

# FOR SALE - RESIDENTIAL DEVELOPMENT LAND

Land at Gloucester Road, Corse, Gloucestershire with Outline Consent for up to 50 dwellings



Potential - Phase 2

# Land adjacent to Snigs End Farm, Corse, Gloucestershire, GL19 3RQ

## LOCATION

Corse, Staunton is a small village located in the county of Gloucestershire, England, within the civil parish of Staunton. It is situated in the Forest of Dean district, approximately 7 miles north-west of the City of Gloucester. The village is primarily residential, with a mix of traditional cottages and modern homes, set amidst the rural landscape of Gloucestershire. Although small in population, the village is well-connected, offering easy access to nearby towns and cities, making it a desirable location for those seeking a rural lifestyle while remaining close to urban amenities.

The site is accessed via an existing entrance on the eastern boundary onto the A417 which itself connects the village to Gloucester, Cheltenham, Cirencester, and the M5 and M50 motorways. The easily accessible wider road network means that the site benefits from a wide range of transport links.

- **Junction 2 M50 Motorway** – 4 miles to the north.
- **City of Gloucester** – 7 miles to the south.

## NEARBY FACILITIES & AMENITY

The main village facilities and services are within easy walking distance from the site and can be reached via the existing footway network. A short distance from the site are two bus stops which offer daily trips between Tewkesbury and Gloucester.

- **Village Hall** - A central hub for community events, meetings, and private functions.
- **Pub** (temporarily utilised for community functions)
- **Primary School** – Staunton & Corse Academy
- **GP Surgery**
- **Convenience Store and Garage**
- **Cricket Club**

## DIRECTIONS

From Gloucester, take the A417 north at Over Roundabout and travel some 6.4 miles, through Maisemore and Hartpury, the site will then be on the left-hand side as you enter the village.

Postcode: GL19 3RQ

What3words: ///manager.practical.redefined



# Outline Planning Permission for up to 50 dwellings\*

## SITE DESCRIPTION

Sitting to the south of the Staunton-Corse settlement boundary, the site consists of a single field parcel to the east, and an adjacent section of a field to the west. The site is bounded by the residential properties of Staunton-Corse to the north, agricultural fields to the west, the Snig's End Farm complex to the south, and the A417 Gloucester Road to the east. The Net Developable Area of the development totals 1.06 Ha (2.61 acres) with a total site area of 3.55 Ha (8.77 acres). There is also a long 'tail' to the site arcing away to the south-west, that crosses bridleway GC08 and footpath GC09 heading towards the Glynch Brook. Adjoining the subject site is the Snig's End Farm complex which consists of the Grade II Listed farmhouse, barns and farm buildings adjacent to the site's southern boundary.

## PLANNING\*

The site is located within the jurisdiction of the Forest of Dean District Council. The planning approval is detailed below:

- **P0517/23/OUT** - *Outline application for 50 dwellings (40% affordable) with public open space, landscaping and sustainable drainage system (SuDS). All matters reserved except for access and layout. (revised scheme). Refused 13<sup>th</sup> December 2023.*
- **APP/P1615/W/24/3346275** - *Appeal allowed and planning permission is granted for 50 dwellings (40% affordable) with public open space, landscaping and sustainable drainage system at land west of Gloucester Road, Corse, Gloucestershire GL19 3RQ in accordance with the terms of application ref. P0517/23/OUT.*

Prior to Commencement of Development there is a requirement to appoint a Heritage Expert to determine whether an Listed Building Consent Application should be submitted to the District Council for the Remedial Works to the barns on the retained land. It is envisaged this will be undertaken by the promoter and vendors. The vendors are to commence the Remedial Works within six months of the later of either Determination or Commencement of Development.

Planning Consent Link – [Click Here](#)

## PROPOSED SCHEME

The outline planning application proposes that the site be developed for:

- 50 dwellings, including 40% affordable (20 units);
- Landscape planting and retention and positive management of existing landscape features;
- 1.88 ha of green infrastructure (over 50% of site area) including formal and informal public open space;
- Improved connectivity to existing Public Right of Way network; and
- A comprehensive surface water drainage scheme.

Access to the site is proposed to be gained via a new priority junction on the eastern boundary including a designated right-turn lane. The transport assessment confirmed the visibility splay can be achieved. The development will be set back from the road by 26m behind a new community orchard and will include two play areas.

## SECTION 106 & UNILATERAL UNDERTAKING

The application is subject to a Unilateral Undertaking (detailing the remedial building works) between the landowners and FODDC dated 22 October 2024. There is also a signed Section 106 agreement dated 23 October 2024. The agreement requires the provision of affordable housing (40%) and details a mix required with affordable rent (14), shared ownership (1) and first homes (5). As per the signed S.106 Agreement the following financial contributions are to be made:

- Home to School Transport Contribution - £36,000
- Libraries Contribution - £9,800
- Primary Education Contribution - £310,436.96
- Traffic Regulation Order Contribution - £10,000
- Travel Plan Contribution - £45,120

A copy of the completed agreements are provided in the data room. The sums will be subject to indexation.

## SERVICES & DRAINAGE

Please see the data room for drainage strategy and the utilities assessment. Discharge of surface water runoff from the site will be a surface water sewer and ultimately be to the watercourse adjacent to the narrow western section of the site boundary.

## COMMUNITY INFRASTRUCTURE LEVY

The Local Authority has not adopted CIL charging.

## BIODIVERSITY NET GAIN

The proposed development will result in a net gain of 10.80 area biodiversity units, this will be catered for with on-site works.

## VAT

To be confirmed.

## TERMS

The site is offered For Sale by Informal Tender. Unconditional Offers are invited on the current consent. Bids should be in accordance with the 'Financial Proposal Form' contained within the Data Room, and be received by Bruton Knowles prior to **Noon Wednesday 9<sup>th</sup> April 2025**. Tenders should be submitted to Scott Winnard and William Matthews by email. Developer Interviews are to be on Tuesday 15<sup>th</sup> April 2025. Offers will also be considered on a conditional basis for the potential Phase 2 extension.

## LEGAL INFORMATION

The site is offered Freehold with Vacant Possession on completion. A deed of surrender is in place with the agricultural tenant. The vendors are to retain access and rights to the retained land. Access will also be reserved across the service strip/footpath link to the range of buildings. A legal undertaking for abortive costs will be sought.

## LETTERS OF RELIANCE

Letters of reliance will be provided for any plans and reports that are referenced in the planning permission.

## VIEWING & FURTHER INFORMATION

The site can be viewed from the field gateway. A 'Data Room' has been prepared that provides detailed planning and technical information. For access please email: [william.matthews@brutonknowles.co.uk](mailto:william.matthews@brutonknowles.co.uk)

A Technical Day will be held on the following date:

- **Wednesday 19<sup>th</sup> March 10.00-12.00**

Please email us to reserve a time slot.

**SUBJECT TO CONTRACT – FEBRUARY 2025**



LEGEND

-  Existing retained vegetation
-  Proposed house frontage landscape
-  Proposed grassland
-  Proposed hedgerow
-  Proposed private gardens
-  Proposed SuDS
-  Proposed wildflower areas
-  Existing tree planting
-  Proposed tree planting
-  Proposed orchard planting
-  Public Right of Way

1. Proposed Local Area for Play (LAP)
2. Proposed Local Equipped Area for Play (LEAP)
3. Proposed Sustainable drainage systems (SuDS)
4. Proposed community orchard
5. Existing vegetation retained
6. Portion of existing hedgerow retained
7. 10m wide undeveloped corridor
8. Culvert over swale to allow continued Public Right of Way access
9. 10m ecological wildflower planting
10. Ecological wildflower planting

Notes:  
1. Drawing is for planning purposes only and for construction.

Rev.	Issue Details	Date
07	-	28/11/23
06	-	23/10/23
05	-	18/07/23
04	-	09/05/23
03	-	15/02/23
02	-	01/02/23
01	-	09/11/22

Client:  
ADAS Land

Project:  
Land west of Gloucester Road, Staunton  
Corse  
Drawing Title:  
**Illustrative Masterplan**

Drawing No: 1070011-ADAS-100-XX-DR-1-8001

Scale: 1:500 @ A1

Drawn by: IH

Date: 28/11/23

Checked by: DH

Date: 28/11/23

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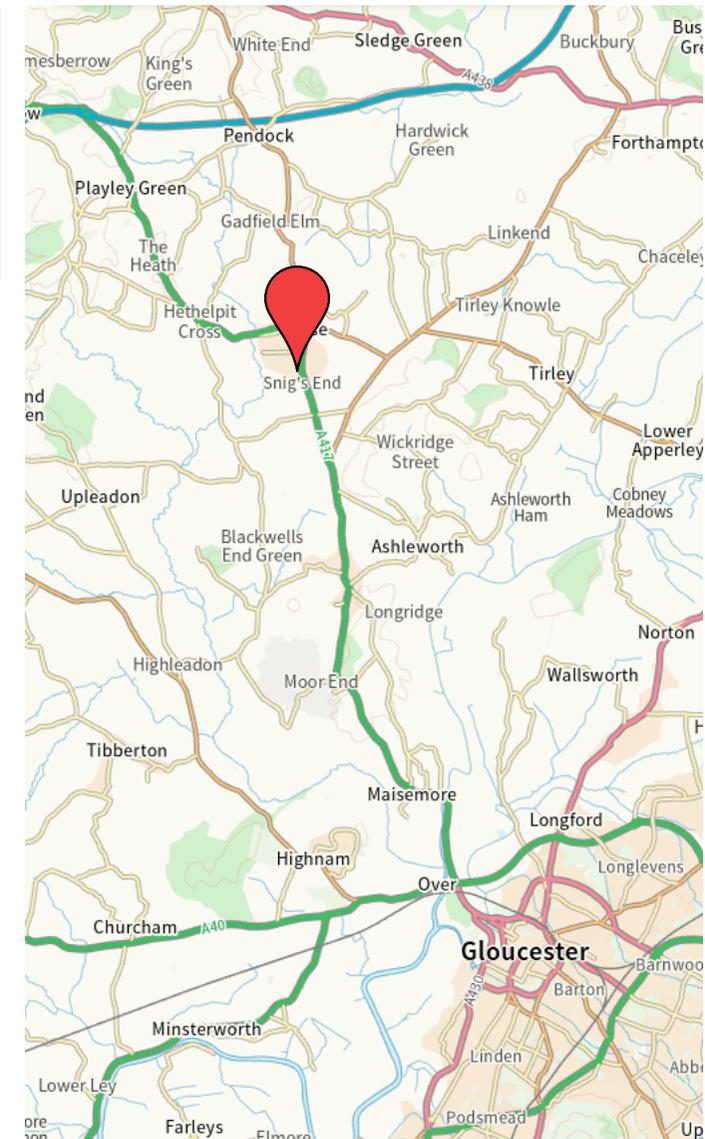
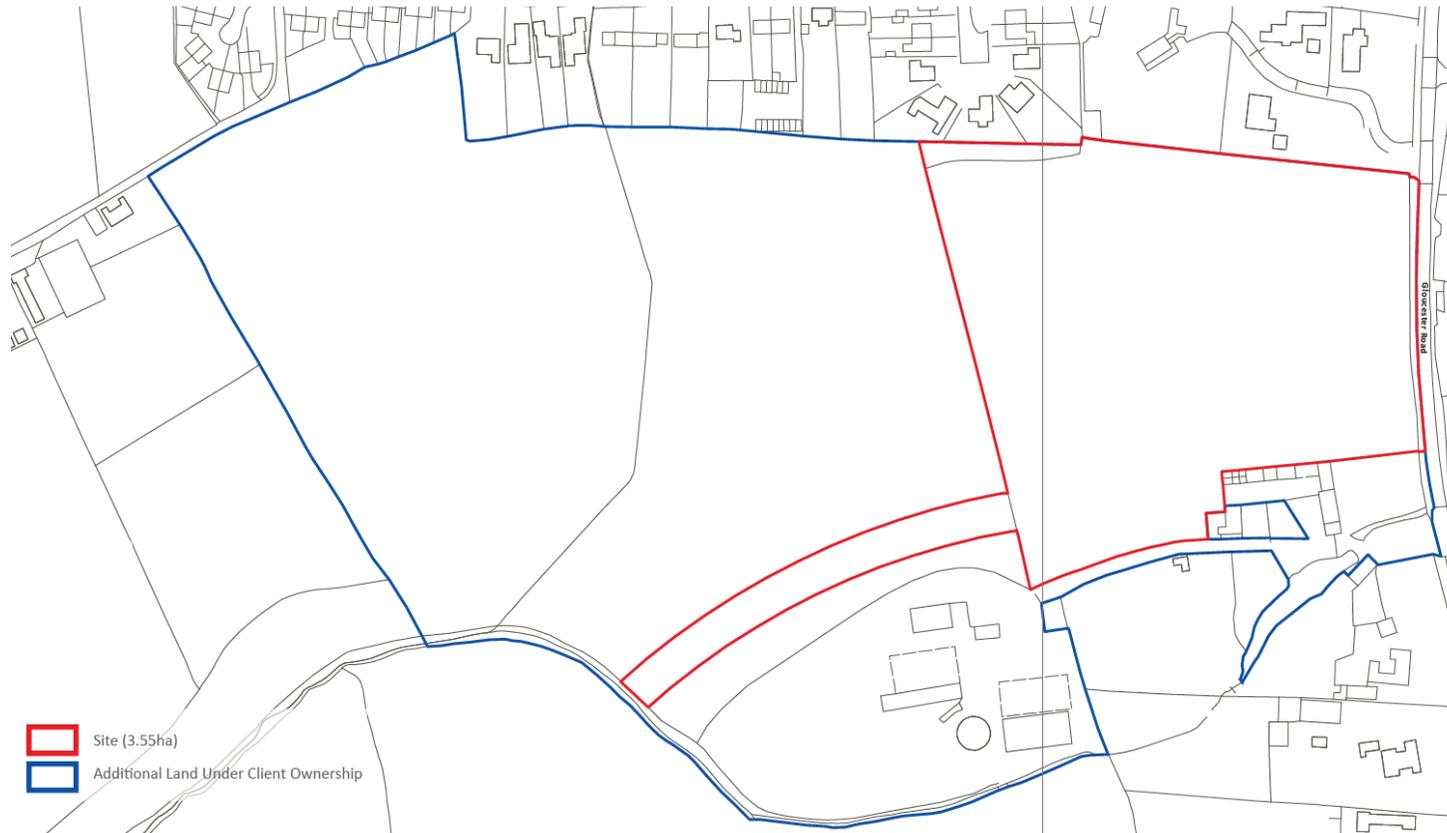
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**Potential Phase 2 Scheme** - The below plan has been prepared to show what Phase 2 of the development could look like. The plan shows a proposed development of 152 additional units for Phase 2. It is expected that once Phase 1 (the subject land) is underway then Phase 2 may be promoted by the promoter in due course. The below is for illustrative purposes only. Conditional offers are also sought on this land if of interest to the purchaser of Phase 1.



## REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.



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