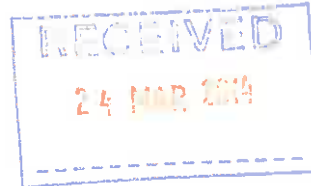


HERITAGE VISION

The Studio
Kephale, Clapps Lane
Beer, Devon
EX12 3HG

Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
TIVERTON
Devon.



21st March 2014

Dear Sir/Madam

Strategic Housing Land Availability Assessment: potential housing site submission

Site: Land north of The Old Rectory, including West Hayes, Kennerleigh, EX17 4RS

Please find enclosed a Potential Housing Site Form 2014, duly completed, signed and dated, along with an OS based location plan indicating the location of the site.

The details have also been submitted as *pdf* files to Ms Li, Forward Planning Officer.

We trust that this is sufficient information to enable the site to be considered as part of the strategic assessment.

Yours faithfully,

Mrs Nichola Burley MRTPI, IHBC
Director, **Heritage Vision Ltd**

HERITAGE VISION LTD

Director: Nichola J Burley, MRTPI, IHBC Company Secretary: Alan R Burley VAT Reg No. 114 1997 18
Registered in England No. 5150729 Reg. Office: The Old Dryer, Hinton Business Park, Tarrant Hinton, Dorset. DT11 8JF





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:	21st March 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)	YES
	No	
If yes, provide contact details of the person who should be contacted to arrange a site visit.		Adrian & Julia Miller

Your details (Land owner)		
Name	Mr Adrian & Mrs Julia Miller	
Contact address	The Old Rectory, Kennerleigh, CREDITON. EX17 4RS	
Site Address	Land to the north of The Old Rectory, including West Haves, Kennerleigh, CREDITON. EX7 4RS	
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	Mrs Nichola Burley
Company / agent / body	Heritage Vision Ltd
Representing	Mr & Mrs A Miller
Contact address	The Studio, Kephalo, Clapps Lane, Beer, Seaton. EX12 3HG
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	Land to the North of The Old Rectory including West Hayes, Kennerleigh, CREDITON
Site postcode	EX17 4RS
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?
Dwelling, kitchen gardens and lawn

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	c. 4500 sq m
Area suitable for development	All of the site

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
Suitable for housing

How many dwellings could be built on the site?	
Number of dwellings in total	1 - 4

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	
Existing local plan policies	The site is not within a settlement development boundary
Tree cover	A tree survey has been undertaken that concludes that development can be undertaken without harm to the trees bounding the site
Topography	
Local character	Being a generous size and in a village centre location, the site is of a size and in a location where the development can be designed in a manner that will preserve and/or enhance the character and appearance of Kennerleigh Conservation Area and will not cause any harm to the wider landscape setting of the village
Ownership issues	
Legal issues e.g. covenants	
Contamination / pollution	
Environmental designation	
Flood risk	
Infrastructure requirements	
Market viability	
Other considerations	A biodiversity survey has been undertaken that concludes that development can be undertaken without harm to biodiversity

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

Yes, either through the allocation of a development boundary for Kennerleigh to include the site or through the specific allocation of the site for housing within the emerging Local Plan

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 - 3

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

Kennerleigh is a small village and parish which has a good number of facilities for its small size, notably the shop and post office, village hall and active church. To maintain and reinforce these facilities for the comparatively isolated and small parish, a few carefully located and well detailed dwellings would provide additional vitality and help ensure the viability of the community's facilities thereby avoiding the need for residents to travel further afield.

Village centre Location
The site is close to the centre of the village bounded by development on three sides. It is entirely within the built-up area of the village.

Site description
The site comprises the plot of West Hayes, a 1930's bungalow, two kitchen garden areas and an extensive lawn. The site could comfortably accommodate up to 4 homes. The site has existing highway access.

Continued over the page

continued

- **The bungalow**

West Hayes is a pre-fabricated bungalow constructed in the 1930's that is reaching the end of its useful life. The building is extremely energy inefficient and is considered to be beyond economic repair. The bungalow is not in keeping with the character and appearance of Kennerleigh; it detracts from the appearance of the conservation area. The bungalow would be demolished as part of a small scale, village centre development.

- **Kitchen garden areas**

A kitchen garden north of West Hayes garden and a kitchen garden north of The Old Rectory are included in the site. The Old Rectory has a vegetable garden and orchard on its southern side so the property would not be devoid of cultivation space if these kitchen garden areas were lost. The kitchen garden areas are included in the proposed development site to enable the design of a well laid out development with ample garden space for the new homes.

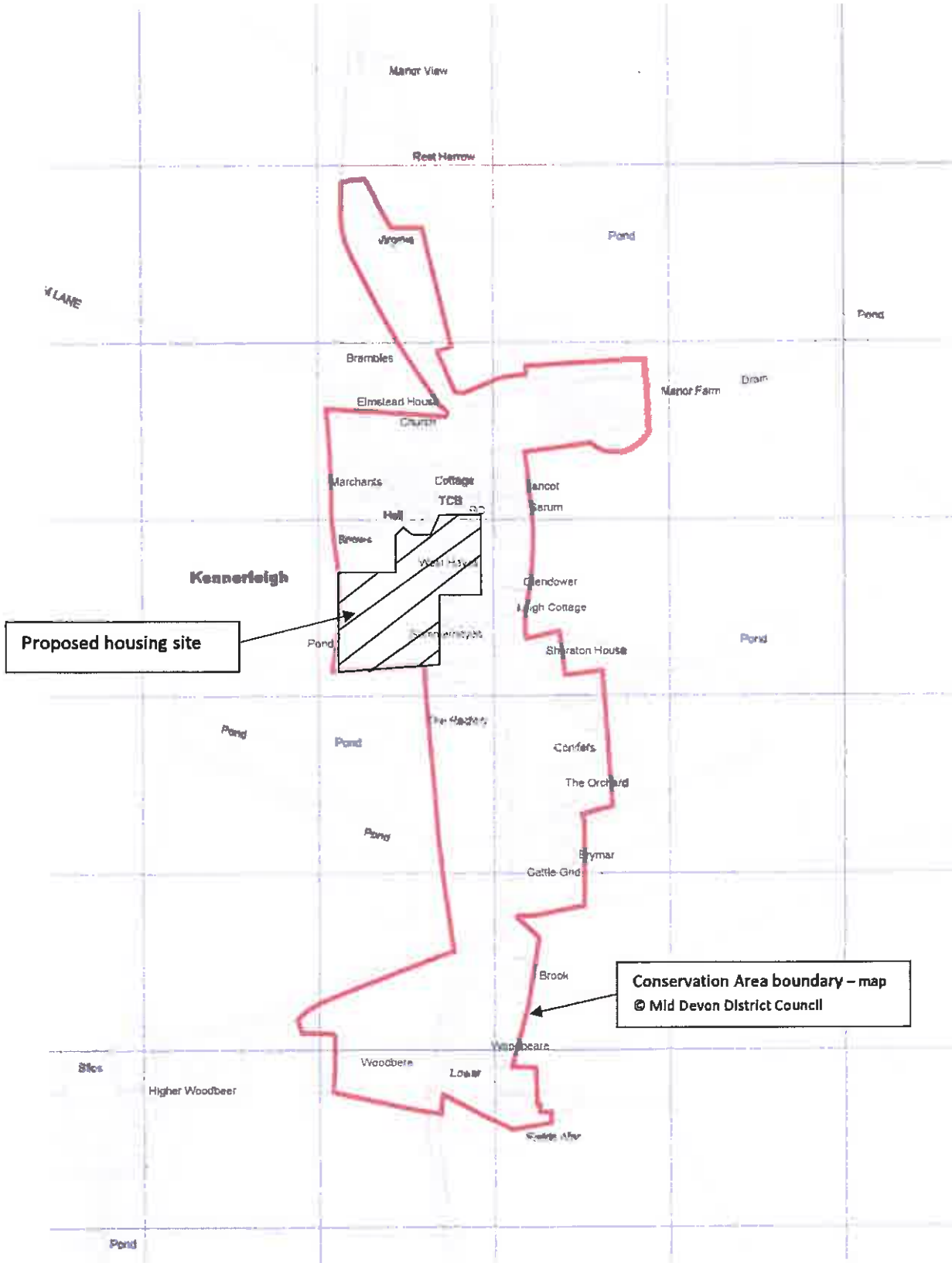
- **The lawn**

The lawn has been used by the landowners family as a play area but ample play areas and lawns exist on the south and west sides of The Old Rectory.

The proposed development site is considered to be in an ideal village centre location, where the loss of an inefficient, unattractive bungalow and surplus garden areas offers the opportunity for redevelopment with up to 4 comfortable houses that would enhance the character, appearance and vitality of the village and parish.

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**



Proposed housing site:
 Land to the North of The Old Rectory, including West Hayes,
 Kennerleigh
Land owners: Mr & Mrs A Miller
Dwg: StC LP1.1

March 2014

HERITAGE VISION
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 nichola@heritagevision.co.uk
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