 Extent of Land Ownership



notes
 No dimensions to be scaled from this drawing
 All dimensions to be checked against actual site sizes before any work is fabricated
 ©

revision details								

architect
Locke Son & Newcombe
 Architects
 45 Devon Square
 Newton Abbot
 Devon, TQ12 2HH
 Tel: 01626 203303
 Fax: 01626 203305
 Email: info@lsnarchitects.co.uk

client	drawing title	date	scale
Mr & Mrs Bazley	Local Plan		
project title	drawing reference		
Week Farm Development Land at Kingsmill, Cullompton, Devon.	4821	AL (O) 03/11	

ACK

40 / 2156



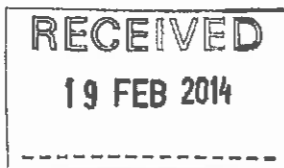
LSN architects

LOCKE SON & NEWCOMBE

18TH February 2014

JAN/AJ

Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



F.A.O Liz Pickering

Dear Ms Pickering

Re: Mid Devon Local Plan Review – Commercial Land Availability

I act for Peter & Christine Bazley who own land at Week Farm, Cullompton and I am responding on their behalf to your enquiry into potential commercial development land for the Strategic Commercial Land Availability Assessment.

I return herewith the completed questionnaire, together with my plan ref: 4821 AL (0) 03/11 on which I have indicated the extent of Mr & Mrs Bazley's land ownership and the fact that all of their land is available for future development if required.

In the first instance between 9-10 hectares of land is available in the immediate vicinity of Week Farm and accessible from Saunders Way by way of a new access road completed for adoption.

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

Yours sincerely

Jeremy A Newcombe
BA BA Arch RIBA

Encl.

cc Mr & Mrs Bazley

For official use only:	
Reference	_____
Received	_____
Acknowledged	_____

Strategic Commercial Land Availability Assessment

Mid Devon District Council

Potential Commercial Site Form 2013

- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site
- You should submit the form to Mid Devon District Council by Monday 10th March 2014.

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database.

I agree that the contact details and related responses can be held by the Planning Services Department of Mid Devon District Council and I understand that they will only be used in relation to Town Planning matters.

Signed:	Date:	31-1-2014
Please note that	Signed and dated will not be accepted	

This information is collected by Mid Devon District Council as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to assist in the preparation of a Local Plan;
- to contact you regarding your answers given in your form;
- for evaluation by an agreed Panel of key stakeholders, including representatives from the commercial development industry; and
- to compile reports of responses for Mid Devon District Council's decision making process

The above purposes may require public disclosure of any data received by Mid Devon District Council in the consultation responses in accordance with the Freedom of Information Act 2000. Completed proforma will also be used in discussion with consultees, but the contact information contained on pages 1 and 2 of each pro forma will be detached and kept separate. If you have any concerns regarding the processing of your data, please contact the Forward Planning Team of Mid Devon District Council.

Disclaimer: It should be noted that the assessment of the site under the SCLAA does not indicate that planning permission will be granted for new development or that the site(s) will be allocated in a Local Plan.

It may be necessary to visit the site to enable a full assessment to be undertaken. By completing and returning this pro forma you consent to officers for the Council (or their representatives) visiting the site in order to make an assessment of the site's suitability. Site visits will be conducted unaccompanied wherever possible. Where there may be reasons why an unaccompanied site visit may not be practicable (for instance where the site is secured and not visible from a public highway), please indicate below so that alternative arrangements for a site visit can be made as appropriate.

Access to site for survey	
Are there any issues which would prevent an unaccompanied site visit?	Yes (please specify) <input checked="" type="radio"/> No
If yes, provide contact details of the person who should be contacted to arrange a site visit.	

Your details (Land owner)	
Name	MR + MRS P. BAZLEY
Contact address	NEEK FARM, CULLOMPTON EX15 1QN
Site Address	NEEK FARM, CULLOMPTON EX15 1QN
Telephone Number	
E-mail	
Are you the landowner?	<input checked="" type="radio"/> Yes
	No - are you a 3 rd party, such as a parish council?
	No - who owns the land?
	No - are you acting on behalf of the landowner?
	Is the land / property a freehold or leasehold?

Your details (Agent / Other) (n.b. all correspondence will be sent to the agent)	
Name	JEREMY A NEWCOMBE RIBA
Company / agent / body	LSN ARCHITECTS, 45 DEVON SQUARE, NEWTON ABBOT TQ12 2HH
Representing	MR + MRS BAZLEY
Contact address	AS ABOVE
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	WEEK FARM, CULLOMPTON
Site postcode	EX15 1QN
Site OS grid reference if known	—
Previous reference (if applicable)	—

Please attach an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site.

CURRENT AND POTENTIAL USE

What is the current use of the site?

AGRICULTURAL

Is there an existing planning permission on the site?

Yes (please give planning permission number) _____

No

What is the estimated area of the site (hectares/square metres)?

Area of whole site Approx 37ha

Area suitable for development (indicated on drawing 4821AL(0)03/11) 9+ha.

In your opinion, might the site be suitable for a mixture of uses(s) e.g. employment, retail, residential? Please specify

EMPLOYMENT, RETAIL ≠ RESIDENTIAL USES.

How much commercial floor space could be built on the site?
 UNKNOWN.

POSSIBLE CONSTRAINTS

To the best of your knowledge, are there any constraints that may prevent development on the site? Please provide brief details:

Access difficulties	Access available from the Saunders Way. No access is restricted.
Existing local plan policies	
Tree cover	NO
Topography	NO
Local character	NO
Ownership issues	NO
Legal issues e.g. covenants	NO
Contamination / pollution	NO
Environmental designation	NO
Flood risk	NO
Infrastructure requirements	?
Market viability	?
Other considerations	

Do you believe constraints on the site could be overcome? If so, please explain.
 YES.

AVAILABILITY

is the site immediately available for development?	
Yes	Is the site currently for sale and being marketed through a land agent?
	Yes
	No
No	

If the site is not immediately available for development, over what broad timeframe would you anticipate the site could first become available for development?

Within the next 5 years i.e. by the end of March 2019	
Within a period 5-10 years thereafter i.e. between 2019 and 2024	
Within a period 10-15 years thereafter i.e. between 2024-2029	
After 15 years i.e. after 2029	

If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year?

Before March 2015	✓
Between April 2015 and March 2016	
Between April 2016 and March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	

Once commenced, how many years do you think it would take to develop the site?

Number of years	?
-----------------	---

Do you know of any other issues that we should be aware of?

NONE

Thank you for completing this form. This should be returned, together with a map which clearly identifies the boundary of the site, to the following address by Monday 24th March 2014. Please contact the Forward Planning team if you need more time to complete the form:

- Forward Planning, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton EX16 6PP