



317/4229



For official use only:	
Reference	_____
Received	19.3.14
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 28th 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:	17 th March 2014.
Please note t		t 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	No problems. Access from Culmstock Rd.
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name	David Yarde/ Raymond Pike Joint owners.	
Contact address	David Yarde, Batherams Cottage, Raddington, Taunton, Somerset. TA42QR	
Site Address	Higher Butts Close, Culmstock Road, Hemyock, Cullompton, Devon. Described as part NS enclosure (part 982 on 1904 plan)	
Telephone Number		
E-mail		
Are you the landowner?	Yes	Jointly with my uncle Raymond Pike.
	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	
Company / agent / body	
Representing	
Contact address	
Telephone Number	
E-mail	

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Site details	
Site address	Higher Butts Close, Hemyock, Cullompton, Devon. See attached map for precise location. Adjacent to Hemyock cemetery.
Site postcode	
Site OS grid reference if known	
Previous SHLAA 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?
Agricultural.

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 is 0.76 hectares.
Area suitable for development 0.7 hectares

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
I would imagine it would be best suited for housing but not necessarily.

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How many dwellings could be built on the site?	
Number of dwellings in total	Possibly 5-10? Not really certain.

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	Present access is from Culmstock Road via a lane adjacent to east side of the cemetery but access may need to be gained from Castle Park via a bridge or from land to the north of the field which may be developed in the future. Access from Culmstock Road could be possible but may need agreement of householder adjacent to lane to widen access point. Access should be possible from Castle Park with consent of bungalow on corner to purchase part of their garden.
Existing local plan policies	
Tree cover	No concerns
Topography	No concerns , very gently sloping.
Local character	No obvious as site is behind present houses along Culmstock Rd and would be beside Castle Park, quite 'tucked away'.
Ownership issues	No concerns
Legal issues e.g. covenants	No constraints
Contamination / pollution	No concerns .
Environmental designation	Uncertain
Flood risk	Is beside the river/ brook but river bed is a long way below the field level and field has never flooded or come close to it in the 50 plus years our family have owned it.
Infrastructure requirements	
Market viability	
Other considerations	

Do you believe constraints on the site could be overcome? If so, please explain.
 I believe the only real constraint is access which we feel could be best gained from Castle Park over the river with minimal impact and the purchase of a small piece pf ground which we feel the owner may well be prepared to sell. Access from Culmstock Road may be possible or from the field north of the site if it is ever developed which

we understand may be a possibility.

AVAILABILITY

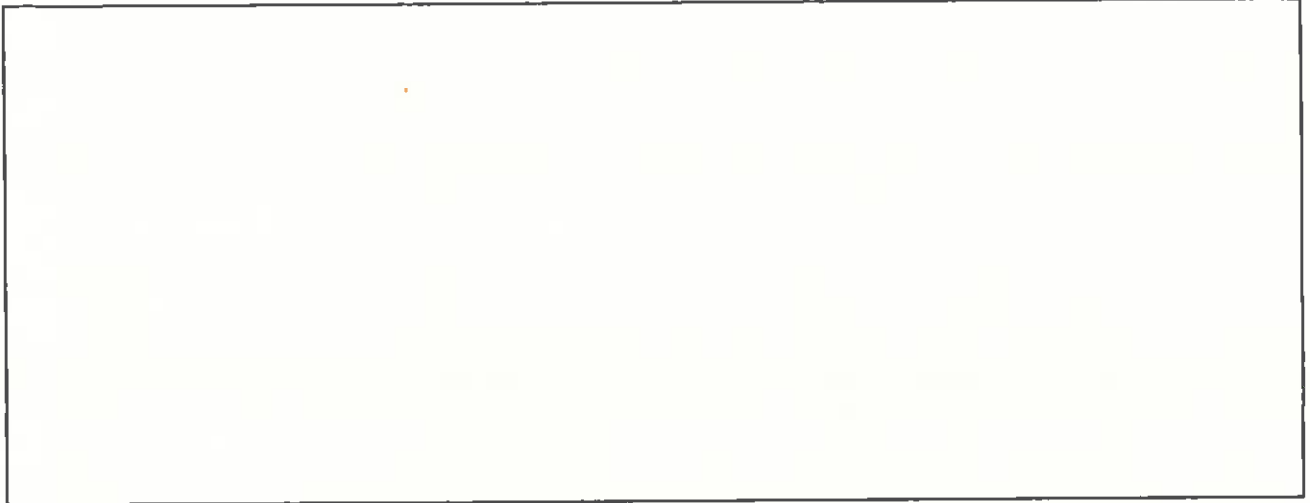
Is the site immediately available for development?			
Yes	Is the site currently for sale and being marketed through a land agent?	Yes	Yes, not via an agent at the moment.
		No	
No			

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	Less than 1.

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

It has been suggested to us that bungalows or a mixed type of development may be best suited to the area but we are open to any discussions about how best to proceed. As I have said previously we believe that the site is quite well tucked away and would not cause any significant disruption to local residents. I understand that is presently outside of the current main area for development but it is very close to the village centre and far less outlying than many present or proposed sites.



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 26th June 2013:

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



Mid Devon

HEMSTOCK

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Downmead

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Churchills Farm

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