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Mount Pleasant Farm
Sampford Peverell
Tiverton
Devon
EX16 7BU

21st March 2014

Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP

Dear Sirs

Re: Strategic Housing Land Availability Assessment

Further to our recent visit to your offices and meeting with Nick Cardnell regarding the possibility of part of the land at Mount Pleasant Farm being considered in the SHLAA, we enclose herewith completed Potential Housing Site Form 2014 for your consideration in the Mid Devon Local Plan Review.

We also enclose OS Map outlining the area of land available edged in red. This site would link up well with a neighbouring plan (already submitted) to the Northern and Eastern edges of this proposal and would seem a natural progression to infill land between the village and the North Devon link Road.

Our land is located on the village edge and ideal for housing with good road and rail communications, bus stop nearby in Whitnage Road with hourly services to Tiverton, Exeter and Tiverton Parkway Station. It is also within easy walking distance of the Village Shop/Post Office, Doctors Surgery and Primary School.

Yours faithfully

David & Margaret King

Encs. SHLAA Form & OS Map



For official use only:	
Reference	_____
Received	_____
Acknowledged	_____

Strategic Housing Land Availability Assessment

Mid Devon District Council


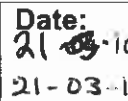
Potential Housing Site Form 2014

- 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:	
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	NO
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name	DAVID & MARGARET KING	
Contact address	MOUNT PLEASANT FARM, SAMPFORD PEVERELL, TIVERTON, DEVON EX16 7BU	
Site Address	AS ABOVE	
Telephone Number	- - - -	
E-mail	.com	
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	N/A
Company / agent / body	
Representing	
Contact address	
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details

Site address	PART OF MOUNT PLEASANT FARM SAMPFORD PEVERELL TIVERTON
Site postcode	EX16 7BU
Site OS grid reference if known	ST0314
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

NO

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

Area of whole site

1.33 ha

Area suitable for development

1.30 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

HOUSING ONLY

How many dwellings could be built on the site?

Number of dwellings in total

TBA

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 - SEE BELOW
Existing local plan policies	No
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	No
Market viability	No
Other considerations	No

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

YES - IF THE ADJOINING LAND ALREADY IN THE SHLAA PLAN TO THE NORTH & EAST IS ALSO DEVELOPED.

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
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?

Do you know of any other issues that we should be aware of?
<p>IF OUR PERSONAL CIRCUMSTANCES CHANGE (ie HEALTH ETC) OVER THE NEXT FEW YEARS THEN WE MAY CONSIDER MOUNT PLEASANT FARMHOUSE, BARNS, GARDEN AND FRONT Paddock TO ALSO BE INCLUDED IN ANY PROPOSED DEVELOPMENT AT THAT TIME. THIS MAY BE MORE ATTRACTIVE TO A DEVELOPER AS A WHOLE AND WOULD EQUATE TO APPROXIMATELY AN ADDITIONAL 0.7 ha (1 $\frac{3}{4}$ acres).</p> <p>THERE IS EXISTING PLANNING APPROVAL FOR CHANGE OF USE OF ONE OF THE BARNS TO FOUR HOLIDAY UNITS REF: 42/87/1141/BR.</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

H.M. LAND REGISTRY

TITLE NUMBER

DN271620

PLANANCE SURVEY
PLAN REFERENCE

ST0314

Scale
1/2500

COUNTY DEVON

DISTRICT

MID DEVON

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The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

21 19 11
P.L. 11/20/11

