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EJT ARCHITECTURAL SURVEYORS

building design + surveys - applications for planning + building regulations

8th 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, Kingdom Tours have instructed me to put forward their 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

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E.J. Taylor Assoc RICS
Linhay - Morechard Bishop - Crediton - EX17 6NR



e-mail- linhay@ricsonline.org
Partners: E.J.Taylor & S.A.Taylor

regulated by RICS ref: 1268 MDDC Lei3

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.

Signed:	<i>Eric Taylor PP Kingdoms Tours</i>	Date:	<i>7th March 2014</i>
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	Kingdoms Tours	
Contact address	Westfield, Tiverton, Devon. EX16 5DY	
Site Address	Westfield, Tiverton, Devon. EX16 5DY	
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	Eric Taylor
Company / agent / body	<i>ejt</i> <i>architectural surveyors</i>
Representing	Kingdom Tours
Contact address	Linhay, Morchard Bishop, Crediton. Devon. EX17 6NR
Telephone Number	
E-mail	

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Site details	
Site address	Westfield, Tiverton, Devon.
Site postcode	EX16 5DY
Site OS grid reference if known	295233,112103
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?
Coach Garage, Offices and Commercial Vehicle Workshops.

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	0.22
Area suitable for development	0.22

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
Suggested format houses, low cost houses and flats.

How many dwellings could be built on the site?

Number of dwellings in total	mixture houses and flats	Circa 18
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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	Employment.
Tree cover	None
Topography	Level Site
Local character	None
Ownership issues	None
Legal issues e.g. covenants	None
Contamination / pollution	Existing use as workshops and vehicle Garaging
Environmental designation	
Flood risk	Yes
Infrastructure requirements	
Market viability	
Other considerations	

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

Employment - relocation within LA boundary
 Flood - Areas defendable, mitigated.

AVAILABILITY

Is the site immediately available for development?

Yes Subject to time scales for a relocation of the business	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	ONE

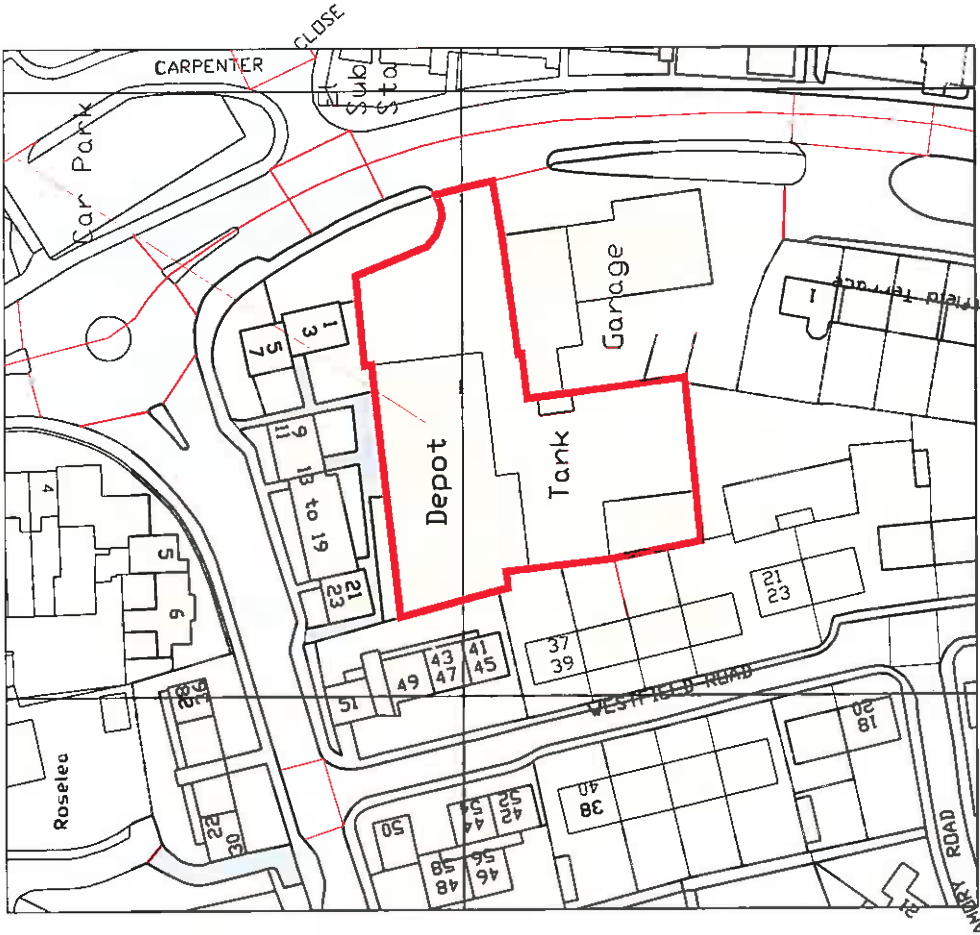
Do you know of any other issues that we should be aware of?	
<p>Refer also to pre app advise submitted 12/00784/PREAPP.</p>	

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

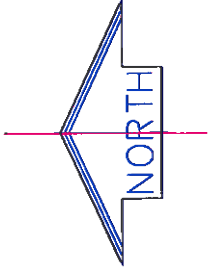
site area 0.220 ha.



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Notes:-
 all dimensions are in millimetres



Project Redevelopment of Garages
site address Kingdoms Coaches Westfield Exeter Rd Tiverton. EX16 5DY
drawing title Location Plan



E. J. Taylor
 Architectural Surveyors

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scale	1:1250	issue	
frame size	A4	date	Feb 12
		cad	Locn