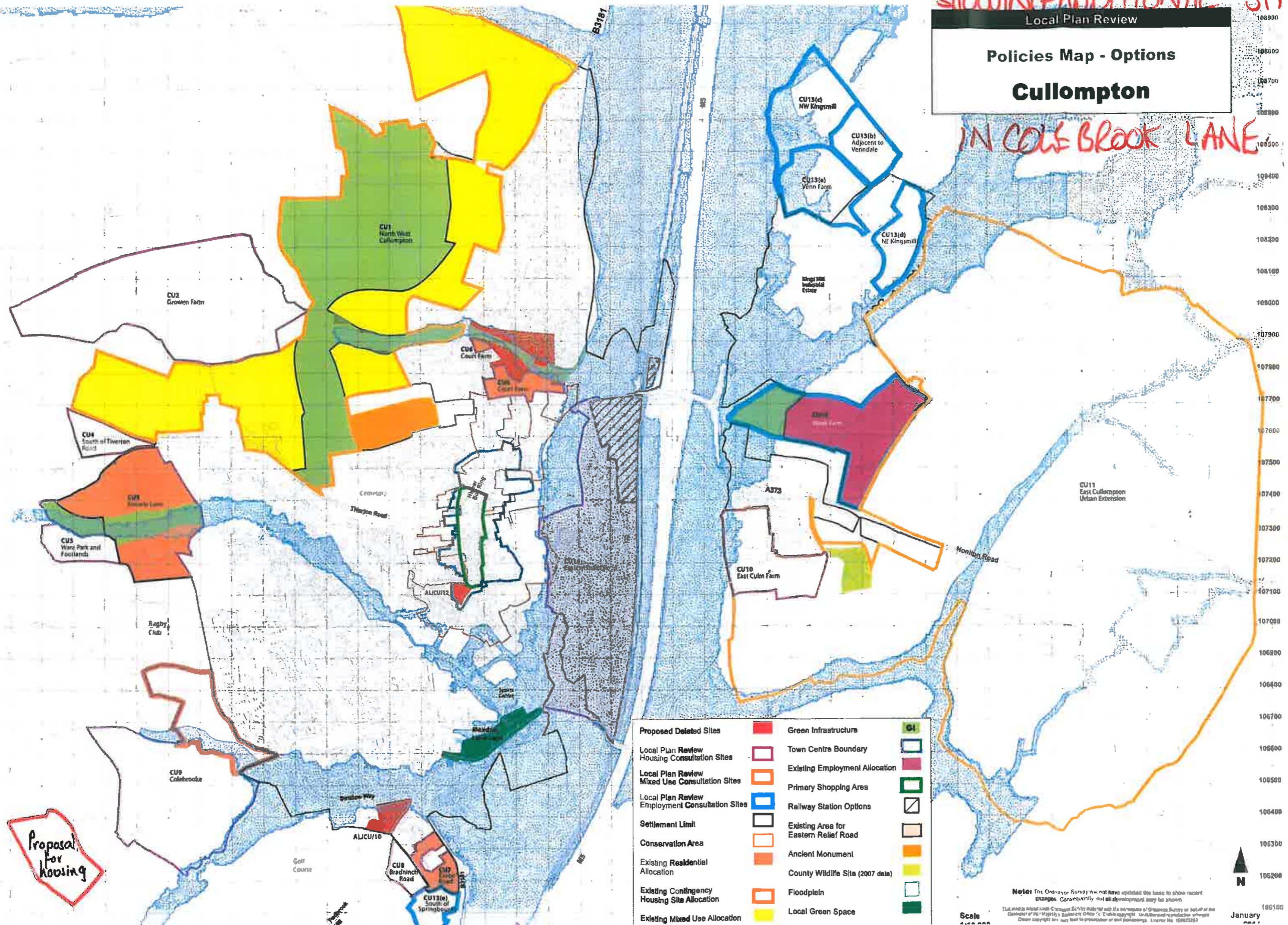


SHOWING ADDITIONAL SITE

Local Plan Review  
**Policies Map - Options**  
**Cullompton**

IN COLLE BROOK LANE



Proposal for housing

Proposed Deleted Sites	Green Infrastructure	GI
Local Plan Review Housing Consultation Sites	Town Centre Boundary	
Local Plan Review Mixed Use Consultation Sites	Existing Employment Allocation	
Local Plan Review Employment Consultation Sites	Primary Shopping Area	
Settlement Limit	Railway Station Options	
Conservation Area	Existing Area for Eastern Relief Road	
Existing Residential Allocation	Ancient Monument	
Existing Contingency Housing Site Allocation	County Wildlife Site (2007 data)	
Existing Mixed Use Allocation	Floodplain	
	Local Green Space	

Note: The Ordnance Survey we have updated site based to show recent changes. Consequently not all development may be shown.  
This map is based on the Ordnance Survey data and the information of Ordnance Survey or that of the Controller of the Ordnance Survey Office. It is not a legal document. It is not a substitute for a planning application. It is not a guarantee of any kind. It is not a contract. It is not a warranty. It is not a statement of fact. It is not a statement of opinion. It is not a statement of intention. It is not a statement of policy. It is not a statement of strategy. It is not a statement of principle. It is not a statement of guidance. It is not a statement of advice. It is not a statement of recommendation. It is not a statement of approval. It is not a statement of disapproval. It is not a statement of any kind.

Scale



January

<b>For official use only:</b>	
Reference	_____
Received	_____
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 28<sup>th</sup> 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: <b>19 March 2014</b>
---------------	----------------------------

**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)	
	No	/
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name	Mr W J Elworthy	
Contact address	Colebrook Court, Cullompton, Devon, EX15 1PD	
Site Address	Part OS Enclosure 7031, Colebrook, Cullompton, Devon, EX15 1PD	
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	Clive Madge
Company / agent / body	Thorne & Carter
Representing	Mr W J Elworthy
Contact address	11 & 13 High Street, Cullompton, Devon, EX15 1AB
Telephone Number	
E-mail	

<b>For official use only:</b>	
Reference	_____

Site details	
Site address	Part OS Enclosure 7031, Colebrook, Cullompton
Site postcode	EX15 1PD
Site OS grid reference if known	ST0075 0628
Previous SHLAA reference (if applicable)	n/a
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	4.89 ha
Area suitable for development	4.89 ha

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
The site appears to be most suitable for housing only.

How many dwellings could be built on the site?	
Number of dwellings in total	200

#### 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	Yes, improved access would need to be provided.
Existing local plan policies	Yes the site is outside the current settlement limit of the town.
Tree cover	No
Topography	No
Local character	No
Ownership issues	No
Legal issues e.g. covenants	No
Contamination / pollution	No
Environmental designation	No
Flood risk	No
Infrastructure requirements	Yes
Market viability	No
Other considerations	The land is within relatively close proximity to the centre of the town as compared to other land put forward for housing.

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

Extra capacity of schools and local services to accommodate the development could be provided without unusual costs.

#### 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?**

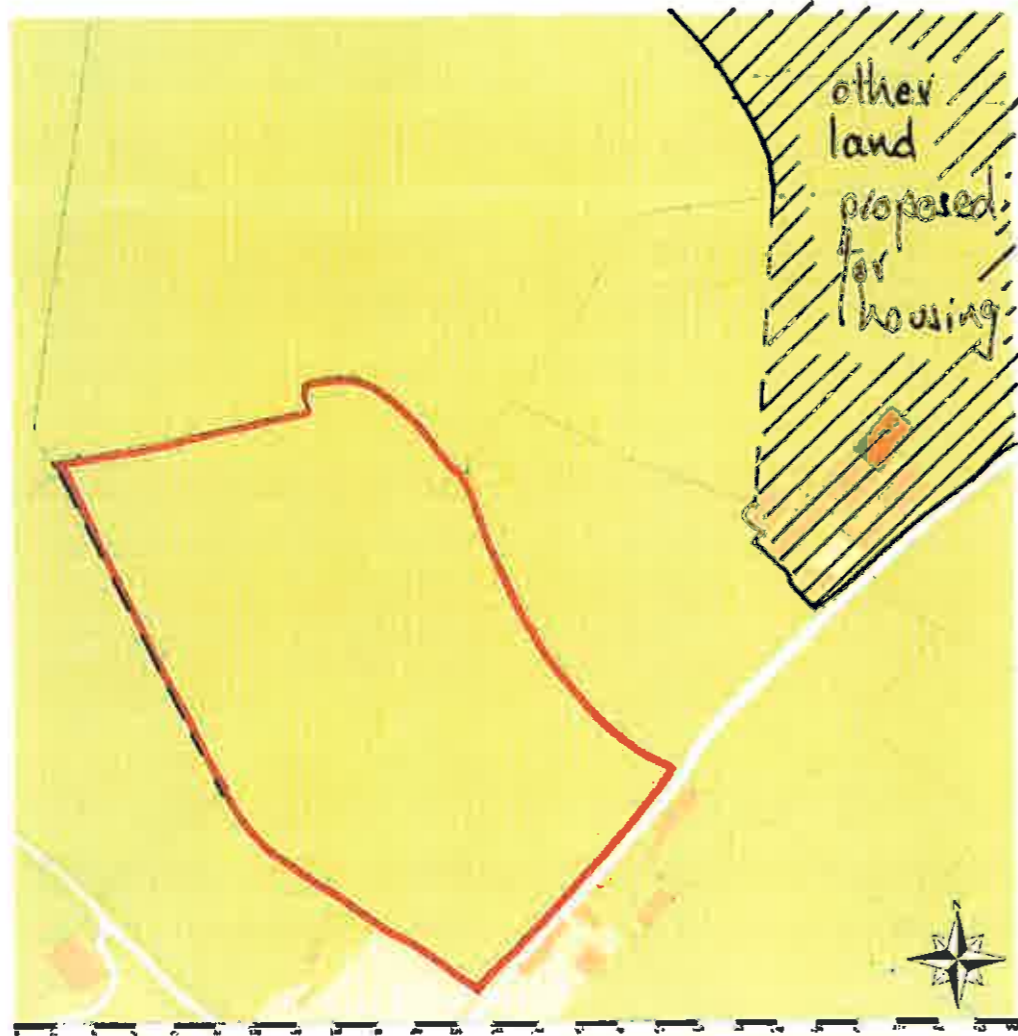
Number of years	2
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**Do you know of any other issues that we should be aware of?**

For Identification - The land comprises the eastern portion of an existing enclosure. There is no boundary structure to the north half of the south west part of the area proposed.

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 28<sup>th</sup> June 2013:

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



**ENCLOSURE 7031, COLEBROOK LANE, CULLOMPTON, DEVON, EX15 1PD**

**Thorne + Carter, Chartered Surveyors**  
11 & 13 High Street, Cullompton, Devon

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Scale: 1/2500

For identification purposes only; although believed correct,  
accuracy is not guaranteed.