

202 / 4139



AKK.

**EJT** ARCHITECTURAL SURVEYORS

building design + surveys - applications for planning + building regulations

8<sup>th</sup> March 2014

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

Dear Sirs

**Strategic Housing Land Availability Assessment - Potential Housing Site Form.**

I refer to my recent conversation with Nick Cardnell and the above assessment of potential housing sites that are currently being sought as part of the Local Plan Review.

My clients, Mr LD Peters has instructed me to put forward a site for inclusion in this assessment process. Enclosed is a completed SHLAA form and location plan for this procedure.

It is hoped that sufficient information has been provided however please do not hesitate to give me a call if you require any further information.

Yours faithfully

Eric Taylor.

c.c. Client

**PLANNING**  
**12 MAR 2014**  
**CREDITON**

E.J. Taylor ASSOC RICS  
Linhay - Morchard Bishop - Crediton - EX17 6NR



Tel/Fax: 01392 871220  
Mobile:  
e-mail- [linhay@ricsonline.org](mailto:linhay@ricsonline.org)  
Partners: E.J.Taylor & S.A.Taylor

regulated by RICS  
My Ref: 13045 MDDC SHLAA

For official use only:

Reference \_\_\_\_\_

Received 13/3/14

Acknowledged

**Strategic Housing Land Availability Assessment**

**Mid Devon District Council**

**Potential Housing Site Form 2014**




- 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**

**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.**

<b>Signed:</b>  <i>Eric Taylor</i> <del>pp LD Peters</del>	<b>Date:</b> 7th March 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.**

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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	L.D. Peters	
Contact address	10 The Village, Wembworthy, Chulmleigh. Devon.	
Site Address	The Farm, Wembworthy, Chulmleigh. Devon.	
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	Eric Taylor
Company / agent / body	ejt architectural surveyors
Representing	Mr. L D Peters
Contact address	Linhay, Morchard Bishop, Crediton. Devon. EX17 6NR
Telephone Number	
E-mail	

**For official use only:**

Reference \_\_\_\_\_

Site details	
Site address	The Farm, Wembworthy, Chulmleigh. Devon.
Site postcode	EX18 7RZ
Site OS grid reference if known	
Previous SHLAA reference (if applicable)	None

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?
Builders Yard

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	0.28ha.
Area suitable for development	0.28ha.

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 and employment (work live units)

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How many dwellings could be built on the site?	
Number of dwellings in total	Circa 5

### 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	
Existing local plan policies	Outside Settlement
Tree cover	
Topography	
Local character	
Ownership issues	
Legal issues e.g. covenants	
Contamination / pollution	
Environmental designation	
Flood risk	
Infrastructure requirements	
Market viability	
Other considerations	

Do you believe constraints on the site could be overcome? If so, please explain.
Outside settlement - reuse or conversion of existing building Sustainable design - including some low cost housing close to settlement.

### 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:

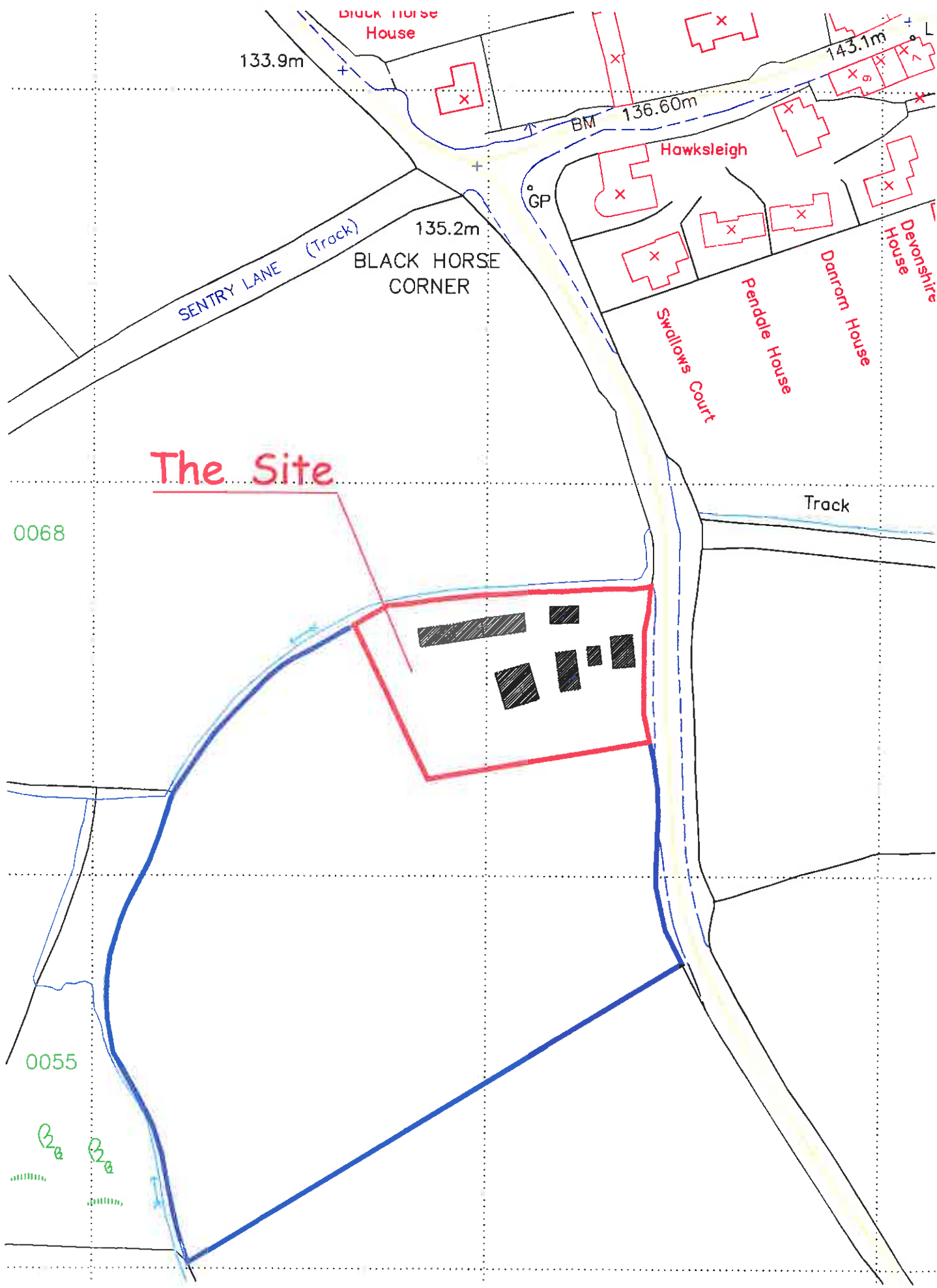
Within the next 5 years i.e. by the end of March 2019	✓
Within a period 5-10 years thereafter i.e. between 2019 and 2024	
Within a period 10-15 years thereafter i.e. between 2024-2029	
After 15 years i.e. after 2029	
<b>If you anticipate the site could become available for development within the next 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	1

<b>Do you know of any other issues that we should be aware of?</b>

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:

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



The Site

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