

Summary of land ownership in respect of the proposed garden communities

This note is provided by Dentons UKMEA LLP, on behalf of the North Essex Authorities, at the Inspector's request for information on land ownership and potential developers at the three proposed garden community sites.

The Draft Local Plan identifies the broad location for each of the proposed garden communities; as provided for in Policy SP8, SP9 and SP10, the exact boundary of each new community will be determined as part of the Development Plan Document process. This note sets out a summary of the main title interests within each of the broad locations. It does not identify every interest in each of the sites.

There has been engagement between the North Essex Authorities and the main landowners. There is no reason to believe that the land cannot be brought forward for development to deliver the three proposed garden communities.

1. Policy SP8 Tendring/Colchester Borders Garden Community

Please find attached at Annexure 1 plan a plan showing the title interests within the broad location of this proposed new community.

Three freehold titles comprise the majority of the site. The details of these are as follows:

Title number	Colouring on the plan	Freehold proprietor	Subject to an option
EX879395	Light blue and blue	Charles Nicholas Gooch	Yes, in respect of land coloured light blue
EX830899	Pink and red	David William Hunter	Yes, in respect of land coloured pink
EX879393	Yellow and orange	Charles Nicholas Gooch and Claire Penelope Gooch and Clive Richard Hopkins	Yes, in respect of land coloured yellow

The above options are all in favour of Mersea Homes Limited.

2. Policy SP9 Colchester/Braintree Borders Garden Community

Please find attached Annexures 2 A and 2B plan which show the title interests within the broad location of this proposed new community.

As indicated by the plan at Annexure 2A, most of freehold land to the south of the A12 is in the joint ownership of Ronald Frederick West and Elizabeth Susan West and Jack Daniel West, together referred to on the plan as 'The Wests'. It is understood that Crest Homes have an interest in part of this land.

In respect of the land to the north of the A12, L&Q New Homes Limited is the beneficiary under a sale and promotion agreement dated 12 February 2016 made between (1) The Land Owners (2) L&Q New Homes Limited (3) Gateway 120 Limited and (4) Cirrus Land Limited.

3. SP10 West of Braintree Garden Community

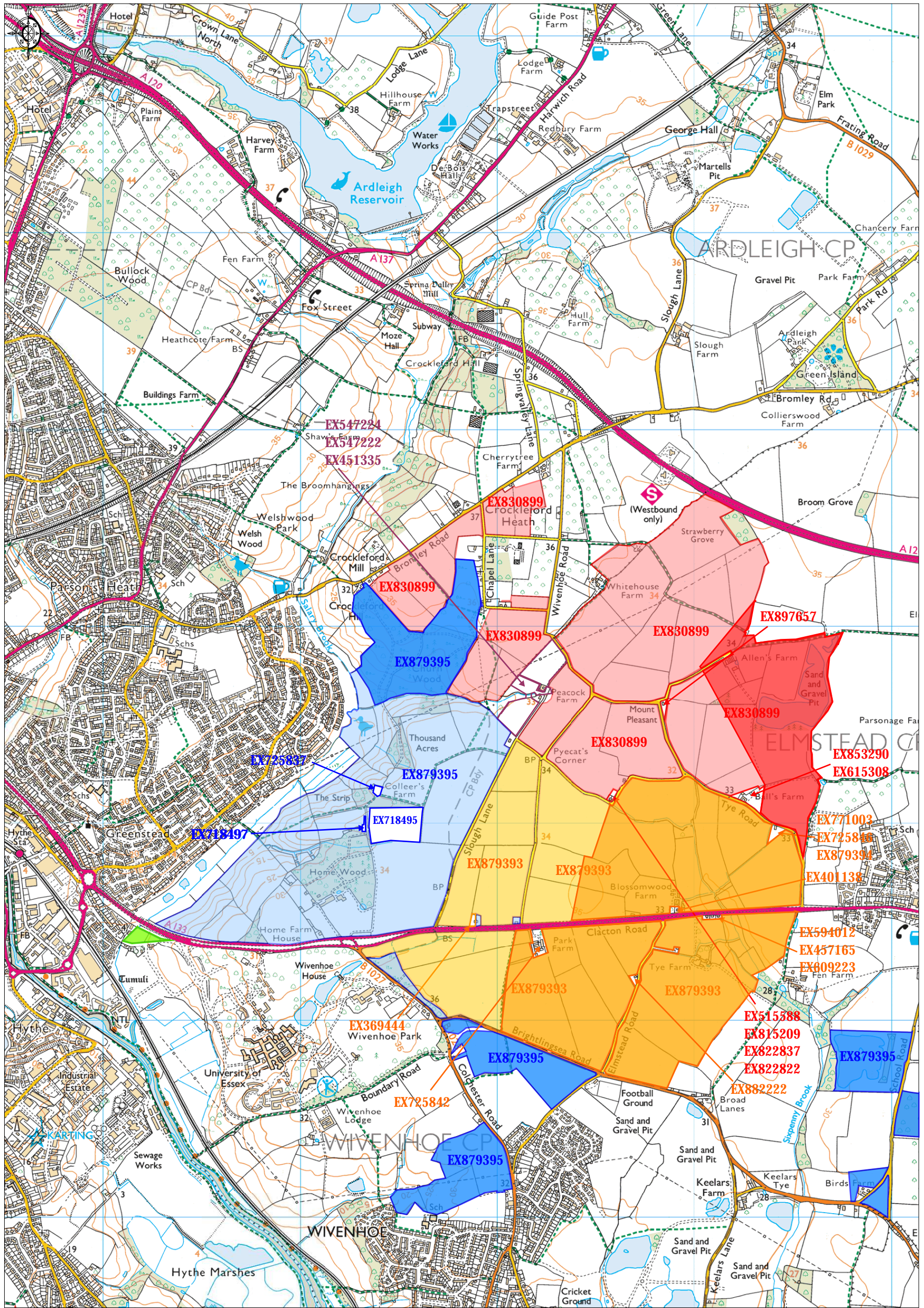
Please find attached at Annexure 3 plan a plan showing the title interests within the broad location of this proposed new community. The plan also includes land within the neighbouring authority.

The plan shows the main freehold interests in the site edged red, blue, purple, green and orange. These are as follows:

Title number	Colouring on the plan	Freehold proprietor	Subject to an option
EX827833	Edged red	Jonathan Philip Sexton	No
EX840317 EX840321 EX779169	Edged and coloured blue	Janet Sheila Wootton/ H.T. Smith Farms Limited	Yes
EX805103 EX810292 EX804057 EX810292	Edged and coloured purple	John Alan Harvey /John Alan Harvey and Denis Clive Harvey	Yes
EX727944 EX735220 EX639473 EX727942	Edged and coloured green	Robert William Bucknell, John Richard Bucknell and Eric William Bucknell	No
EX639471	Edged and coloured orange	Grove Smith Limited	No

Galliard Homes have an interest in the Harvey land.

ANNEX 1



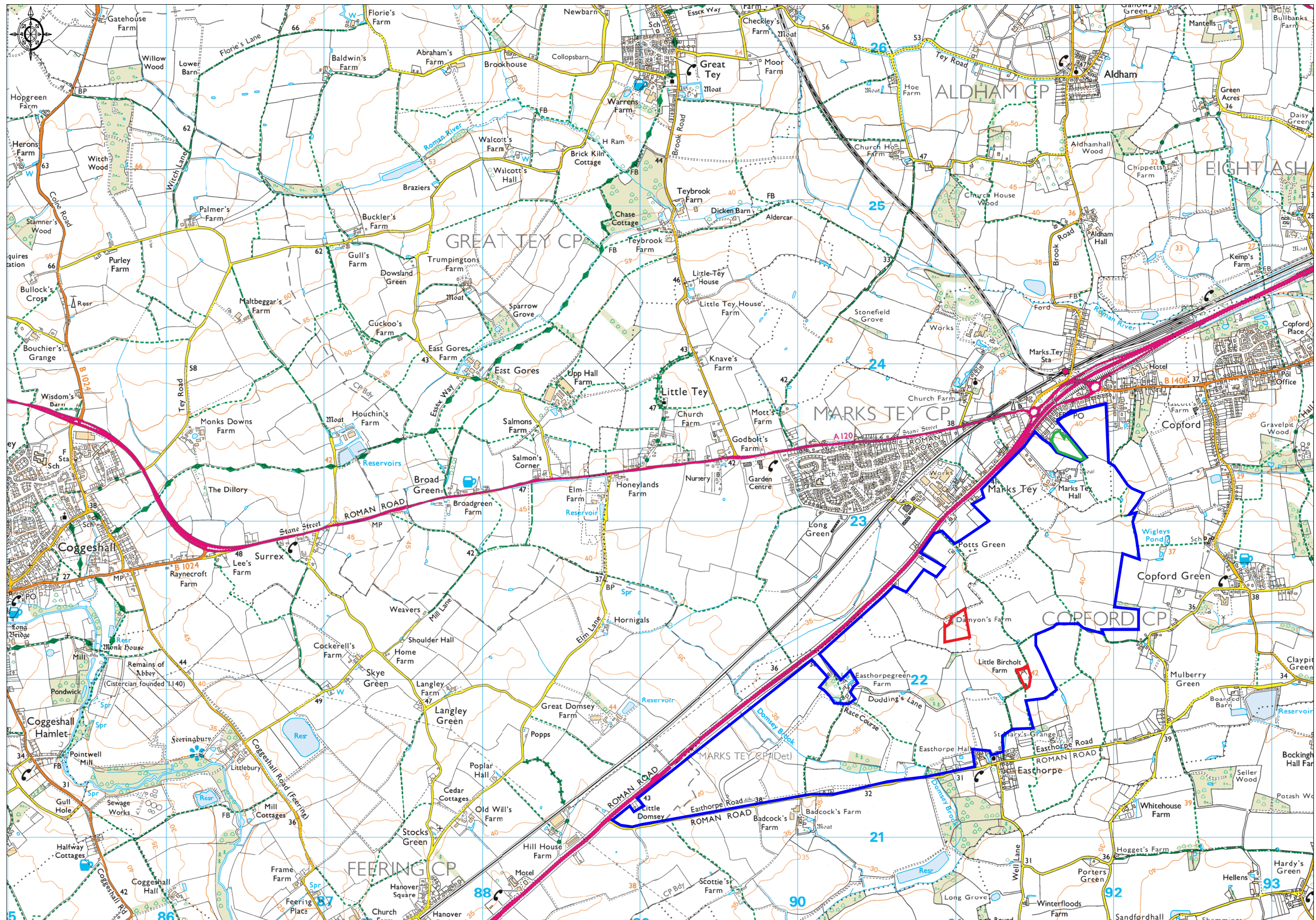
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- | | | |
|--|--|---|
| Title EX879395 (Gooch) - Option Land | Title EX879393 (Gooch) - Option Land | Title EX830899 (Hunter) - Option Land |
| Title EX879395 (Gooch) - Retained Land | Title EX879393 (Gooch) - Retained Land | Title EX830899 (Hunter) - Retained Land |
| Unregistered - Option Land | | |


ANNEX 2A

The Wests Land



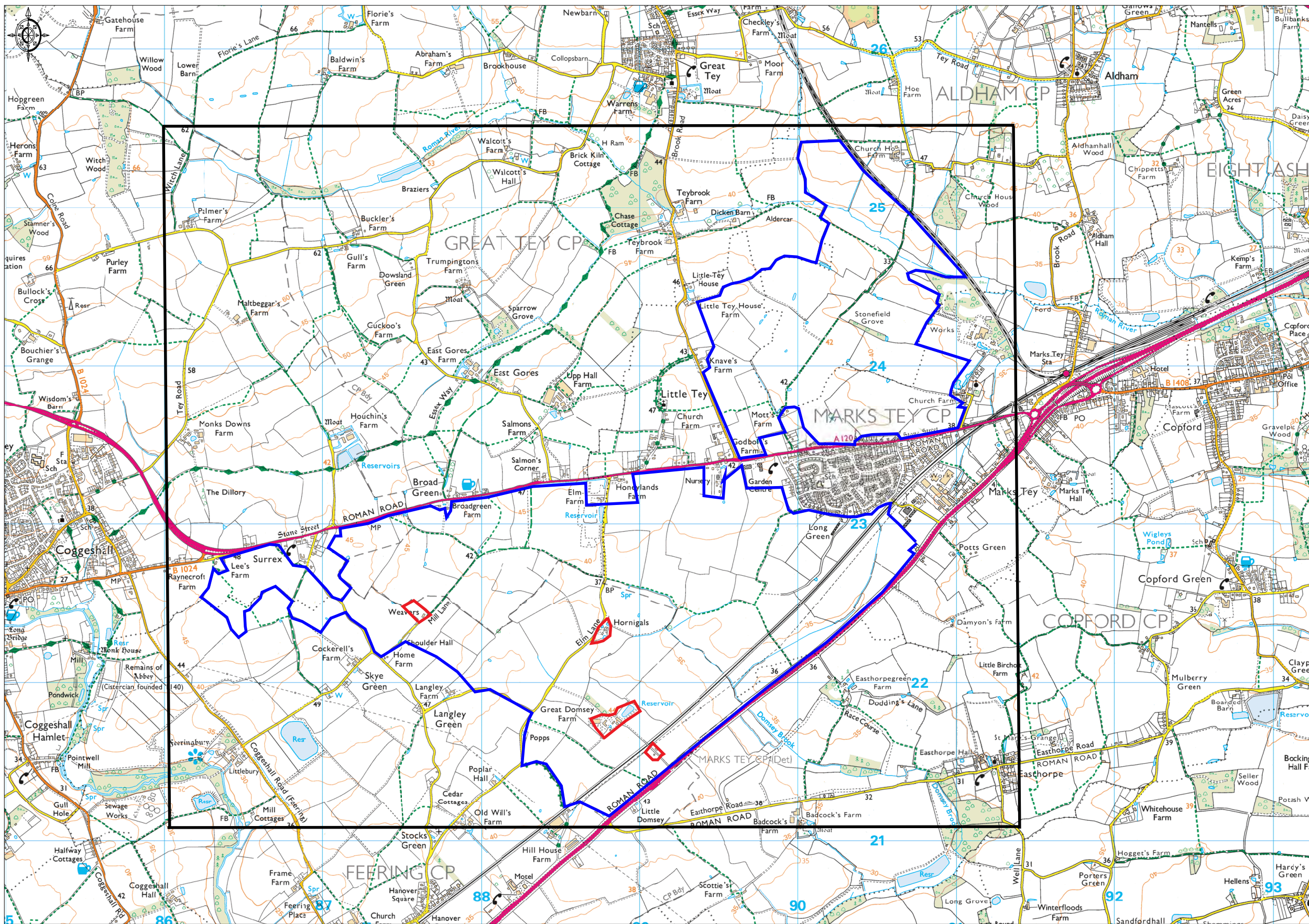
 The Wests Land

 Excluded from The Wests Land

 Guardian Secure Storage - EX872523 - Andrew Gareth Mattin

ANNEX 2B

Gateway 120 Land

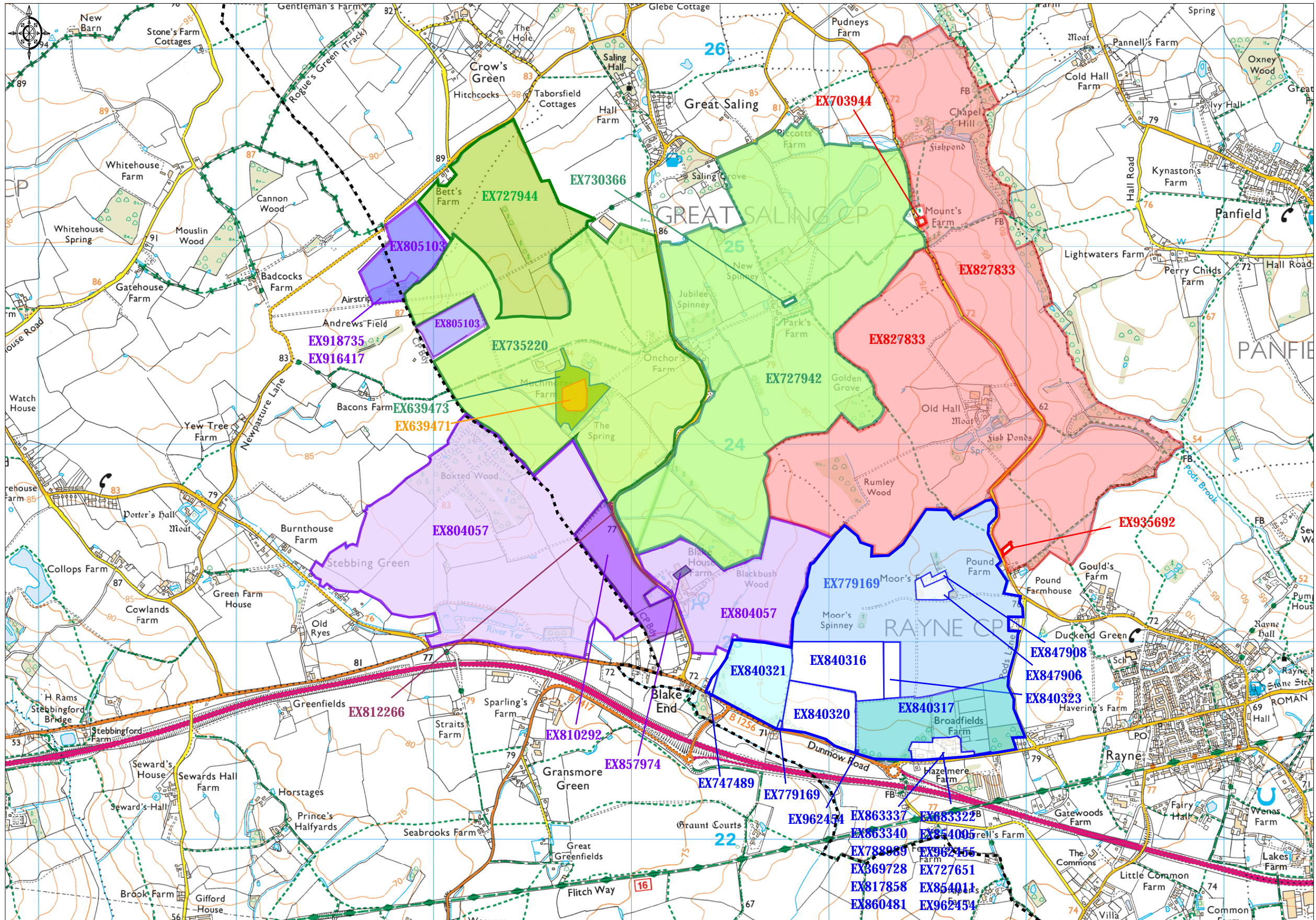


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□ Gateway 120 Land □ Non-Gateway 120 Land

ANNEX 3

West of Braintree



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Sexton Land

Wooton Land

Harvey Land

Bucknell Land

Smith Land

Boundary Line