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1A Fore Street, Cullompton, Devon. EX15 1JW
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Mr D Titchener
Planning services
Forward Planning
Phoenix House
Phoenix Lane
Tiverton
EX 16 6PP

10th February 2014

Dear Sir

Re: Strategic Housing Land Availability Assessment: Willand site 5, land to rear of Willand Service Station.

We act on behalf of the landowner who recently put the above land forward to be included as part of the Strategic Housing Land Availability Assessment (SHLAA) for Mid Devon.

The landowner has received your letter 12th December 2013 stating that the land would be not achievable.

The SHLAA report identifies, within its assessment, that the site *"has a narrow frontage on to the B3181 via an agricultural access"* and that *"The existing access is too narrow and inadequate to serve housing."* and this therefore would appear to be the reason for the site to be considered unachievable, as the site is suitable in all other aspects.

Following receipt of the letter the landowner has purchased extra land, as identified on the accompanying plan, which seeks to address the initial rejection. The proposed new parcel of land has and existing access of 6m into the site from the B3181 with good visibility from both directions.





PLANNING & DESIGN LTD

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E: in



Access onto B3181 looking South West



Access onto B3181 looking North East

There is the ability to widen the access further if required to facilitate any form of residential development.

The land has been used historically for agricultural purpose and there is an existing set of agricultural buildings on site. These would be removed to enable any future development proposal.

As set out within the Assessment report, the proposed land is acceptable in all other regards, although a potential noise impact from the M5 was identified, this could be mitigated through any proposed future scheme.

The site, if accepted, could be linked with other sites within the SHLAA which would achieve a much more coherent scheme of development overall.



What can be seen from the above image, by including this area along with the other sites proposed, a natural shape to Willand's development pattern will be achieved, without risk of further intrusion into the more traditional farmland on the edge of the settlement.

If you require any further information please do not hesitate to contact me.

I look forward to hearing from you.

Yours sincerely,

Glenn Crocker

