

318/4230



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20 MAR 2014

For official use only:	
Reference	_____
Received	20.3.14
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:	19 MAR 2014
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)	Land is accessed via 'Sandhurst'
	No	
If yes, provide contact details of the person who should be contacted to arrange a site visit.	Ken Harrison	0790 177 6354

Your details (Land owner)		
Name	Ken & Dana HARRISON	
Contact address	'Sandhurst' Eastington Lane Lapford DEVON	
Site Address	Field behind 'Sandhurst' (above)	
Telephone Number		
E-mail		
Are you the landowner?	Yes	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	Arthur Tatchell
Company / agent / body	ANOTHER DIMENSION
Representing	KEN & DANA HARRISON
Contact address	No 5 St Mary Magdalen Close BISHOPSTEIGNTON TEIGNMOUTH DEVON TQ14 9AW
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	Field Behind SANDHURST EASTINGTON LANE LAPPFORD DEVON
Site postcode	EX17 6QE
Site OS grid reference if known	273430m East 108485m North
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?

agricultural land, grazing of sheep

Is there an existing planning permission on the site?

Yes (please give planning permission number)

11/00953/OUT

No

What is the estimated area of the site (hectares/square metres)?

Area of whole site

0.8 hectares

Area suitable for development

0.8 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.

Housing

How many dwellings could be built on the site?

Number of dwellings in total

unknown

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	UNKNOWN
Tree cover	NONE
Topography	Slightly Sloping
Local character	NONE
Ownership issues	None
Legal issues e.g. covenants	50% uplift to the previous owner
Contamination / pollution	NONE
Environmental designation	UNKNOWN
Flood risk	NONE
Infrastructure requirements	Drainage already in place on site
Market viability	OK
Other considerations	Plot may include single existing bungalow (Sandhurst)

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

None, (no constraints)

AVAILABILITY

Is the site immediately available for development?

Yes Yes	Is the site currently for sale and being marketed through a land agent?	Yes	
		No	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	

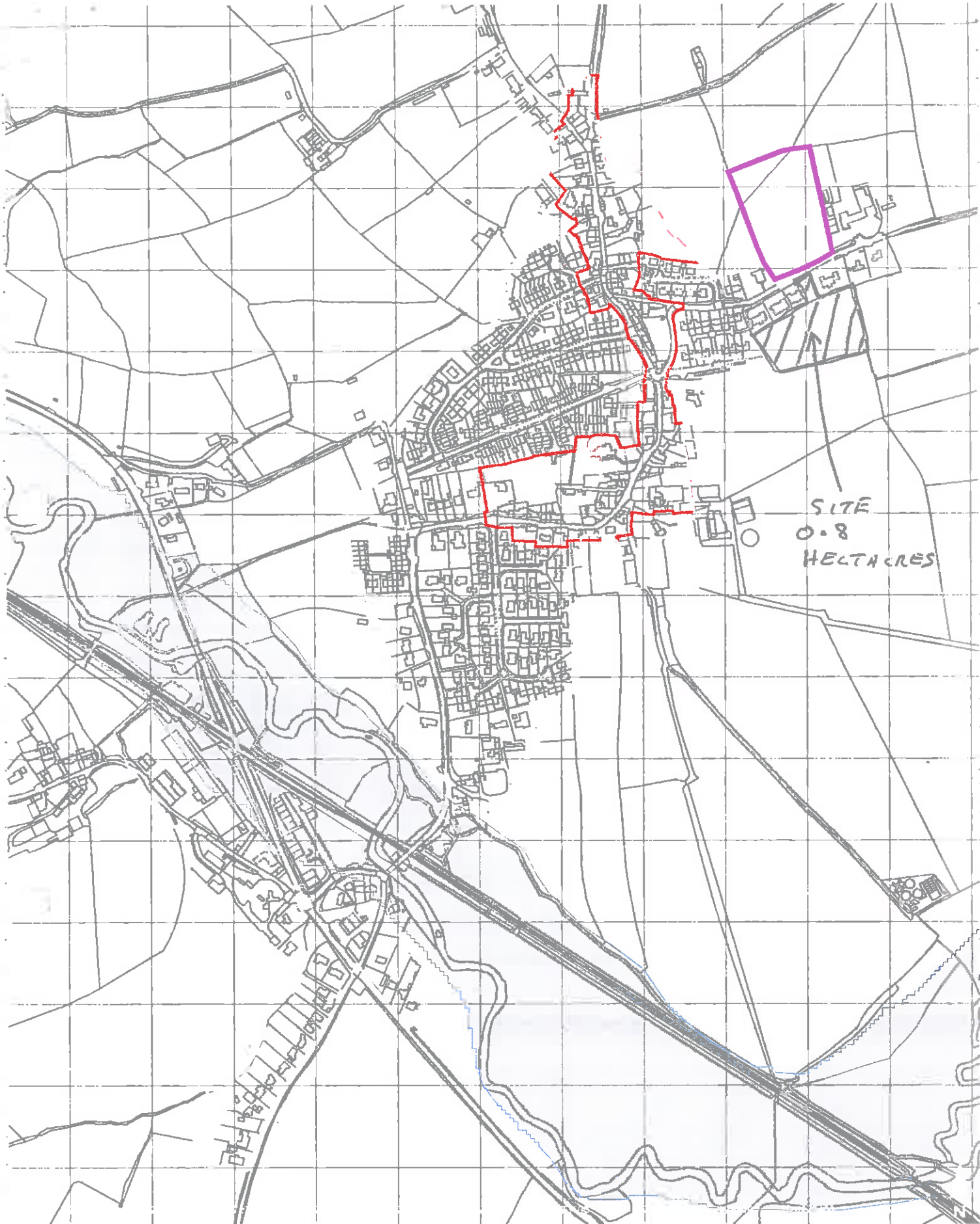
Once commenced, how many years do you think it would take to develop the site?	
Number of years	1 - 2 years
	1 to 2 years

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

Site is 0.8 hectares, if excluding bungalow (Sandhurst) then the site would be 1.0 hectare
The site is then approx square with main edge on Eastington Lane
Land on site NGR 273412 108426
(Plot adjacent to Sandhurst has outline planning permission 11/00953/OUT
Grid reference 273411 / 108426

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



SITE
0.8
HECTARES

Settlement Limit

Conservation Area

Floodplain

Local Plan Review

Housing Consultation Site



Local Plan Review

Policies Map - Options
Lapford

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

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Scale
1:6000

January
2014