

emailed 6144
2ck 28.9.15

From: Nick Miles
Sent: 24 September 2015 14:59
To: DPD
Subject: Fw: North West Cullompton Urban Extension
Attachments: RegisterPlanDN600245 outline of Redlands 2015.pdf

Dear Sir/Madam,

I am resending and email which you had asked for me to send, on 7th September.

I have not yet had a reply.

I would appreciate that if you cannot answer the query then you kindly acknowledge receipt of the email and the attachment.

Yours faithfully,

Nick Miles

From: Nick Miles <nickmiles27@hotmail.co.uk>
Sent: 07 September 2015 12:23
To: DPD
Subject: Re: Noth West Cullompton Urban Extension

Hi, Planning Support,

Please find attached a recent download of the Land Registry evidence of our property boundaries on the north west side.

I may be unable to attend the consultation exercise for a while as I'm current rehabilitating from a hip replacement operation at the end of August.

But if you do have any queries then do let me know.

Yours,

N Miles

From: DPD
Sent: 07 September 2015 12:09
To: 'Nick Miles'
Subject: RE: Noth West Cullompton Urban Extension

Dear Mr Miles

The plans have been drawn up based upon Ordnance Survey base mapping data and not necessarily upon specific Land Registry ownership boundaries as the allocation crosses a number of land ownerships and the Council does not maintain a database of land ownerships. There are sometimes discrepancies between OS and Land Registry data.

May I suggest that you provide us with a copy of the Land Registry title plan for your property to show your boundaries and we will take it into account when reviewing representations made to this consultation exercise.

Kind regards

Planning Support

From: Nick Miles
Sent: 05 September 2015 10:18
To: DPD
Subject: Re: Noth West Cullompton Urban Extension

Dear
Thanks for your email.
I'd have hoped that given the timings for the review that I might have received a phone call or even an email by now.

So can you give me a timescale of when I might anticipate a reply?

Many thanks,

Nick Miles

From: DPD <
Sent: 02 September 2015 09:08
To: 'Nick Miles'
Subject: RE: Noth West Cullompton Urban Extension

Dear Sir
Thank you for your email.
Your comments have been passed onto our forward planning team for their attention.
Kind regards

From: Nick Miles
Sent: 30 August 2015 12:40
To: DPD
Subject: Noth West Cullompton Urban Extension

Dear Sir/Madam,
I am writing with regard to the proximity of our property to the North West Cullompton Urban Extension.

Our property borders AL/CU1 at the end of St George's Well Avenue.

We have noticed that whenever plans of the NWCUE are published, the border of our property is incorrectly shown, in it's north western limits.

We have downloaded documents from the Land Registry which show the border of our property in it's north western correctly.

The limits of our property is fenced correctly as per the Land Registry document.

I would therefore be very grateful if someone from Mid Devon District Council Forward Planning might confirm our property borders and therefore revise the plans it's produces and publishes for the North West Cullompton Urban Extension consultation.

Our address is Redlands, St George's Well Avenue, Cullompton EX15 1AR.

We look forward to hearing from you.

Yours faithfully,

Mr Nick and Mrs Diane Miles

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Title Number : DN600245

This title is dealt with by Land Registry, Plymouth Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 26 JUN 2015 at 11:10:43 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: DN600245
Address of Property	: Redlands, St Georges Well, Cullompton (EX15 1AR)
Price Stated	: £410,000
Registered Owner(s)	: NICHOLAS IAN MILES and DIANE MILES of Redlands, St Georges Well, Cullompton, Devon EX15 1AR.
Lender(s)	: Scottish Widows Bank PLC

Title number DN600245

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 26 JUN 2015 at 11:10:43. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

DEVON : MID DEVON

- 1 (24.03.1999) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Redlands, St Georges Well, Cullompton (EX15 1AR).
- 2 (04.05.2010) The registered proprietor claims that the land has the benefit of a right of way on foot and bicycle and with and without motor vehicles of all kinds including lorries for delivery purposes over St Georges Well. The right claimed is not included in this registration. The claim is supported by a statutory declaration made on 25 February 2010 by Thomas Muir Bayne.

NOTE: Copy filed.

- 3 (24.03.1999) The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 28 March 1962 made between (1) Winifred Mary Lawrence and others (Vendors) and (2) Thomas John Persey (Purchasers):-

"TOGETHER with a right of way for all purposes and at all times over the road being Ordnance Survey Number 312 subject to the payment by the Purchaser and his successors in title of half the cost of maintenance of the said road in its present state."

NOTE: Ordnance Survey Number 312 is the track lying to the northeast of the land in this title.

- 4 (04.05.2010) A Transfer of the land in this title dated 16 April 2010 made between (1) Thomas Muir Bayne and Joyce Persey (Transferors) and (2) Nicholas Ian Miles and Diane Miles (Transferees) contains the following provision:-

"The Transferees shall hereafter own and maintain the boundaries shown with an inward facing "T" on the attached plan"

NOTE: The inward marked T marks referred to above are reproduced on the title 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 (04.05.2010) PROPRIETOR: NICHOLAS IAN MILES and DIANE MILES of Redlands, St Georges Well, Cullompton, Devon EX15 1AR.
- 2 (04.05.2010) The price stated to have been paid on 16 April 2010 was £410,000.
- 3 (04.05.2010) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the

Title number DN600245

B: Proprietorship Register continued

Charge dated 16 April 2010 in favour of Scottish Widows Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (04.05.2010) REGISTERED CHARGE dated 16 April 2010.
- 2 (04.05.2010) Proprietor: SCOTTISH WIDOWS BANK PLC (Scot. Co. Regn. No. SC154554) of P.O. Box 12757, 67 Morrison Street, Edinburgh EH3 8YJ.

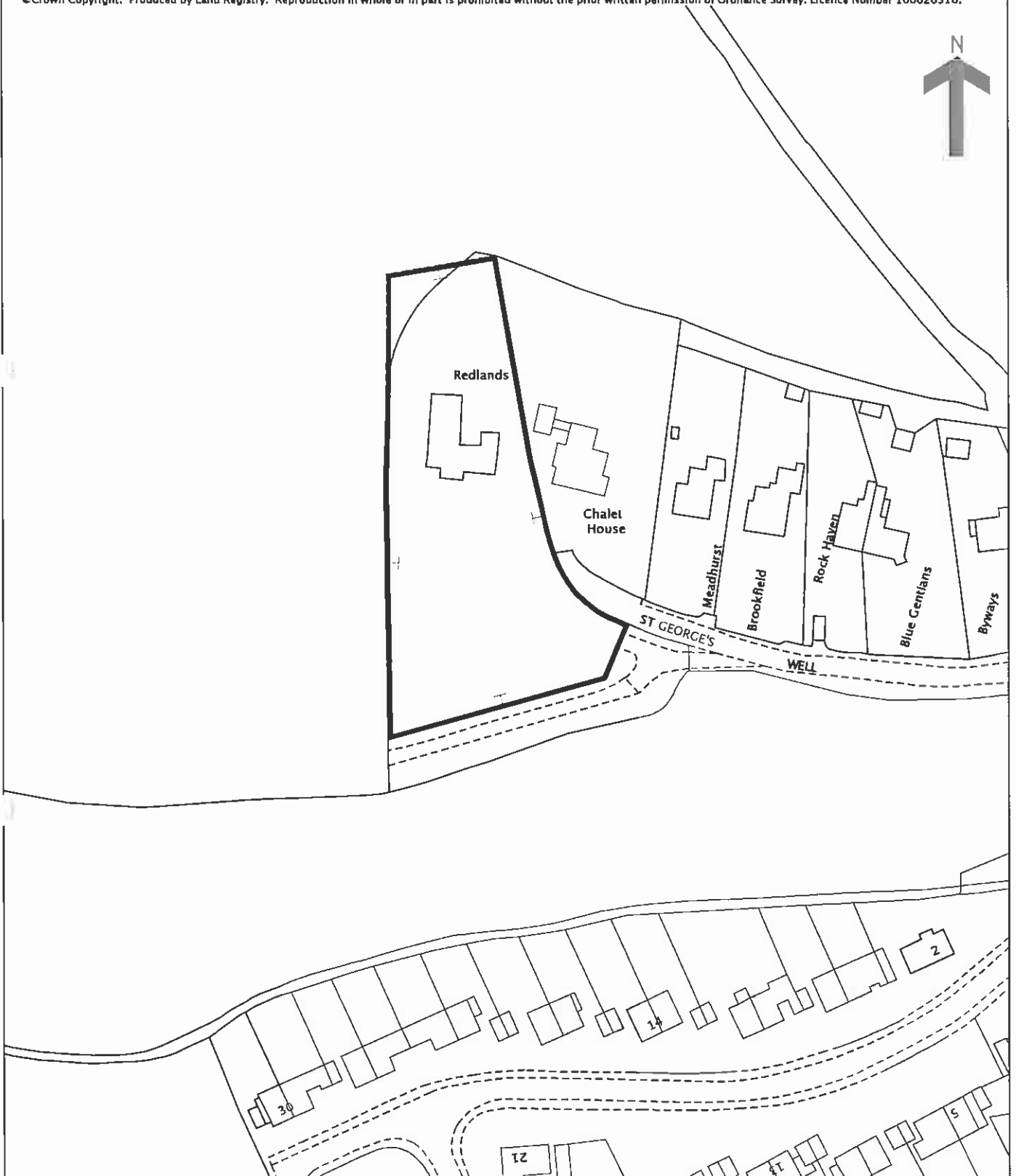
End of register

Land Registry Current title plan

Title number **DN600245**
Ordnance Survey map reference **ST0107NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Devon : Mid Devon**



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6144
Ack

From: Nick Miles ·
Sent: 30 September 2015 11:00
To: DPD
Cc: Diane Miles
Subject: North West Cullompton Urban Extension



Dear Sir/Madam,
In response to Mid Devon District Council's second consultation on the masterplanning of the North West Cullompton Urban Extension, we are giving the following responses.

We live at the heart of the current planning, within AL/CU/1 at:
Redlands, St George's Well Avenue, EX15 1AR.

The planning surrounds our property directly, to the north, west and south, although development is only planned to the north and east, from what we can see. We are therefore sensitive to what works are planned around us, not least because we are on a hill and property elevations will be important.

Responses:

- The Framework Plan does not represent the border of our property as it is on the ground or as the Land Registry records our boundaries. We have made this known to the DPD already but I would reiterate the importance of getting our boundary to the north west correct. A copy of the Land Registry record has already been emailed to DPD and their response acknowledged.
- Directly to the south of our property, there is a farm track which runs from St George's Well Avenue to the field AL/CU/1. There is no mention of the existence of this track in written or diagrammatic form in the consultation perhaps because it is not a recognised bridleway/footpath. However, is there any likelihood that this might be considered as a potential access point to the development?
- To our western boundary, the Framework Plan shows that Medium Density (32-38 properties per hectare) and Low Density (20-25 properties per hectare) are planned. Is it possible that a more detailed plan might be produced to show, from an aerial view and street view what this might look like? we will have both variants on our western boundary.
- With the last point in mind, we are concerned that unless properties are built some distance from our western boundary, or unless they are constructed at the same level (i.e. dug in), then we will lose a large amount of natural light. Our property is built into the slope and the view at eye-level from our ground floor windows is below ground level where the western boundary is. If houses are not built at the same level, (ie, they are built on the slope and not into it), we will lose natural light and heavily overlooked.
- What type of fencing does the Framework Plan have in mind where it's development directly intervenes with existing private properties? (Maybe this if for later discussion?)
- Phase 1 might start in 2017 with the complete building of the new Link Road from Tiverton Road to Willand Road. Phase 1 is also to include 500 houses, which will be completed in 2022. Is it possible that Phase 2 might commence before Phase 1 is completed?
- At the junction of Willand Road and St George's Well Avenue (aka St George's Well Road), there is an ancient path/bridleway which runs northwest (under the number 14, Urban Interventions, on the Framework Plan). What are the options to retain the status of this ancient pathway and the 20 or two very well established trees, or will it simply be widened, tarmacked and lit? Are there other local examples that can provided where such ancient paths have been improved?
- Traffic! We are sure there is little doubt that the traffic lights at the top of Station Road as well as Fore Street in the town centre are a cause of great frustration to many drivers from the north and west of the town who need access to the Willand Road and M5. What surveys have been carried out to show that the new link road through the NWCUE won't be overloaded with increased traffic passing through as well as from the new residents. In other words, surely there needs to be a link

road to the south of the town, as well as improved access to the M5 before a development of this scale can be fully implemented?

- In the meantime, what plans are there to address the bottle-necking of traffic that even currently occurs from St George's Well View/Willand Road to and from the traffic lights and the town centre during the development phases. This situation will surely worsen with traffic from the new development that seeks access to the town/M5 AND when St George's Well View is used as temporary access for the early development stages.
- Finally, early on in the planning processes, we recall that the bold black line (that is still used to demark the boundary between existing properties and where the new development begins) used to run down our eastern boundary - in other words it included our property in the area for development/planning permission. Why was this boundary changed to our western boundary?

We are happy to help with queries and we understand the importance of the NWCUE.

We look forward to being of assistance.

Yours faithfully,

Nick and Diane Miles