

South Gloucestershire Council Local Plan 2020 Site Submission Form



GUIDANCE ON COMPLETING THIS FORM

Please return this form if you are suggesting a site to be considered in the South Gloucestershire Local Plan 2020. Previously submitted sites are available to view on an online map at: www.southglos.gov.uk/callforsites

For each site please complete a separate form and provide a map that clearly and accurately identifies the site boundary.

Completed forms and site location plans should be emailed to: policy.consultation@southglos.gov.uk.

Identifying a potential site does not infer that the council in any way supports the development of the site. Sites will be assessed through the plan making process and will be subject to normal planning procedures.

The information collected as part this consultation will also be used by the council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data is: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

The purpose for holding your personal information is to assist in preparing development plan documents and supporting supplementary planning guidance and advice; and to contact you, if necessary, regarding the planning consultation process relating to their preparation. In order to provide the above service we may share your information with the following:

- Other South Gloucestershire Council departments
- External consultants working on behalf of South Gloucestershire Council
- Other Local Planning Authorities (LPAs)
- Other groups preparing statutory development plans relevant to South Gloucestershire

Please follow the link to our [Privacy Policy](#) and [Data Protection Policy](#) to find out more.

1. HAS THE SITE PREVIOUSLY BEEN SUBMITTED TO THE COUNCIL?

Previously submitted sites are available to view on the online map accessible from: www.southglos.gov.uk/callforsites (Click on the site to see the site reference number and information previously submitted).

		Please enter the relevant Site Reference number from www.southglos.gov.uk/callforsites
Has this site previously been submitted?	No	

If the site has already been submitted, how does the information provided in this form change the information you have previously provided to us?

N/A

2. YOUR DETAILS

Name

Property Services Department

Company/Organisation
(if applicable)

South Gloucestershire Council

Address

PO Box 1953, Property Services, Bristol, BS37 0DB

Telephone

01454 865566

Email

property.services@southglos.gov.uk

Status (please tick all that apply)

Owner of (all or part of) the site Land Agent
Planning Consultant Developer
Amenity/ Community Group Local Resident
Registered Social Housing Provider
Other (please specify)

Please see attached map showing area of Council ownership (edged red and third party ownership (coloured blue))

If acting on behalf of
Landowner / developer
please provide client name
and address details:

I (or my client)...

Is sole owner of the site Owns part of the site
Do not own (or hold any legal interest in) the site whatsoever

If Owner/Part Owner, have
you attached a title plan and
deeds with this form?

Yes No
Title plan attached to the part owned

If you are not the owner, or
own only part
of the site, do you know who
owns the site
or the remainder of it (please
provide
details)?

We are suggesting a site area including our land together with additional areas outside of our ownership. Various owners, yet to be contacted. Contact will be made when a high level scheme has been devised for the area.

Does the owner (or other
owner(s)) support your
proposals for the site?

Yes No
Proposals to be developed and shared with other owners and stakeholders.

3. SITE DETAILS

Site Address (including postcode where applicable)

Frampton End Farm (and land surrounding)
Frampton End Road
Frampton Cotterell
BS36 2JY

Site Area (Hectares)(if known)

Total site = 252.7 ac/ 102.28 Ha
Council ownership = 106.7ac / 43.19Ha
Third party ownership = 146 ac / 59.09 Ha

Current land use(s)

Agricultural
Horses
Third party uses unknown

Adjacent land use(s)

Immediately adjacent is agricultural
To the south is Frampton Cotterell and Coalpit Heath

Relevant planning history (if known)

Please tick box to confirm you have provided a site plan

4. POTENTIAL USES & CAPACITY

Suggested uses (please tick all that apply and where mixed use indicate % of overall site for each use)

USE		Capacity (number of units) and indication of possible residential tenures, types and housing for different groups
Residential		Future stakeholder engagement to identify appropriate uses and development
Residential – Self-Build and Custom-Build		As above

USE		Floorspace (m ²) / number of floors/pitches / notes
Office, research & development, light industrial (B1)		Future stakeholder engagement to identify appropriate uses and development
General industrial (B2) / warehousing (B8)		As above
Sports / leisure (please specify)		As above
Retail		As above
Gypsy and Travellers / Travelling Showpeople sites		As above

Other (please specify)		Parts of the site include an existing Local Plan designation PSP19 – Wider Biodiversity. Proposals are to explore potentials for the site to support and enhance its biodiversity and green infrastructure offer by engaging with stakeholders, including Avon Wildlife Trust, Frampton Cotterell Parish Council, land owners.
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Additional notes about potential uses:

Opportunities to explore positive impacts on environmental, green infrastructure and climate emergency projects in line with the Councils Climate Emergency Declaration and initiatives and to explore provision for some of the new homes and jobs needed in South Gloucestershire. The area submitted includes land currently in third party ownership. Contact will be made with land owners in order to develop high level plans for the area.

5. SITE SUITABILITY ISSUES

Question		Further details including details of further studies undertaken / mitigation proposed
Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?	Yes	Relevant studies to be undertaken
Is the site subject to flooding?	Yes	Areas of the site within flood risk zones
Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry)?	Yes	Power lines cross parts of the site
Is there a possibility that the site is contaminated?	Tbc	Subject to usual surveys
Can satisfactory vehicular access to the site be achieved?	Tbc	Relevant studies to be undertaken subject to proposed use(s)
Has the Highways Agency been consulted?	No	
Is the site subject to any other key constraints?	Yes	Currently within the Green Belt

UTILITIES / INFRASTRUCTURE PROVISION

Please tell us which of the following utilities are available to the site

Mains water supply	<input checked="" type="checkbox"/>	Mains sewerage	<input checked="" type="checkbox"/>
Electrical supply	<input checked="" type="checkbox"/>	Gas supply	<input checked="" type="checkbox"/>
Landline telephone	<input checked="" type="checkbox"/>	Broadband internet	<input checked="" type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>		

Please provide any other relevant information relating to site suitability issues:

Site uses will be subject to proposals being agreed with adjoining land owners, stakeholders and surveys.

6. SITE AVAILABILITY ISSUES

Question		Comments/further details
Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strip/covenants)?	Yes	Numerous land ownerships to be resolved
Must land off-site be acquired to develop the site?	No	
Are there any current uses which need to be relocated?	Tbc	To be identified
Is the site owned by a developer or is the owner willing to sell?	TBC	To be identified. Land owner collaborative scheme to be explored.

Estimated delivery rate: When do you think the site would come forward for development? (Where a development will be phased over more than one period please indicate this)

Within the next 5 years	6-10 years	11-20 years
Initial feasibility, stakeholder involvement and surveys. Potentially commencement of development.	Any agreed development likely to come forward in this period.	Further development during this period

Do you have any information to support when the site will come forward and its phasing? Please consider suitability, achievability and constraints.

Timing depends upon type and size (in terms of land) of development area.

7. SITE ACHIEVABILITY ISSUES

Question		Comments/further details
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)? If yes, please specify.	tbc	Subject to surveys and scheme
Does the site require significant new infrastructure investment to be suitable for development? If yes, please specify.	Yes	Depends upon scheme
Are there any issues that may influence the economic viability, delivery rates or timing of the development? If yes, please specify.	Yes	Land owner agreements to the scheme

Has a viability assessment / financial appraisal of the scheme been undertaken?	No	Scheme yet to be prepared
Have any design work studies been undertaken?	No	Stakeholders to be approached prior to draft scheme preparation

8. ADDITIONAL COMMENTS

If necessary, please continue on a separate sheet and attach to this form.

The land owned by the body submitting this site is fragmented. In order to consider a scheme that could have positive impacts on environmental, green infrastructure and climate emergency projects (to support the Councils Climate Emergency Declaration) and to explore provision for some of the new homes and jobs needed in South Gloucestershire, a wider area of land including areas within third party ownership is being submitted.

Contact with adjoining land owners, stakeholders, including Parish Councils and Ward Members will commence following the Call for Sites submission. The wider area is included to incorporate the important biodiversity surrounding the River Frome, and to be able to develop plans to protect and improve this important green corridor.

As further information is obtained through working with stakeholders this will be submitted to the Local Plan 2020 to supplement this call for site.

Completed forms, site location plans and any supporting information (Title and deeds etc.) should be emailed to: policy.consultation@southglos.gov.uk.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number AV248253

Edition date 21.02.2020

- This official copy shows the entries on the register of title on 16 SEP 2020 at 16:18:55.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Sep 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH GLOUCESTERSHIRE

- 1 (03.05.1920) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Mill Lane, Frampton Cotterell, Bristol.
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (03.05.1920) PROPRIETOR: SOUTH GLOUCESTERSHIRE DISTRICT COUNCIL of Council Offices, Badminton Road, Yate, Bristol BS37 5AF.
- 2 The land was acquired for the purposes of Small Holdings under the Agriculture Act 1970.
- 3 (21.02.2020) The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights granted by a Deed dated 6 October 1965 made between (1) The County Council of The Administrative County of Gloucester and (2) South Western Gas Board:-

"ALL THOSE easements rights and privileges to lay construct erect use maintain inspect alter enlarge renew replace remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions

C: Charges Register continued

of the Board and all necessary apparatus ancillary thereto (hereinafter called "the said works") in through upon and over a strip of the said land lying and being ten feet on either side of the line marked A to B and C to D drawn on the plan annexed hereto (hereinafter called "the said strip of land") together with full and free right of access thereto over the adjoining land of the Grantor with all necessary workmen vehicles machinery and apparatus at all reasonable times and in any emergency at any time."

NOTE: The part of the line marked A to B and C to D on the Deed plan which crosses the land in this title is shown by a blue broken line on the filed plan.

- 2 The Deed dated 6 October 1965 referred to above contains the following covenants:-

"THE Grantor (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come and to benefit and protect the statutory gas undertaking and estates and interests of the Board as aforesaid and the easements rights and privileges hereby granted or such part or parts thereof as are capable of being benefited hereby) hereby covenants with the Board as follows:-

(i) The Grantor shall not do or cause or permit to be done on the said land anything which may or may be likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury

(ii) The Grantor shall not without the consent in writing of the Board make or cause or permit to be made any material alterations to or any deposit of any thing upon any part of the said strip of land or any part of the said land being a part nearer than ten feet measured in any direction from the said strip of land (being the working space for the carrying out of the said works) so as to interfere with or obstruct the access thereto or to the said works by the Board or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works

(iii) The Grantor shall not erect or instal or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strip of land nor save with the consent in writing of the Board (which consent shall not be unreasonably withheld) upon or over any part of the said land being a part nearer than ten feet measured in any direction from the said strip of land PROVIDED that subject to compliance with the preceding sub-clauses of this Clause the Grantor may carry on normal agricultural operations or acts of good husbandry including fencing hedging and ditching not causing such interference obstruction or material reduction of the depth of soil as aforesaid.

- 3 The land hatched blue on the filed plan is subject to the following rights granted by a Deed dated 27 March 1995 made between (1) The County Council of Avon and (2) Frampton Cotterell Parish Council acting by Peter Jeffery Rummery, Dennis Royston Manfield and Colin Vincent Crocker:-

"WHEREAS

(1) Avon is (inter alia) seised of the land ("Avon's Land") situate at Mill Lane Frampton Cotterell in the County of Avon which is registered at Land Registry with absolute title and comprises part of Title Number 19433 which said land is for the purpose of identification only shown coloured blue on plan 'A' annexed hereto

(2) The Parish Council is seised of certain land ("the Parish Council's Land") adjoining Avon's Land and which is registered at Land Registry with absolute title under Title Number AV238058 which said land is for the purpose of identification only shown edged red on plan 'B'

(3) Avon has agreed with the Parish Council to grant to the Parish Council the rights hereinafter mentioned

C: Charges Register continued

NOW THIS DEED WITNESSES as follows:-

1. In pursuance of the said agreement and in consideration of the premises Avon as beneficial owner HEREBY GRANTS unto the Parish Council (a) ALL THAT the right for the Parish Council and its successors in title owners or occupiers for the time being of the Parish Council's Land and all other persons authorised by them in common with Avon and its successors in title owners or occupiers for the time being of Avon's Land at all times hereinafter and for all purposes in connection with the Parish Council's Land with or without vehicles to pass and repass over and across Avon's Land and (b) ALL THAT the right for the Parish Council and its successors in title owners or occupiers for the time being of the Parish Council's Land and all other persons authorised by them in favour of the Parish Council's Land of free and uninterrupted passage and running of water sewage gas electricity telephone and other services or supplied to and from the Parish Council's Land through over and along the pipes drains mains channels gutters watercourses sewers wires cables and all other conducting media which are now or are to be laid in over or under Avon's Land for the use and enjoyment of the Parish Council's Land including the right for the Parish Council and persons authorised by the Parish Council to enter on Avon's Land with or without workmen materials and specialist services for the purposes of repairing maintaining renewing and relaying or removing any such pipes drains mains channels gutters watercourses sewers wires cables and all other conducting media the persons exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good immediately any damage caused to Avon's Land".

NOTE: The land coloured blue on the deed plan 'A' mentioned in recital (1) is hatched blue on the filed plan. The land edged red on the deed plan 'B' mentioned in recital (2) is the land edged and numbered AV238058 in green on the filed plan.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 16 September 2020 shows the state of this title plan on 16 September 2020 at 16:18:55. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

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H.M. LAND REGISTRY

TITLE NUMBER

AV 248253

ORDNANCE SURVEY
PLAN REFERENCE

ST6682

Scale
1/2500

COUNTY AVON

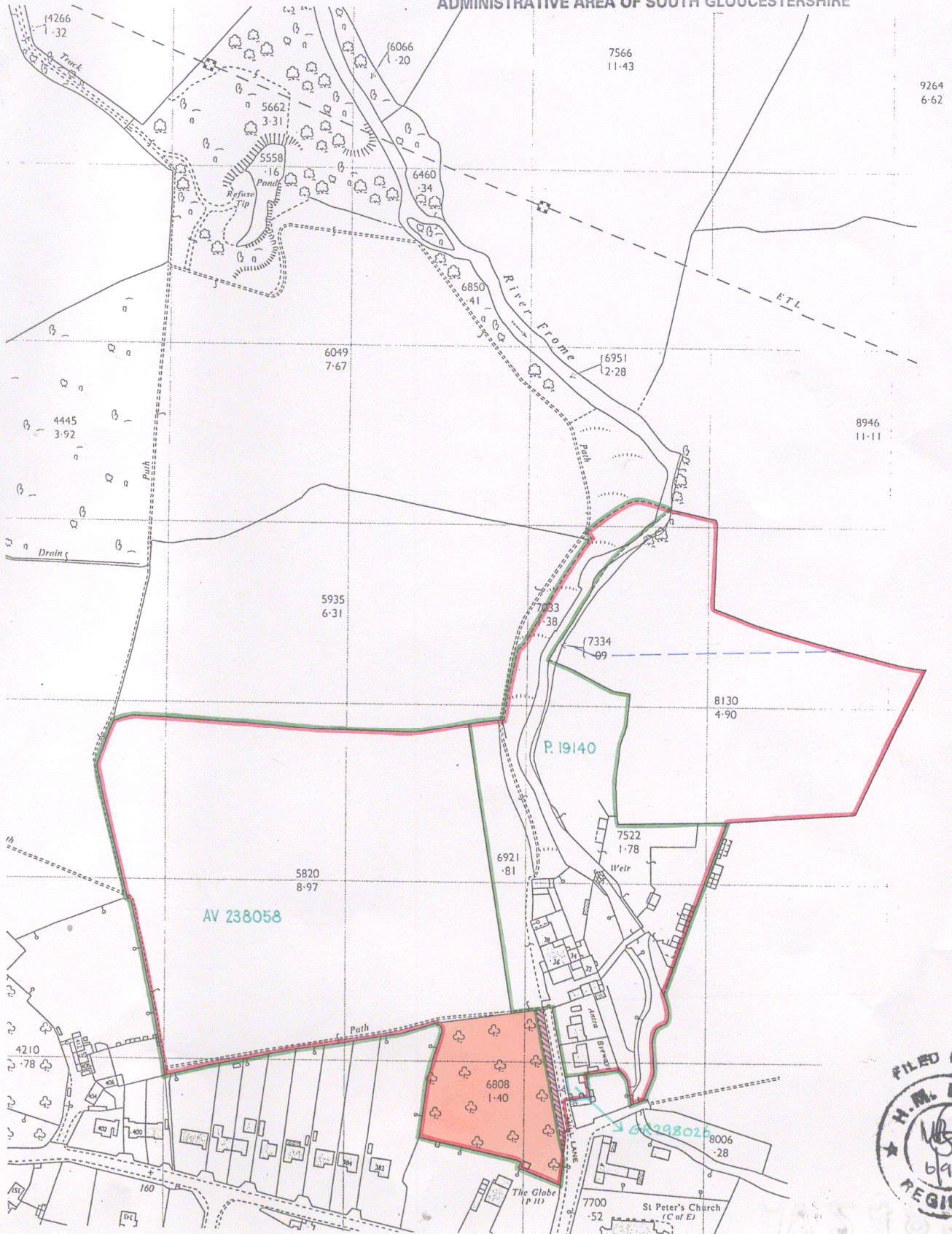
DISTRICT NORTHAVON

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NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES.

ADMINISTRATIVE AREA OF SOUTH GLOUCESTERSHIRE



The electronic official copy of the register follows this message.

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Official copy of register of title

Title number GR4145

Edition date 21.02.2020

- This official copy shows the entries on the register of title on 15 OCT 2020 at 14:42:45.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 15 Oct 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH GLOUCESTERSHIRE

- 1 (10.10.1957) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Hovers Lane, Frampton Cotterell, Bristol.
- 2 The mines and minerals are excepted.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (10.10.1957) PROPRIETOR: SOUTH GLOUCESTERSHIRE DISTRICT COUNCIL of Council Offices, Badminton Road, Yate, Bristol BS37 5AF.
- 2 The land was acquired for the purpose of small holdings under the Agriculture Act 1970.
- 3 (21.02.2020) The proprietor's address for service has been changed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights granted by a Deed dated 6 October 1965 made between (1) The County Council of The Administrative County of Gloucester and (2) South Western Gas Board:-

"ALL THOSE easements rights and privileges to lay construct erect use maintain inspect alter enlarge renew replace remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions of the Board and all necessary apparatus ancillary thereto (hereinafter called "the said works") in through upon and over a strip of the said

C: Charges Register continued

land lying and being ten feet on either side of the line marked A to B and C to D drawn on the plan annexed hereto (hereinafter called "the said strip of land") together with full and free right of access thereto over the adjoining land of the Grantor with all necessary workmen vehicles machinery and apparatus at all reasonable times and in any emergency at a time."

NOTE: The part of the line marked A to B and C to D on the Deed plan which crosses the land in this title is shown by a blue broken line on the filed plan.

- 2 The Deed dated 6 October 1965 referred to contains the following covenants:-

"THE Grantor (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come and to benefit and protect the statutory gas undertaking and estates and interests of the Board as aforesaid and the easements rights and privileges hereby granted or such part or parts thereof as are capable of being benefited hereby) hereby covenants with the Board as follows:-

(i) The Grantor shall not do or cause or permit to be done on the said land anything which may or may be likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury

(ii) The Grantor shall not without the consent in writing of the Board make or cause or permit to be made any material alterations to or any deposit of any thing upon any part of the said strip of land or any part of the said land being a part nearer than ten feet measure in any direction from the said strip of land (being the working space for the carrying out of the said works) so as to interfere with obstruct the access thereto or to the said works by the Board or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works

(iii) The Grantor shall not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strip of land nor save with the consent in writing of the Board (which consent shall not be unreasonably withheld) upon or over any part of the said land being a part nearer than ten feet measured in any direction from the said strip of land PROVIDED that subject to compliance with the preceding sub-clauses of this Clause the Grantor may carry on normal agricultural operations or acts of good husbandry including fencing hedging and ditching not causing such interference obstruction or material reduction of the depth of soil as aforesaid.

- 3 (29.10.2002) The land in this title and other land is subject to the rights granted by a Deed of Grant dated 24 October 2002 made between (1) South Gloucestershire Council (Grantor) and (2) Surf Telecoms Limited (Grantee).

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

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H.M. LAND REGISTRY

Filed Plan of Title No. GR 4145

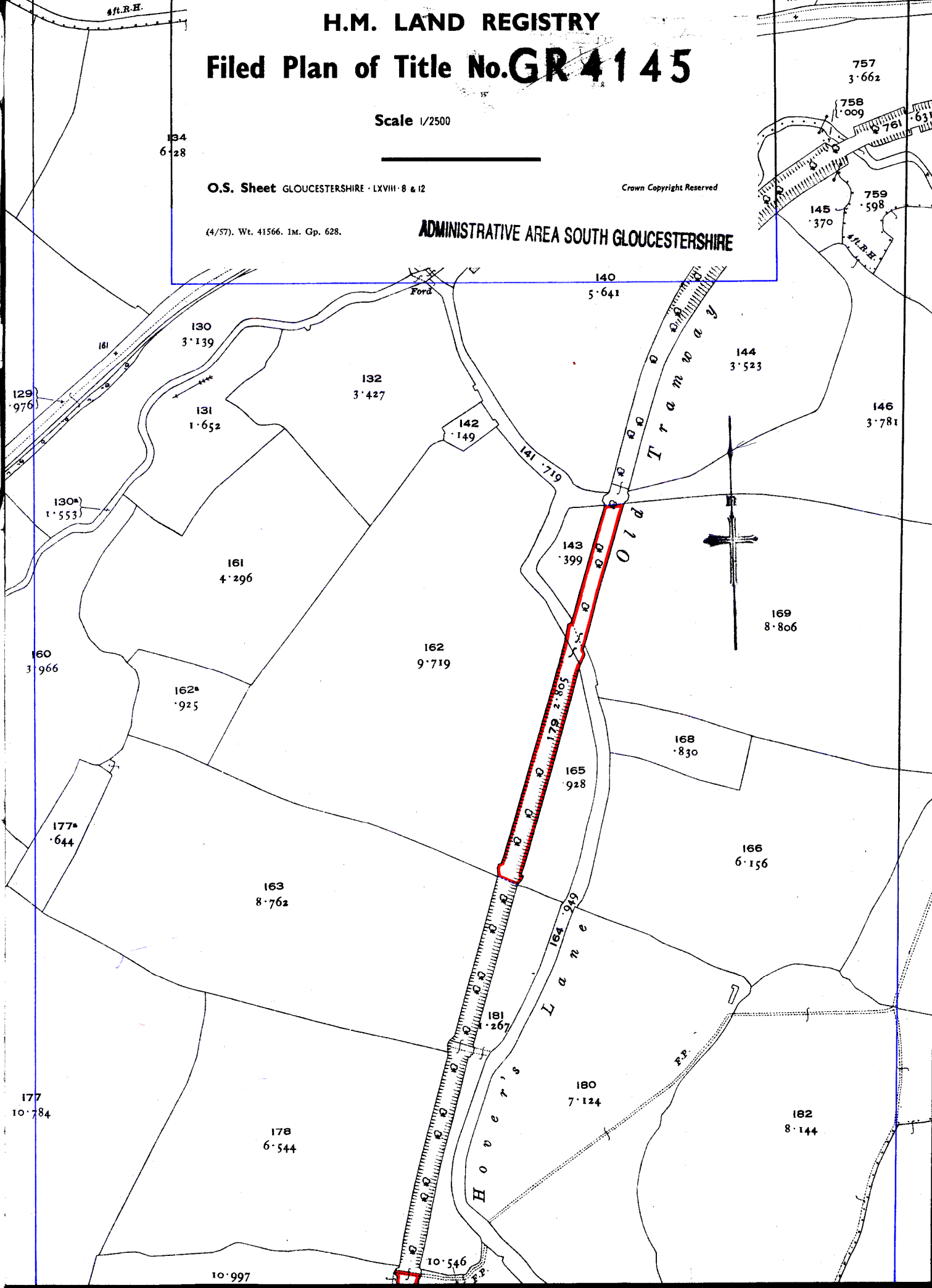
Scale 1/2500

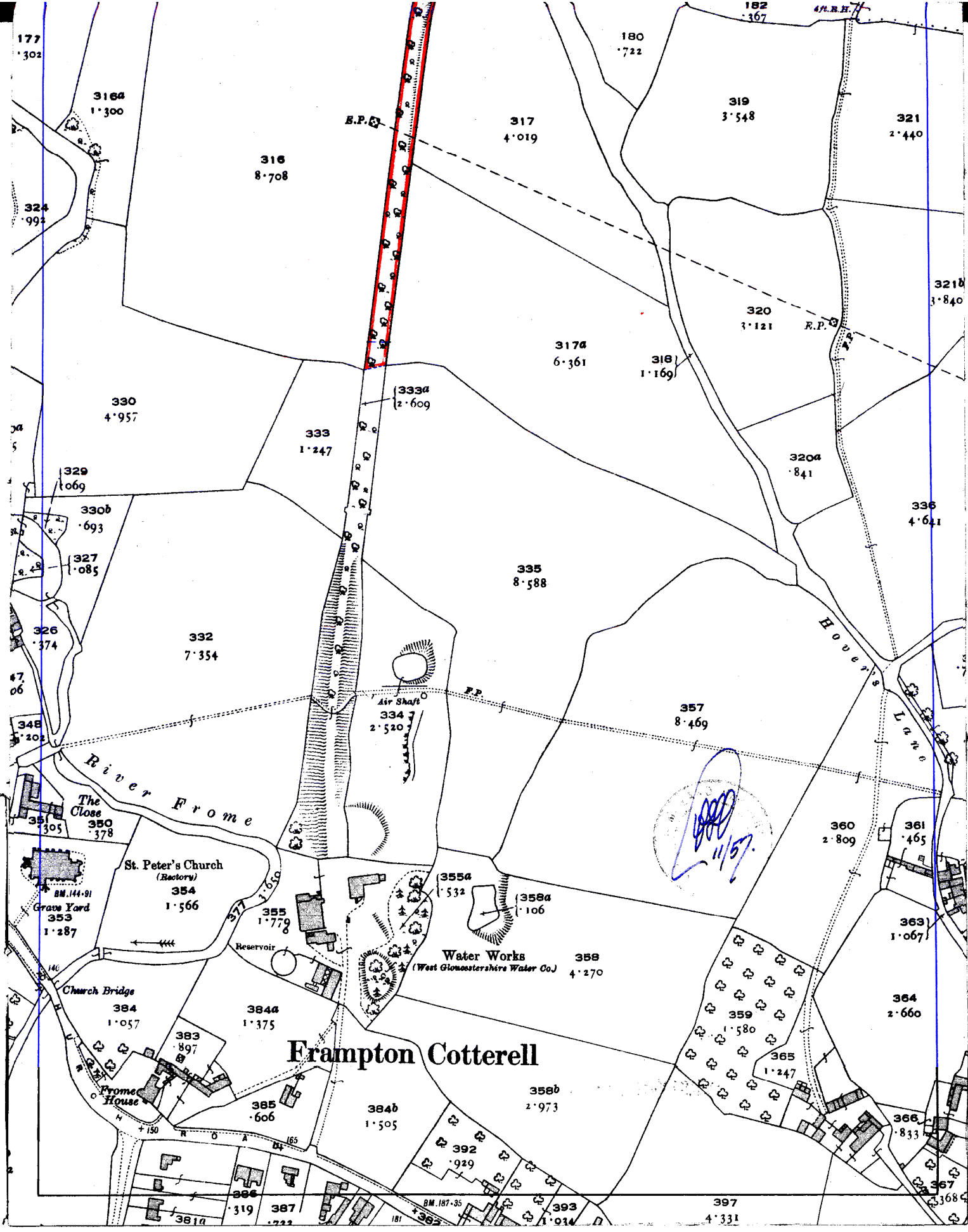
O.S. Sheet GLOUCESTERSHIRE - LXVIII - 8 & 12

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(4/57). Wt. 41566. 1M. Gp. 628.

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE





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Official copy of register of title

Title number GR31369

Edition date 18.08.2009

- This official copy shows the entries on the register of title on 08 JAN 2020 at 13:20:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Jan 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH GLOUCESTERSHIRE

- 1 (14.12.1922) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Frampton End Farm, Frampton End Road, Frampton Cotterell, (BS17 2JY).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.12.1922) PROPRIETOR: SOUTH GLOUCESTERSHIRE DISTRICT COUNCIL of The Council Offices, Castle Street, Thornbury, South Gloucestershire BS35 1HF.
- 2 The land was acquired for the purposes of small holdings under the Agricultural Act 1970.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights granted by a Deed dated 6 October 1965 made between (1) The County Council of the Administrative County of Gloucester and (2) South Western Gas Board:-

"ALL THOSE easements rights and privileges to lay construct erect use maintain inspect alter enlarge renew replace remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions of the Board and all necessary apparatus ancillary thereto (hereinafter called "the said works") in through upon and over and strip of the said land lying and being ten feet on either side of the line marked A to B and C to D drawn on the plan annexed hereto (hereinafter called "the said strip of land") together with full and free right of access

C: Charges Register continued

thereto over the adjoining land of the Grantor with all necessary workmen vehicles machinery and apparatus at all reasonable times and in any emergency at any time".

NOTE: The part of the line marked A to B and C to D on the Deed plan which crosses the land in this title is shown by a blue broken line on the filed plan.

- 2 The Deed dated 6 October 1965 referred to above contains the following covenants:-

"THE Grantor (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come and to benefit and protect the statutory gas undertaking and estates and interests of the Board as aforesaid and the easements rights and privileges hereby granted or such part or parts thereof as are capable of being benefited hereby) hereby covenants with the Board as follows:-

(i) The Grantor shall not do or cause or permit to be done on the said land anything which may or may be likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury.

(ii) The Grantor shall not without the consent in writing of the Board make or cause or permit to be made any material alterations to or any deposit of any thing upon any part of the said strip of land or any part of the said land being a part nearer than ten feet measured in any direction from the said strip of land (being the working space for the carrying out of the said works) so as to interfere with or obstruct the access thereto or to the said works by the Board or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of the soil above the said works

(iii) The Grantor shall not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strip of land nor save with the consent in writing of the Board (which consent shall not be unreasonably withheld) upon or over any part nearer than ten feet measured in any direction from the said strip of land PROVIDED that subject to compliance with the preceding sub-clauses of this Clause the Grantor may carry on normal agricultural operations or acts of good husbandry including fencing hedging and ditching not causing such interference obstruction or material reductions of the depth of soil as aforesaid"

- 3 The parts of the land affected thereby are subject to the rights to lay, construct, inspect, maintain, use, replace, remove or render unusable a main or pipe for the transmission or storage of gas in upon or over the strip of land the approximate position of which is shown by the brown broken line on the filed plan and to the ancillary rights granted by a Deed dated 8 May 1970 made between (1) The County Council of the Administrative County of Gloucester and (2) Gas Council. The said Deed also contains restrictive covenants.

NOTE: Copy filed.

- 4 (26.02.1999) Lease dated 12 November 1998 of the strip of land shown by a blue line between points marked A and B on the filed plan being 1.05m in width, the upper limit being 1.1m below the surface of the land and the lower limit being 8.23m below the upper limit of the land to Seabank Power Limited for 99 years from 1 April 1997.

NOTE 1: The lease grants easements and contains provisions for determination and for the diversion of the pipeline laid within the land demised as therein mentioned

NOTE 2: Lessee's title registered under GR212860.

- 5 (29.10.2002) The land in this title and other land is subject to the rights granted by a Deed of Grant dated 24 October 2002 made between (1) South Gloucestershire District Council (Grantor) and (2) Surf Telecoms Limited (Grantee).

Title number GR31369

C: Charges Register continued

The said Deed also contains restrictive covenants by the grantor.

NOTE: Original filed under GR4145.

6 (18.08.2009) The land is subject to the rights granted by a Deed dated 6 August 2009 made between (1) South Gloucestershire District Council and (2) Wessex Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

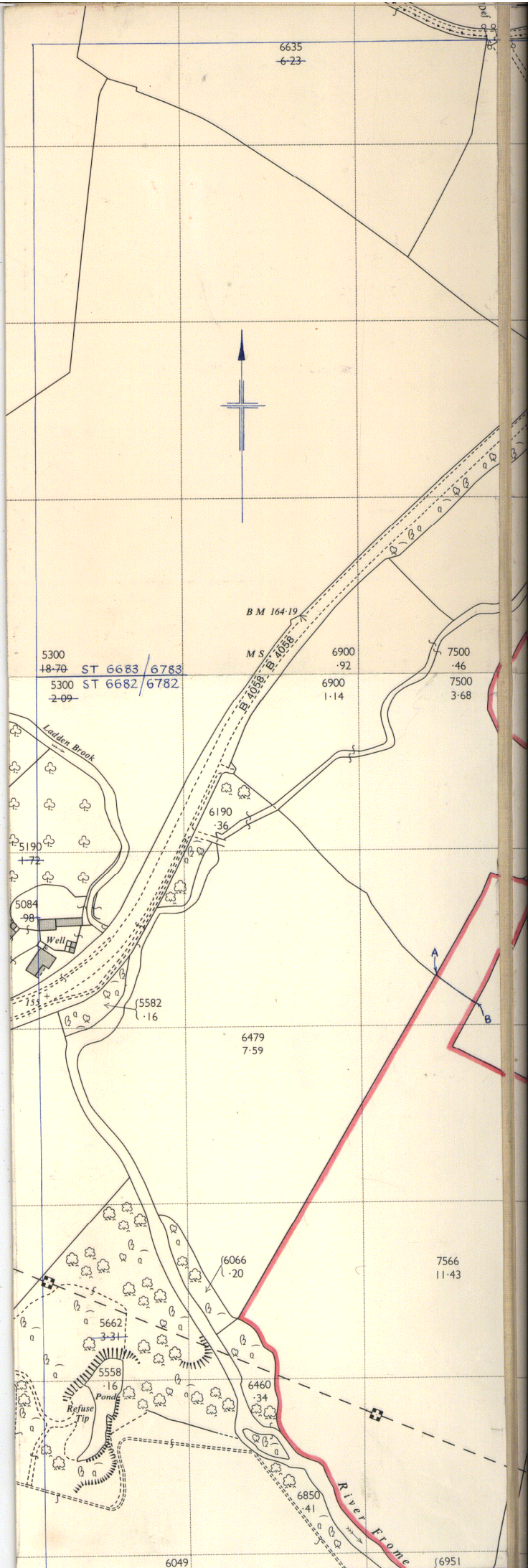
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M.B. 25

H.M. LAND REGISTRY

TITLE NUMBER

GR31369

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY

SHEET

NATIONAL GRID

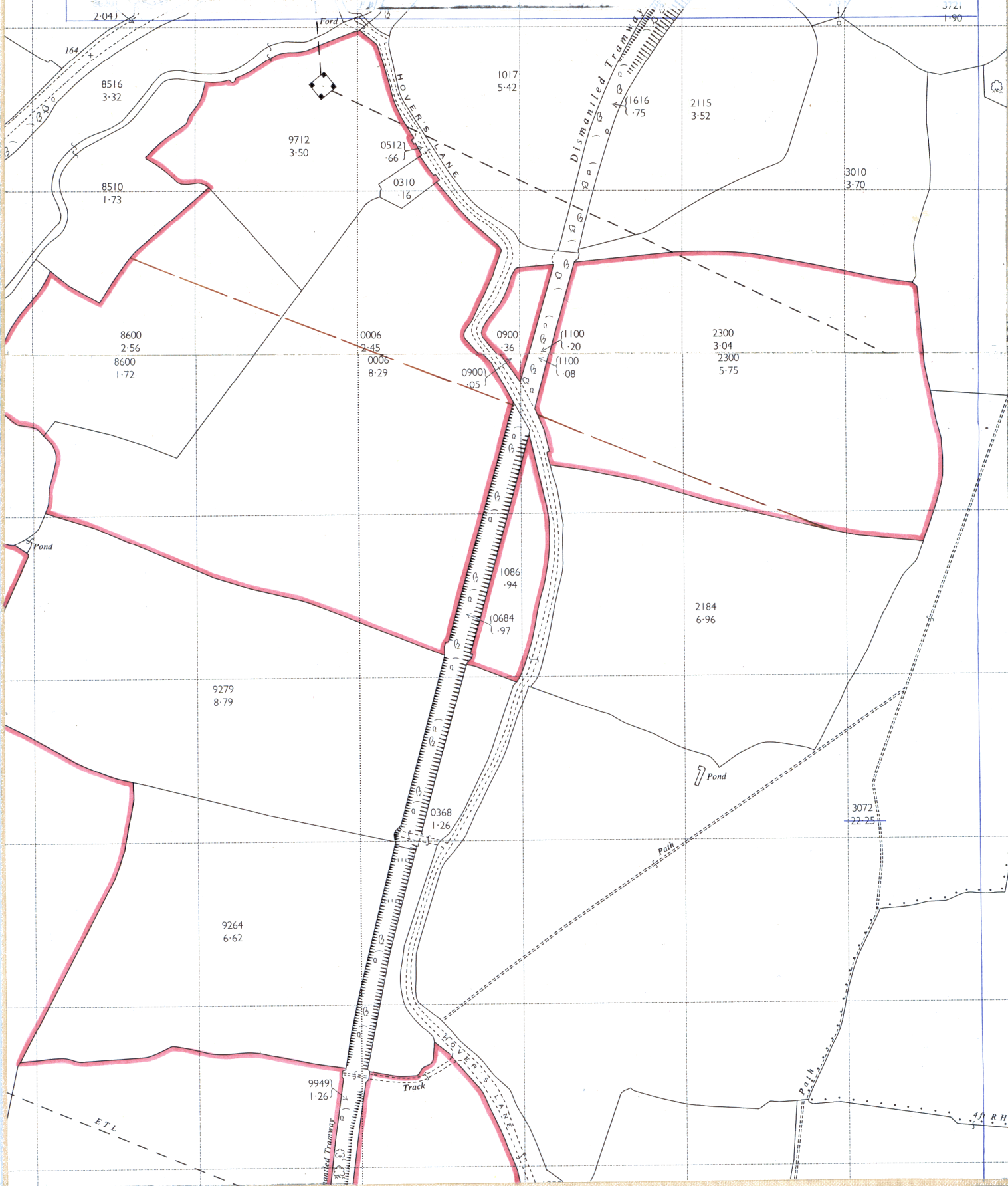
GLOUCESTERSHIRE

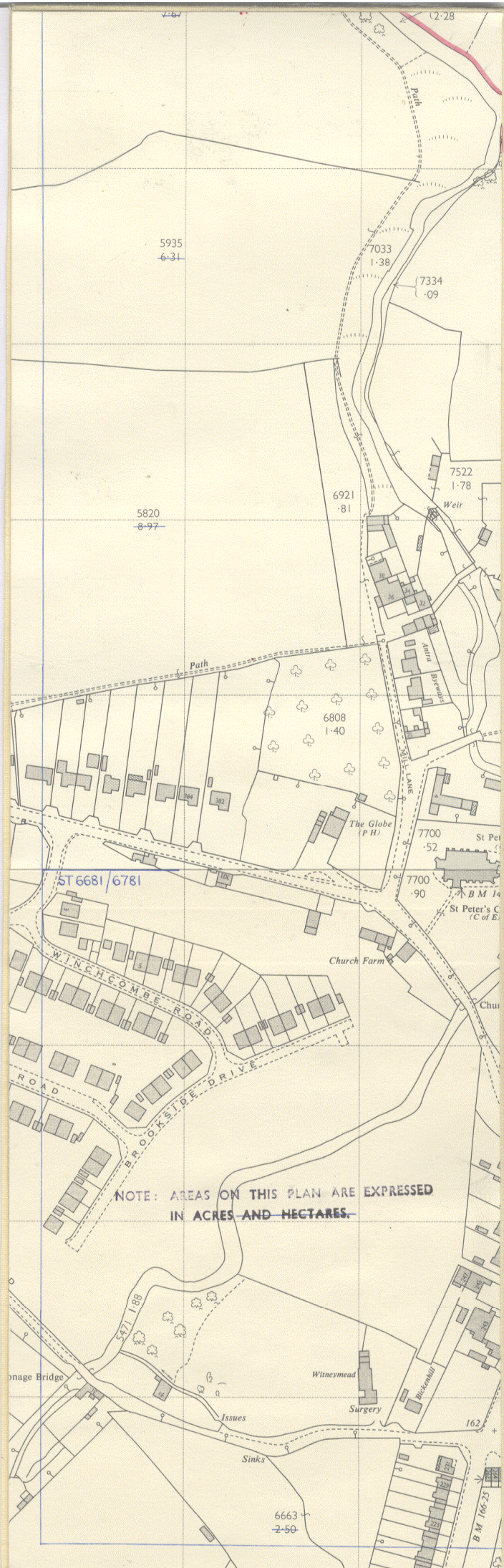
ST 6681 6781 ST 6682 6782
ST 6683 6783

Scale: 1/2500

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE

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8946
11-11

0747
4-20

3342
7-85

2139
7-52

1032
6-38

8130
4-90

9522
-97

3223
4-62

8716
8-31

0617
8-59

9915
-86

9712
-03

9806
1-64

0005
1-12

0700
5-56

1500
7-97

2600
1-94

2600
-86

3714
1-03

3709
1-34

3502
1-36

er's Church
(of E)

8400
-54

8400
1-06

4-91
church

ch Bridge

8592
2-21

WORLD PLAN
REGISTRY
1970

0005
4-38

0498
-10

1500
-42

2600
-86

2191
1-60

3091
1-66

Frampton End

Framptonend Farm

2686
1-25

3481
-36

2377
6-42

213

CHURCH ROAD

CLYDE ROAD

GOOSE GREEN

Live and Let Live
(B H)

MAIN CH

The electronic official copy of the register follows this message.

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Official copy of register of title

Title number GR182398

Edition date 25.02.2009

- This official copy shows the entries on the register of title on 08 JAN 2020 at 11:53:04.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 08 Jan 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

SOUTH GLOUCESTERSHIRE

- 1 (17.09.1910) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Golden Hill, Frampton Cotterell.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title possessory

- 1 (17.09.1910) PROPRIETOR: GLOUCESTERSHIRE COUNTY COUNCIL of Shire Hall, Westgate Street, Gloucester GL1 2TG and of Quayside House, Quay Street, Gloucester GL1 2TZ and care of Director of Law & Administration, DX133275, Gloucester 11 (Legal).
- 2 The land was acquired for the purposes of The Agriculture Act 1970.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights granted by a Deed dated 6 October 1965 made between (1) The County Council of The Administrative County of Gloucester and (2) South Western Gas Board:-

"ALL THOSE easements rights and privileges to lay construct erect use maintain inspect alter enlarge renew replace remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions of the Board and all necessary apparatus ancillary thereto (hereinafter called "the said works") in through upon and over a strip of the said land lying and being ten feet on either side of the line marked A to B and C to D drawn on the plan annexed hereto (hereinafter called "the said strip of land") together with full and free right of access

C: Charges Register continued

thereto over the adjoining land of the Grantor with all necessary workmen vehicles machinery and apparatus at all reasonable times and in any emergency at any time."

NOTE: The part of the line marked A to B and C to D on the Deed plan which crosses the land in this title is shown by a blue broken line on the filed plan.

- 2 The Deed dated 6 October 1965 referred to above contains the following covenants:-

"THE Grantor (to the intent and so as to bind the said land and every part thereof into whosoever hands the same may come and to benefit and protect the statutory gas undertaking and estates and interests of the Board as aforesaid and the easements rights and privileges hereby granted or such part or parts thereof as are capable of being benefitted hereby) hereby covenants with the Board as follows:-

(i) The Grantor shall not do or cause or permit to be done on the said land anything which may or may be likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury

(ii) The Grantor shall not without the consent in writing of the Board make or cause or permit to be made any material alterations to or any deposit of any thing upon any part of the said strip of land or any part of the said land being a part nearer than ten feet measured in any direction from the said strip of land (being the working space for the carrying out of the said works) so as to interfere with or obstruct the access thereto or to be said works by the Board or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works

(iii) The Grantor shall not erect or instal or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strip of land nor save with the consent in writing of the Board (which consent shall not be unreasonably withheld) upon or over any part of the said land being a part nearer than ten feet measured in any direction from the said strip of land PROVIDED that subject to compliance with the preceding sub-clauses of this Clause the Grantor may carry on normal agricultural operations or acts of good husbandry including fencing hedging and ditching not causing such interference obstruction or material reduction of the depth of soil as aforesaid.

- 3 (03.03.1999) Lease dated 12 November 1998 of the strip of land shown by a mauve line between points marked A and B on the filed plan being 1.05m in width, the upper limit being 1.1m below the surface of the land and the lower limit being 8.23m below the upper limit of the land to Seabank Power Limited for 99 years from 1 April 1997.

NOTE 1: The lease grants easements and contains provisions for determination and for the diversion of the pipeline laid within the land demised as therein mentioned

NOTE 2: Lessee's title registered under GR212950.

End of register

These are the notes referred to on the following official copy

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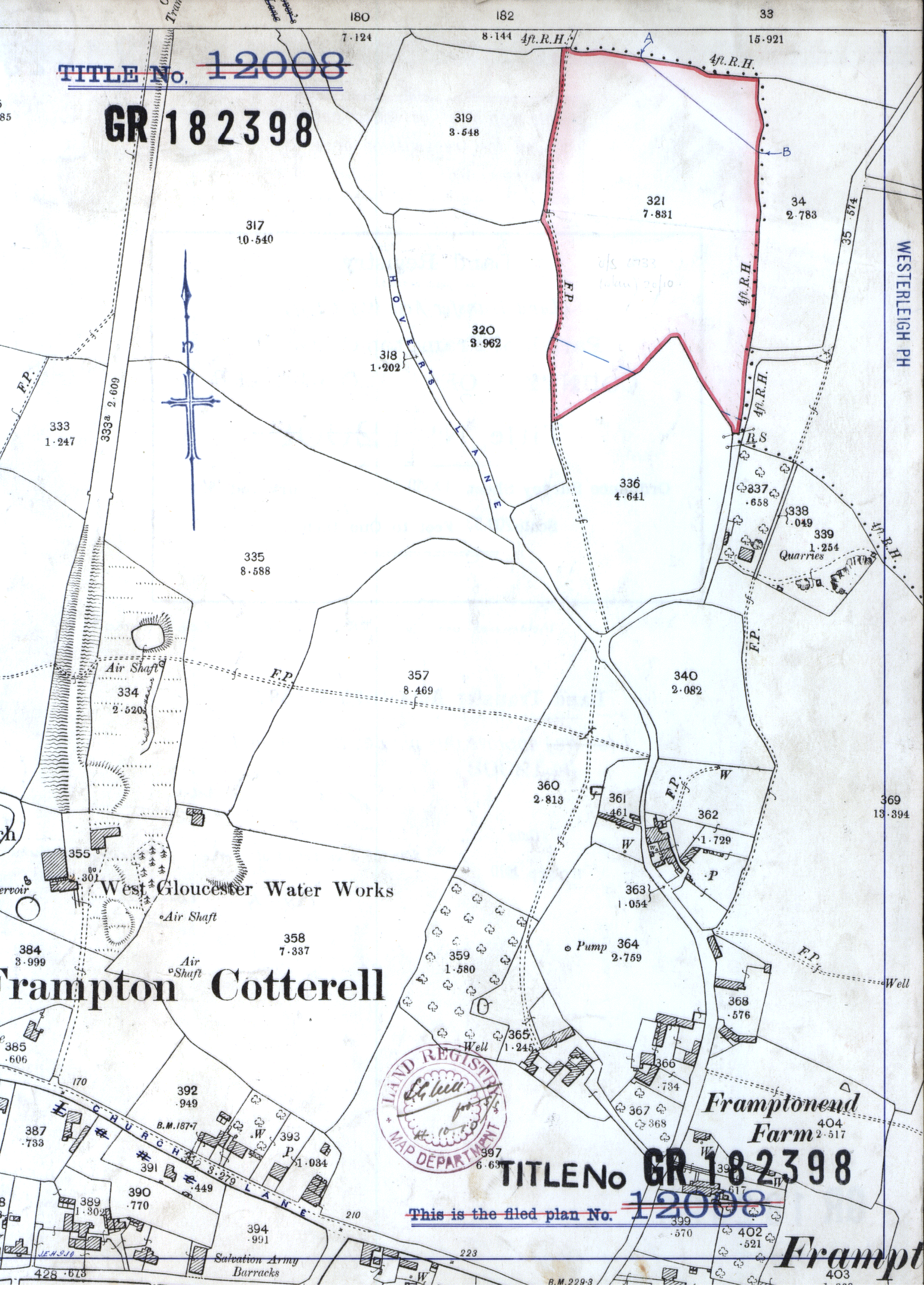
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~~TITLE No. 12008~~

GR 182398



TITLE No GR 182398

This is the filed plan No. 12008

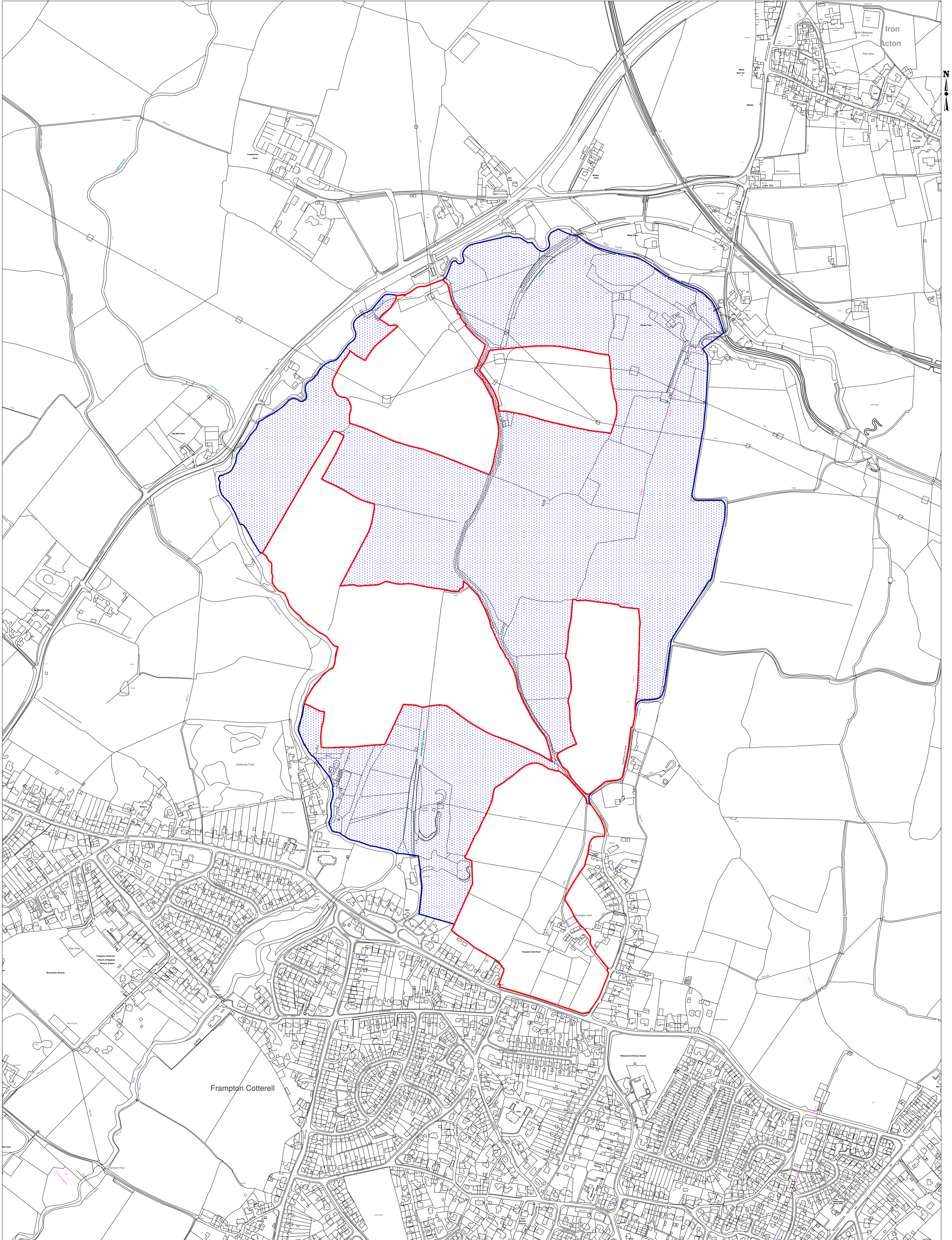
Frampton End Farm

SGC Freehold = Red, Third Party ownership = Blue

Compiled on 13/10/2020

Scale 1: 5000 @ A2

South Gloucestershire Council
CE&CR Department
Property Services
PO Box 1953
Bristol
BS37 0DB



Please note: this plan is an indication of Council ownership.
Definitive boundaries should be obtained from the relevant Deed Packet