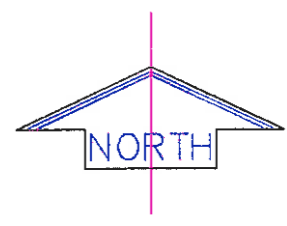


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Location plan

land Off Park Lane
Barn Park
Crediton



319./4231

Ack.

Park Farm
Credton
Devon
EX17 3PR

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 the recent notifications about Mid Devon Local plan and the call for development sites. We have two fields away from our main holding which we look to diversify from agriculture and would suggest that they are suitable for development either for housing or leisure, holiday chalets etc. Whilst both fields could be included we have suggested initially consideration of a limited area close to the existing development.

We would like 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





For official use only:

Reference _____
 Received 20.3.14
 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:		Date:	<u>15.03.14</u>
Please note that this form 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 M. P. Pugsley	
Contact address	Park Farm, Crediton, Devon. EX17 3PR	
Site Address	Land off Park Lane, Barn Park, Crediton.	
Telephone Number		
E-mail	1	
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	
Company / agent / body	
Representing	
Contact address	
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	Land Off Park Lane (Adj. Yeolands House) Barn Park Crediton
Site postcode	EX17 3PQ
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?
Agriculture

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	0.57ha
Area suitable for development	0.57ha

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
Private Dwelling(s), Holiday Chalets or camping barns for leisure purposes.

How many dwellings could be built on the site?	
Number of dwellings in total	2

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	Rights of access to fields confirmed
Existing local plan policies	
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.

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	1

Do you know of any other issues that we should be aware of?	
Legal Rights of access through Park Lane have been confirmed.	

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**