

76/4024



For official use only:	
Reference	_____
Received	26.2.14
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 24th March 2014.**

DATA PROTECTION AND FREEDOM OF INFORMATION

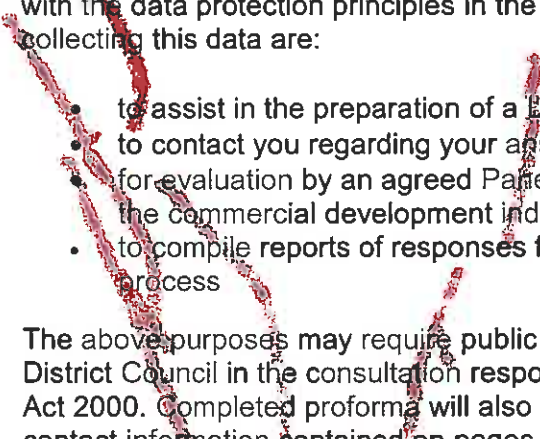
We need your permission to hold your details on our database.

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:	21-02-2014
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Please note that forms that are not 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)	NO
	No	
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name	LEONARD CHARLOTTE JAMES PROCTER	
Contact address	PADBROOK HILL COTTAGE, CULHARRIN, EXETER	
Site Address	AS ABOVE	
Telephone Number	:	
E-mail		
Are you the landowner?	Yes	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	NO AGENT
Company / agent / body	
Representing	
Contact address	
Telephone Number	
E-mail	

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Site details	
Site address	PART ADOROCK HILL COTTAGE DADSBROOK CUMKONPTON DEJON EXIS' IRL
Site postcode	
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?
GRAZING

Is there an existing planning permission on the site?	
Yes (please give planning permission number)	
No	NO

What is the estimated area of the site (hectares/square metres)?	
Area of whole site	4.28 ACRES
Area suitable for development	ABOUT 3 ACRES

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

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

NOT KNOWN

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	NONE
Existing local plan policies	NONE
Tree cover	NONE
Topography	NONE
Local character	NONE
Ownership issues	NONE
Legal issues e.g. covenants	NONE - KNOWN
Contamination / pollution	NONE - KNOWN
Environmental designation	NONE - KNOWN
Flood risk	NONE
Infrastructure requirements	NONE
Market viability	NONE
Other considerations	NONE

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

YES

AVAILABILITY

Is the site immediately available for development?			
Yes	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	AVAILABLE NOW
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	AVAILABLE NOW
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?

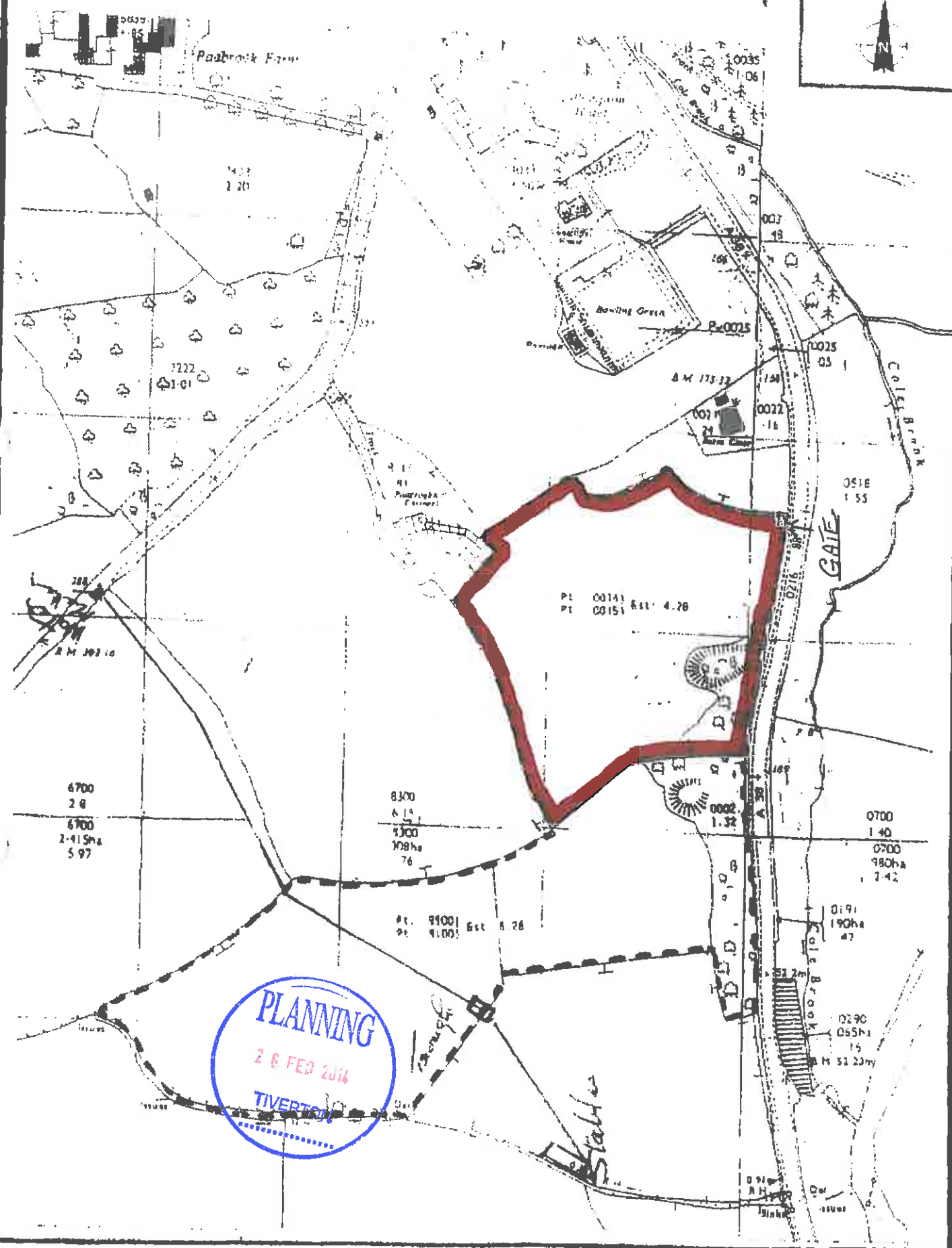
Number of years	2 YEARS
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Do you know of any other issues that we should be aware of?

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



PLANNING
26 FEB 2016
TIVERTON

LAND - EXETER ROAD, CULLOMPTON

Thorne + Carter, Chartered Surveyors
29 High Street, Cullompton, Devon

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