

127. / 1710

Ack.

Philip T Broom FRICS

CHARTERED SURVEYOR

**The Estate Office, April Cottage,
Stoke St Gregory,
Taunton, Somerset TA3 6JQ**

Tel: (

Fax:

Mobi

Attn Dean Titchener,
Mid Devon Local Plan Review
Forward Planning,
Phoenix House,
Phoenix Lane,
TIVERTON, DEVON.
EX16 6PP.

4-3-14



Dear Dean,

SHLAA - HEMYOCK.

Thank you for sending the SHLAA forms to me. I enclose 2 proposals - one for 5.26 ha and the other for part of this extending to 1.62 ha.

The owner Mr Ackland has informed me that there is to be a meeting in the village on 6th March to discuss various sites - please feel free to inform this meeting of Mr Ackland's proposals if there is time to do so.

With kind regards,

Yours Sincerely



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 20th June 2013~~ 24th March**

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:	4-3-14
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	MR G.C. ACKLAND	
Contact address	SHEPHERDS REST, PROWSES, HEMYOCK	
Site Address	LAND ADJOINING THE CEMETARY, CUMSTOCK ROAD	
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 rd party, such as a parish council?	

Your details (Agent / Other) (n.b. all correspondence will be sent to the agent)	
Name	PHILIP BROOM
Company / agent / body	PHILIP T. BROOM FRICS.
Representing	MR G.C. ACKLAND
Contact address	APRIL COTTAGE, STOKES GREGORY, TAUNTON TA3 6JQ
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	LAND OFF CULMSTOCK ROAD, HEMYOCK, WHICH ADJOINS THE CEMETRY AND STRETCHES TO THE SEWAGE WORKS
Site postcode	NUNG
Site OS grid reference if known	313459 113547
Previous SHLAA reference (if applicable)	N/A

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

What is the estimated area of the site (hectares/square metres)?	
Area of whole site	5.26 ha
Area suitable for development	4.05 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
HOUSING PREDOMINANTLY WITH ABILITY TO PROVIDE SOME EMPLOYMENT OR LANDSCAPING/OPEN SPACE AT NORTH-EASTERN PORTION OF SITE (SAY 1 Ha).

How many dwellings could be built on the site?

Number of dwellings in total

150

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 ANTICIPATED - ACCESS TO CUMSTOCK ROAD
Existing local plan policies	SITE LIES BEYOND CURRENT BOUNDARY
Tree cover	NOT CONSIDERED A CONSTRAINT
Topography	SITE SLOPES BUT NOT CONSIDERED A CONSTRAINT
Local character	NOT A CONSTRAINT
Ownership issues	NONE
Legal issues e.g. covenants	NONE KNOWN
Contamination / pollution	" "
Environmental designation	" "
Flood risk	" "
Infrastructure requirements	NO KNOWN CONSTRAINTS IN THIS RESPECT
Market viability	SITE CONSIDERED VIABLE
Other considerations	

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

NONE KNOWN CONSTRAINTS WHICH CANNOT BE OVERCOMING

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?

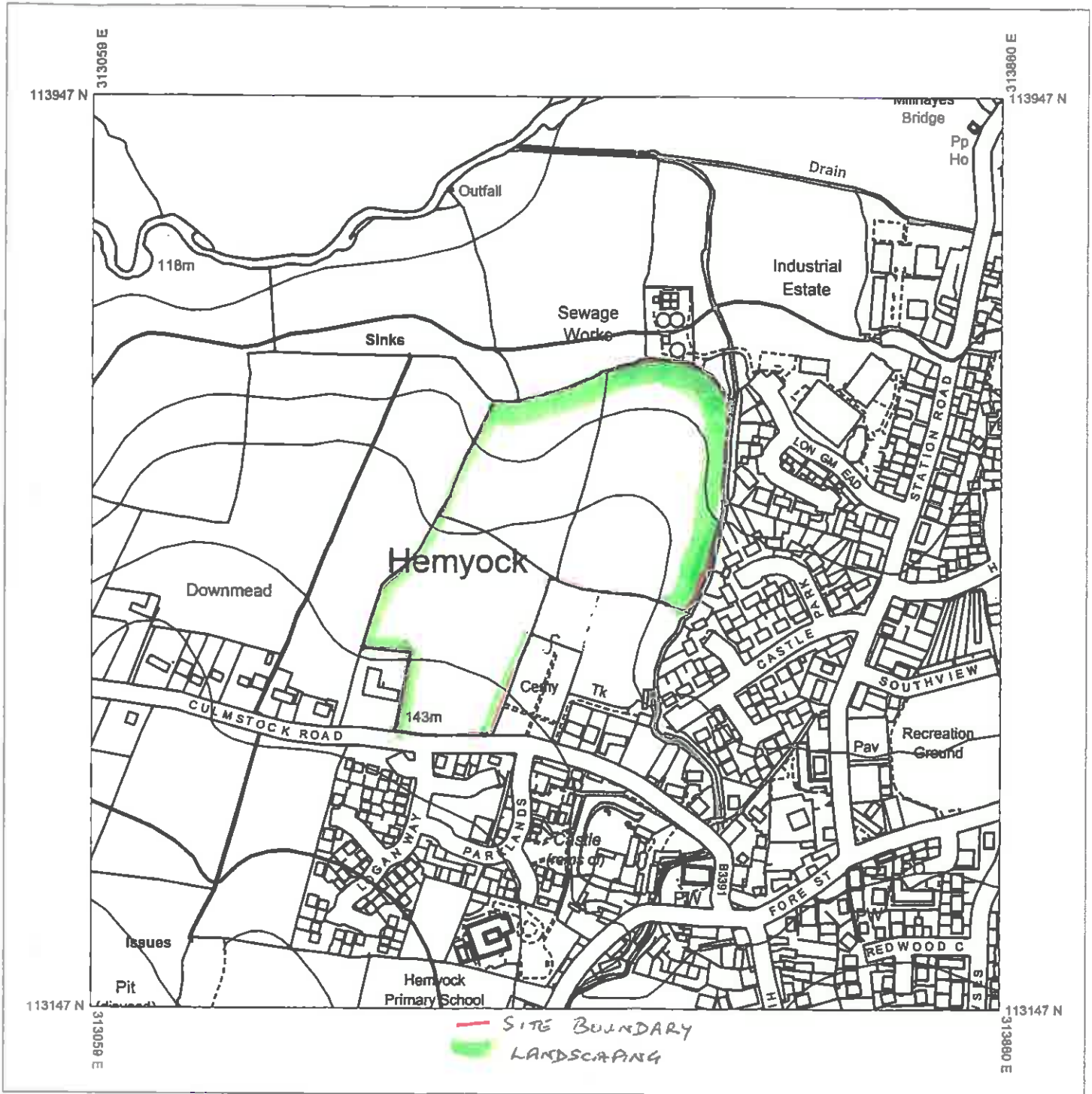
Within the next 5 years i.e. by the end of March 2019	
Within a period 5-10 years thereafter i.e. between 2019 and 2024	
Within a period 10-15 years thereafter i.e. between 2024-2029	
After 15 years i.e. after 2029	
If you anticipate the site could become available for development within the next five 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	5 YEARS [±]

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

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 28th June 2013:

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



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The representation of features as lines is no evidence of a property boundary.

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Scale 1:5000

Supplied By: **Mall Boxes Etc Taunton**

Serial number: 001135488

Plot Centre Coordinates: 313459, 113547



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Strategic Housing Land Availability Assessment

Mid Devon District Council

Potential Housing Site Form 2013⁴

- 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 28th June 2013~~ ^{24th March}

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:	14-3-14
Please note that forms that are not signed and dated will not be accepted			

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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	MR G. C. ACKLAND	
Contact address	SHEPHERDS REST, PROWSES, HEMYOCK	
Site Address	LAND ADJACENT TO CEMETRY + OPPOSITE LEGANS WAY	
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 rd party, such as a parish council?	

Your details (Agent / Other) (n.b. all correspondence will be sent to the agent)	
Name	PHILIP BROOM
Company / agent / body	PHILIP T. BROOM FRICS
Representing	MR G. C. ACKLAND
Contact address	APRIL COTTAGE, STEKE ST. GREGORY, TAUNTON TA3 6JQ
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	LAND ADJACENT TO THE CEMETARY AND OPPOSITE LOGANS WAY, CULMSTOCK ROAD
Site postcode	UNKNOWN
Site OS grid reference if known	313359 113447
Previous SHLAA reference (if applicable)	N/A

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

What is the estimated area of the site (hectares/square metres)?	
Area of whole site	1.62 ha
Area suitable for development	1.60 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
HOUSING

How many dwellings could be built on the site?

Number of dwellings in total

60

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	GOOD FRONTAGE TO COLMSTOEK ROAD
Existing local plan policies	SITE LIES BEYOND CURRENT DEV. BOUNDARY
Tree cover	NONE KNOWN
Topography	SITE GENTLY SLOPES (SOUTH - NORTH)
Local character	WELL RELATED TO VILLAGE
Ownership issues	NONE
Legal issues e.g. covenants	NONE KNOWN.
Contamination / pollution	NONE
Environmental designation	NONE KNOWN
Flood risk	NONE
Infrastructure requirements	SITE ADJOINS LAND IN SAME OWNERSHIP TO SEWERAGE WORKS
Market viability	NOT CONSIDERED A CONSTRAINT
Other considerations	

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

YES - NO KNOWN CONSTRAINTS EXIST

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	2-3

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

NONE OTHER THAN A BELIEF THAT THE OWNER OF THE LAND ADJOINING THIS SITE AND TO THE NORTH AND EAST OF THE CEMETARY MAY ALSO WISH TO RELEASE PART OF THAT PLOT FOR DEVELOPMENT

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 28th June 2013:

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Scale 1:5000

Supplied By: Mail Boxes Etc Taunton

Serial number: 001135488

Plot Centre Coordinates: 313459, 113547