

**Summary of land ownership in respect of the proposed garden communities
November 2019 Update**

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. The NEAs will be engaging with the landowners and promoters to confirm the extent of their interests. A further version of this note will be provided to the Inspector where any updates are required.

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. There have been no changes to Annexure 1 since this was first provided to the Inspector in January 2018 (as part of EB/70).

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 Annexure 2 which shows the title interests within the broad location of this proposed new community. Since EB/70 was submitted to the Inspector further and more detailed mapping work has been carried out in respect of the interests at this location. The plan annexed to this note updates and supersedes Annexures 2A and 2B previously provided to the Inspector as part of EB/70. This plan also reflects transfers which have taken place since EB/70 was prepared.

As indicated by the plan at Annexure 2, a large part of the freehold land to the south of the A12 is in the joint ownership of the West family, together referred to on the plan as the Wests Land. It is understood that Crest Homes have an interest in part of this land.

The majority of the remainder of the freehold land to the south of the A12 is in the ownership of Daniel Gerald Sherwood, referred to on the plan as the "Sherwood 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.

There are applications pending at the Land Registry which, once registered, may necessitate further updates to the plan.

3. SP10 West of Braintree Garden Community

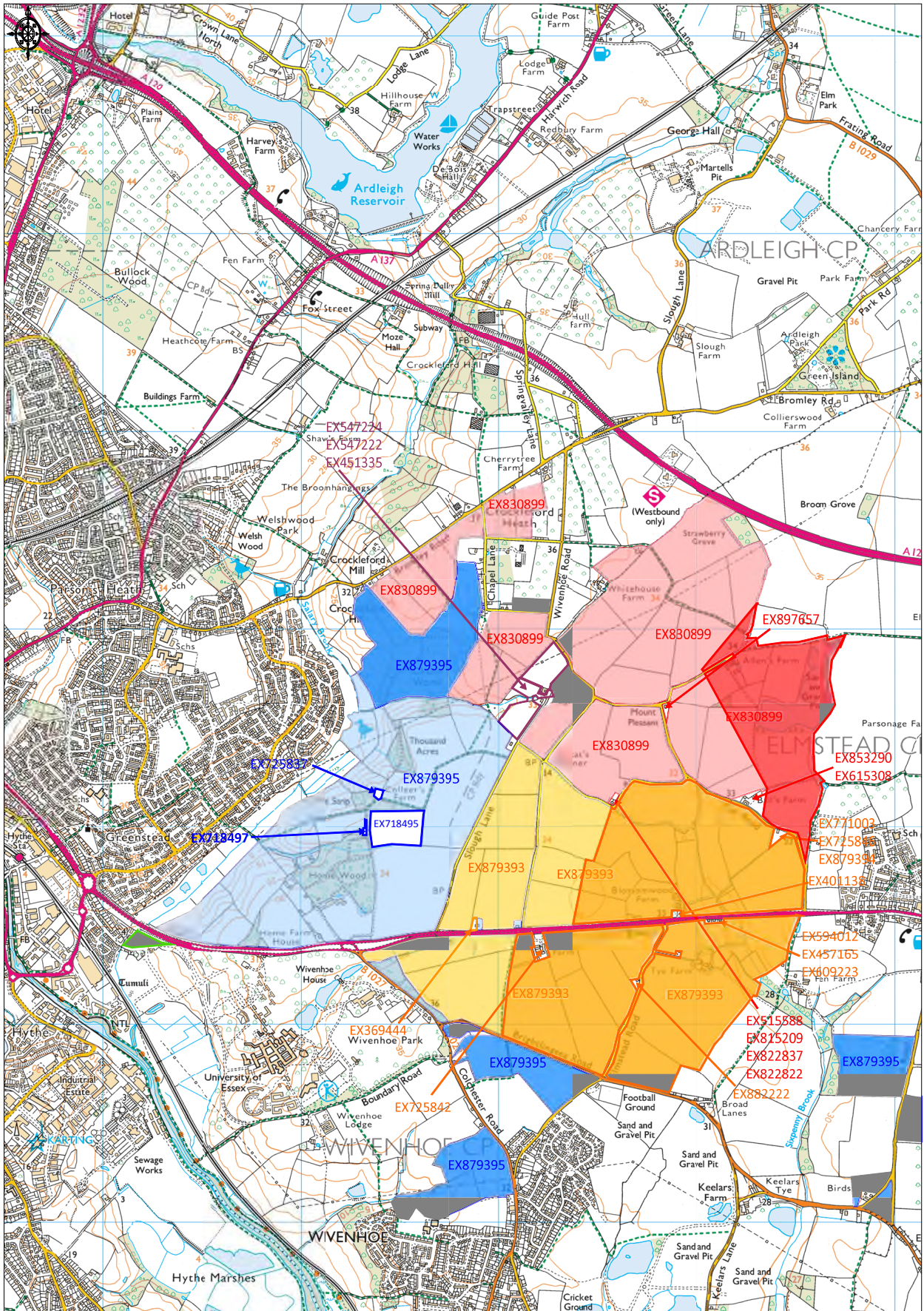
Please find attached at Annexure 3 plan a plan showing the title interests within the broad location of this proposed new community. The plan also includes land within the neighbouring authority. There have been no changes to Annexure 3 since this was first provided to the Inspector in January 2018 (as part of EB/70).

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

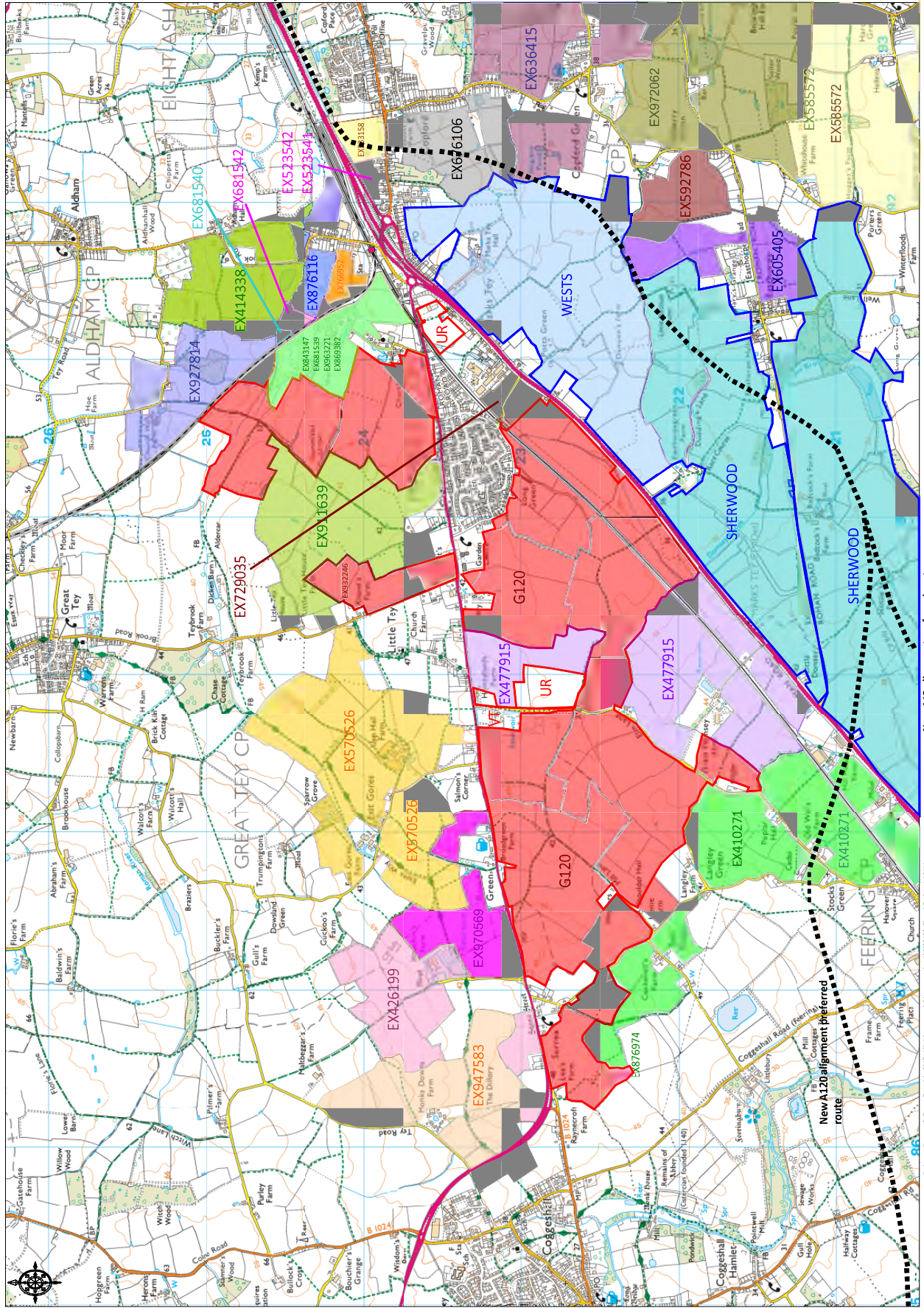


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- Title EX879395 (Gooch) - Option Land
- Title EX879393 (Gooch) - Option Land
- Title EX830899 (Hunter) - Option Land
- Title EX879395 (Gooch) - Retained Land
- Title EX879393 (Gooch) - Retained Land
- Title EX830899 (Hunter) - Retained Land
- Unregistered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

ANNEX 2



G120 Consortium Land

West's Land

Sherwood Land

Crayston Land
Title EX410271
(Part of this title is also covered by the G120)

Cock Land
Title EX477915

Rayner Land
Title EX570526
(Rayner also owns property under other titles which are covered by the G120)

Dixon-Smith Land
Title EX426199
(The owner also owns property under other titles which are covered by the G120)

Stimson Land
Title EX947583

Wasteneys Land
Title EX91699

Mascott's Land
Title EX676106



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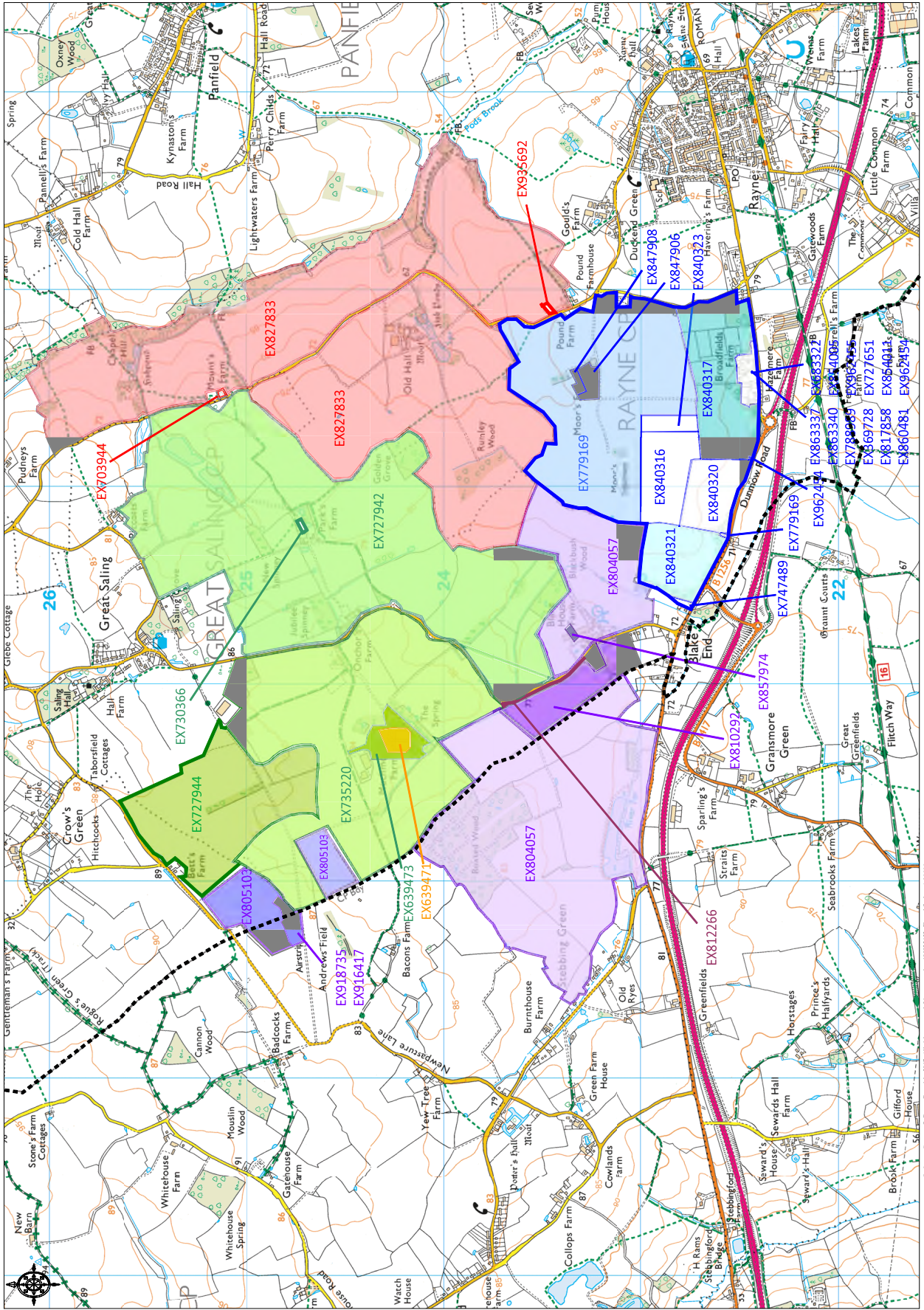


New A120 alignment preferred route

EXD/057

ANNEX 3

West of Braintree



-  Sexton Land
-  Wooton Land
-  Harvey Land
-  Bucknell Land
-  Smith Land
-  Boundary Line

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