

Bishop

Harescombe Farm, Morchard

- Location Plan 1-1250

Revision:

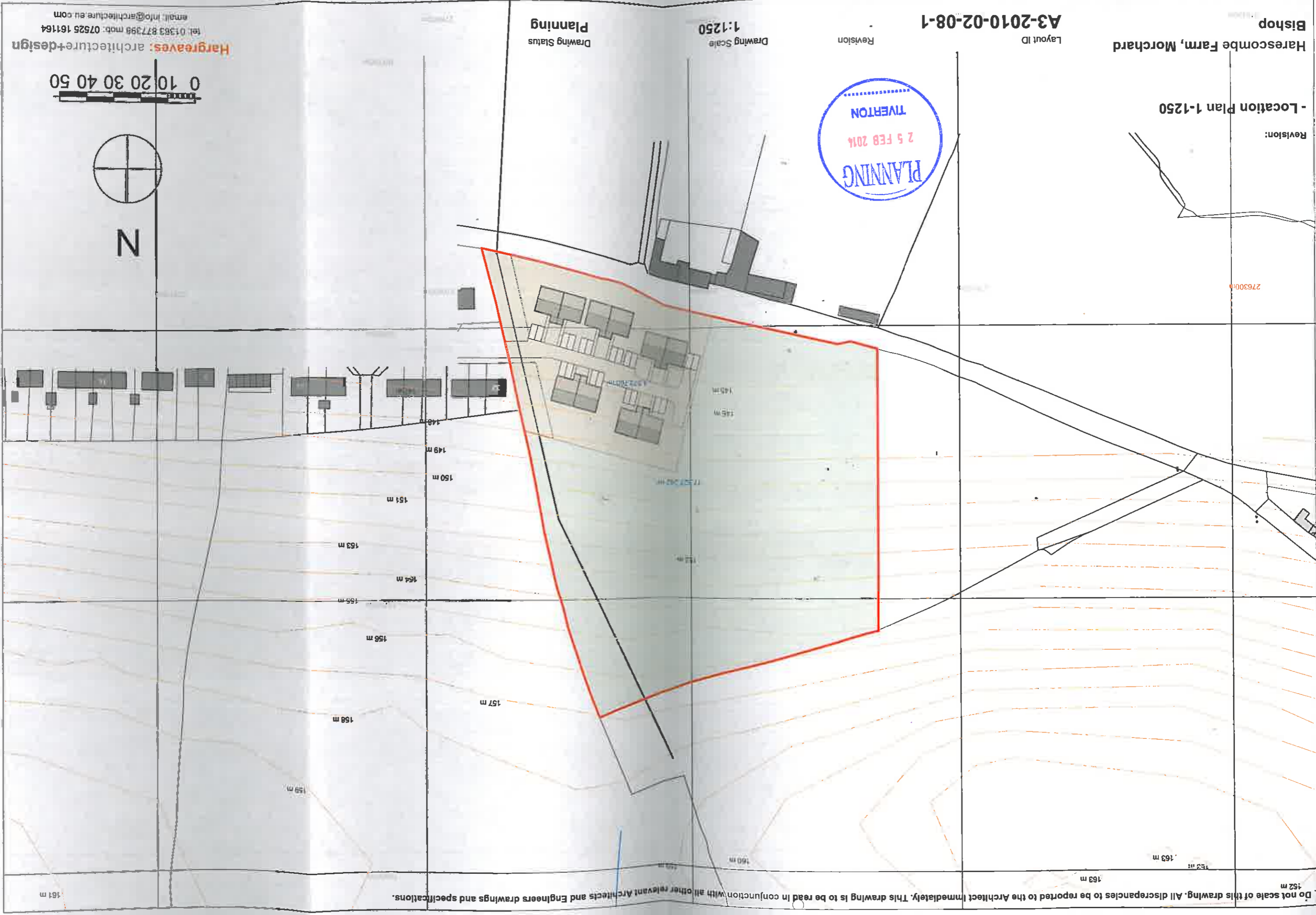
A3-2010-02-08-1

Layout ID

Revision

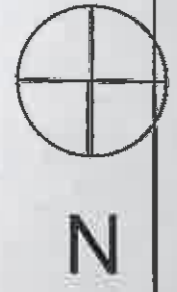
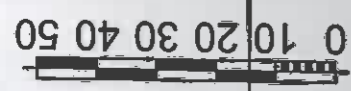
Drawing Scale  
1:1250

Drawing Status  
Planning



Do not scale of this drawing. All discrepancies to be reported to the Architect immediately. This drawing is to be read in conjunction with all other relevant Architects and Engineers drawings and specifications.

Hargreaves: architecture+design  
tel: 01363 877398 mob: 07525 161164  
email: info@architecture.eu.com



Do not scale off this drawing. All discrepancies to be reported to the Architect immediately. This drawing is to be read in conjunction with all other relevant Architects and Engineers drawings and specifications.

Revision:  
- Site Layout 1-500

Harescombe Farm, Morchard  
Bishop

Layout ID  
A3-2010-02-08-2

Revision

Drawing Scale  
1:500

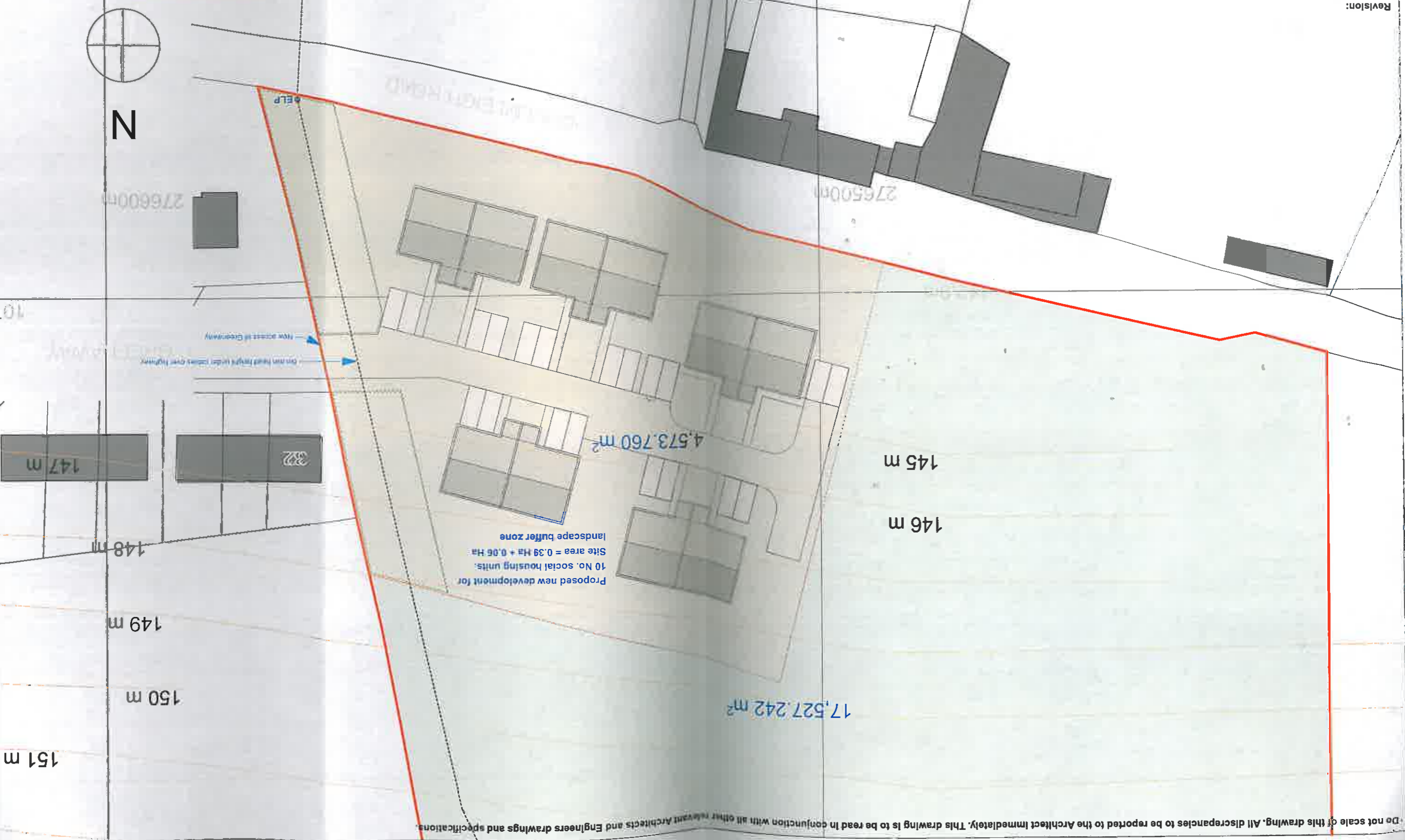
Drawing Status  
Planning

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email: info@architecture.eu.com

Line of sight of new electric cables on poles  
running from buildings and outside of adjacent  
plot to be shown in new drawings



N



67/4018.

Azk

**Sandra Hutchings**

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**From:** Dean Titchener  
**Sent:** 25 February 2014 10:23  
**To:** Sandra Hutchings  
**Subject:** FW: Land at Chulmleigh Road, Morchard Bishop  
**Attachments:** Potential\_Housing\_Site\_Form\_(Chumleigh Road Morchard Bishop).pdf;  
ATT00001.htm; A3-2010-02-08-1 - Location Plan 1-1250.pdf; ATT00002.htm;  
A3-2010-02-08-2 - Site Layout 1-500.pdf; ATT00003.htm

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**From:** Stephen Hargreaves  
**Sent:** 24 February 2014 16:22  
**To:** Dean Titchener  
**Cc:** Stephen Jeffery  
**Subject:** Land at Chulmleigh Road, Morchard Bishop



Hi Dean

I understand that you had a conversation at the SHLAA exhibition in Lapford village hall with Mr Jeffery, who owns Tatepath Farm in Morchard Bishop.

He has asked me to prepare plans showing the land that was discussed that includes the land already allocated for social housing in the village.

I understand from him that you said it would still be in time to be considered so I have filled out the old SHLAA form that I hope will suffice.

You will note that the existing allocation for 10 houses needs a slightly adjusted boundary in order to get them to fit on the land. The existing boundary line taken as an extension of Greenaway rear gardens does not work as the siteapers with the angle of Chulmleigh Road.

Let mem know if there is any more I can do to assist this enquiry.

Best regards

Stephen Hargreaves BA Dip Arch RIBA



**For official use only:**

Reference \_\_\_\_\_

Received \_\_\_\_\_

Acknowledged \_\_\_\_\_

**Strategic Housing Land Availability Assessment**

**Mid Devon District Council**

**Potential Housing 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 must submit this form to Mid Devon District Council by Friday 28<sup>th</sup> June 2013**

**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:	24 February 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 house building 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 SHLAA does not indicate that planning permission will be granted for new housing or that the site(s) will be allocated for new housing development 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	✓
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)	
Name	Stephen Jeffery
Contact address	Tatepath Bungalow, Morchard Bishop, EX17 6PE
Site Address	Chulmleigh Road, Morchard Bishop, EX17 6RN
Telephone Number	
E-mail	
Are you the landowner?	Yes ✓
	No – who owns the land?
	No – are you acting on behalf of the landowner?
	No – are you a 3 <sup>rd</sup> party, such as a parish council?

Your details (Agent / Other) (n.b. all correspondence will be sent to the agent)	
Name	Stephen Hargreaves RIBA
Company / agent / body	Hargreaves: architecture+design
Representing	Mr Stephen Jeffery
Contact address	Beggars Roost, Fore Street, Morchard Bishop, Crediton, EX17 6NX
Telephone Number	
E-mail	

For official use only:	
Reference	_____

Site details	
Site address	Chulmleigh Road, Morchard Bishop
Site postcode	EX17 6RN
Site OS grid reference if known	SS 76556 07798 X=276556 Y=107798
Previous SHLAA reference (if applicable)	Not 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). <b>Without this mapped information we are unable to register the site.</b>	

#### 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	<input checked="" type="checkbox"/>

What is the estimated area of the site (hectares/square metres)?	
Area of whole site	1.75 Ha
Area suitable for development	1.75 Ha

In your opinion, might the site be suitable for a mixture of housing and another use(s) e.g. housing and employment or retail? Please specify
In my opinion, the site is only suitable for residential, it being away from the village centre for retail and the roads are too narrow for employment purposes such as B2/B8 and I can't foresee a demand in Morchard Bishop for B1

How many dwellings could be built on the site?	
Number of dwellings in total	50

**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	There are no exceptional difficulties with providing good access off the Chulmleigh Road
Existing local plan policies	The land is outside the current village settlement limit.
Tree cover	There are hedgerow trees to the boundaries and a hedge bank to the north and south boundaries.
Topography	The land is slightly sloping to the south.
Local character	There are houses to the east
Ownership issues	There are no ownership issues.
Legal issues e.g. covenants	There are no known legal issues.
Contamination / pollution	There are no known contamination issues.
Environmental designation	Not known
Flood risk	The land is outside the flood risk area.
Infrastructure requirements	New estate road to serve new houses.
Market viability	Morchard Bishop is an thriving village served well by local shops, pub. School, church, chapel and GP surgery
Other considerations	Morchard Road Station is within 2 miles and there is good access to the A377 and Exeter

**Do you believe constraints on the site could be overcome? If so, please explain.**  
 This is an attractive site that completes the village with housing along Chulmleigh Road to the village Allotments.

**AVAILABILITY**

Is the site immediately available for development?			
Yes	Is the site currently available.	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	
<b>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?</b>	
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	

<b>Once commenced, how many years do you think it would take to develop the site?</b>	
Number of years	two

<b>Do you know of any other issues that we should be aware of?</b>
There are no known issues to prevent development of this land.

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 Friday 28<sup>th</sup> June 2013:

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



