or adjacent</td>
<td>None within the site. The house to the north west is listed.</td>
</tr>
<tr>
<td>Archaeological area</td>
<td>No</td>
</tr>
<tr>
<td>Designated Site of Nature Conservation Importance (SNCI)</td>
<td>No</td>
</tr>
<tr>
<td>Scheduled Ancient Monument within site or adjacent</td>
<td>No</td>
</tr>
<tr>
<td>Nearest bus routes</td>
<td>Bus stops are located on the High Street. The Wessex Connect 627 service links Wickwar with Wotton-under-Edge and Yate, via Cromall and Charfield.</td>
</tr>
<tr>
<td>Nearest primary school</td>
<td>The Alexander Hosea Primary School, Honeybourne Way, Wickwar GL12 8NH</td>
</tr>
<tr>
<td>Nearest secondary school</td>
<td>Katherine Lady Berkeley’s School, Kingswood Road, Wotton-under-Edge GL12 8RB Brimsham Green School, Broad Lane, Yate, Bristol BS37 7LB</td>
</tr>
<tr>
<td>Nearest services/facilities e.g. shop, doctor’s surgery, post office</td>
<td>Newsagent/general store: AP Mears, 30a High Street, Wickwar GL12 8NP Spar, High Street, Wickwar Post office: Cromhall Charfield GP surgery: Little Sodbury End Yate</td>
</tr>
<tr>
<td>Mains drainage</td>
<td>No, but to adjoining land.</td>
</tr>
<tr>
<td>Electricity</td>
<td>No, but to adjoining land.</td>
</tr>
<tr>
<td>Water</td>
<td>No, but to adjoining land.</td>
</tr>
<tr>
<td><strong>Pylons</strong></td>
<td>No, but overhead pole-mounted telegraph wires and a telecommunications mast just outside the site.</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Underground power lines</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Any known contamination</strong></td>
<td>No</td>
</tr>
</tbody>
</table>

**RECOMMENDATION ON SITE SUITABILITY**

<table>
<thead>
<tr>
<th><strong>Recommendation on site suitability</strong></th>
<th>With some further investigation in relation to vehicular access, it is considered that part of this site could be suitable to accommodate gypsies/travellers. It may require some levelling/terracing in order to provide a flat surface for the stationing of caravans/amenity blocks, but it is considered that the site is worthy of further investigation.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>No. of pitches that could be accommodated</strong></td>
<td>Approximately 3.</td>
</tr>
</tbody>
</table>
Photograph 1: Frontage of site, showing the northern boundary with the The Downs/B4059 and the horse chestnut tree.

Photograph 2: The lane providing access to the playing fields which forms part of the eastern boundary of the site.
Photograph 3: Photograph showing visibility westward from the lane providing access to the playing fields.

Photograph 4: Photograph showing visibility eastward from the lane providing access to the playing fields.
**Photograph 5:** The access to the northern field from the lane providing access to the playing fields.

**Photograph 6:** View of the northern field looking northwards, from the lane leading to the playing fields. The access road to the industrial estate can be seen on the right hand side.
Photograph 7: View across the site from the lane looking in a south easterly direction, clearly showing the varying levels, and the adjoining industrial estate and houses.

Photograph 8: The listed building to the north west of the appraisal site.
Photographs 9 & 10: The pavilion and playing fields to the west of the site.
Photograph 11: Photograph taken from the field boundary looking eastwards showing the industrial estate on the left hand side and the row of houses on the right hand side.

Photograph 12: The drain in the centre of the southern field, and the pole-mounted telegraph wires traversing the site.
Photograph 13: The eastern boundary of the southern field, adjacent to the row of houses.

Photograph 14: View from the southern-most stile looking in a north easterly direction.
Photograph 15: The small building within the site located near to the southern-most stile.

Photograph 16: The south eastern and southern boundaries of the appraisal site.