

Local Plan Review Consultation
Mid Devon District Council
Phoenix House
TIVERTON

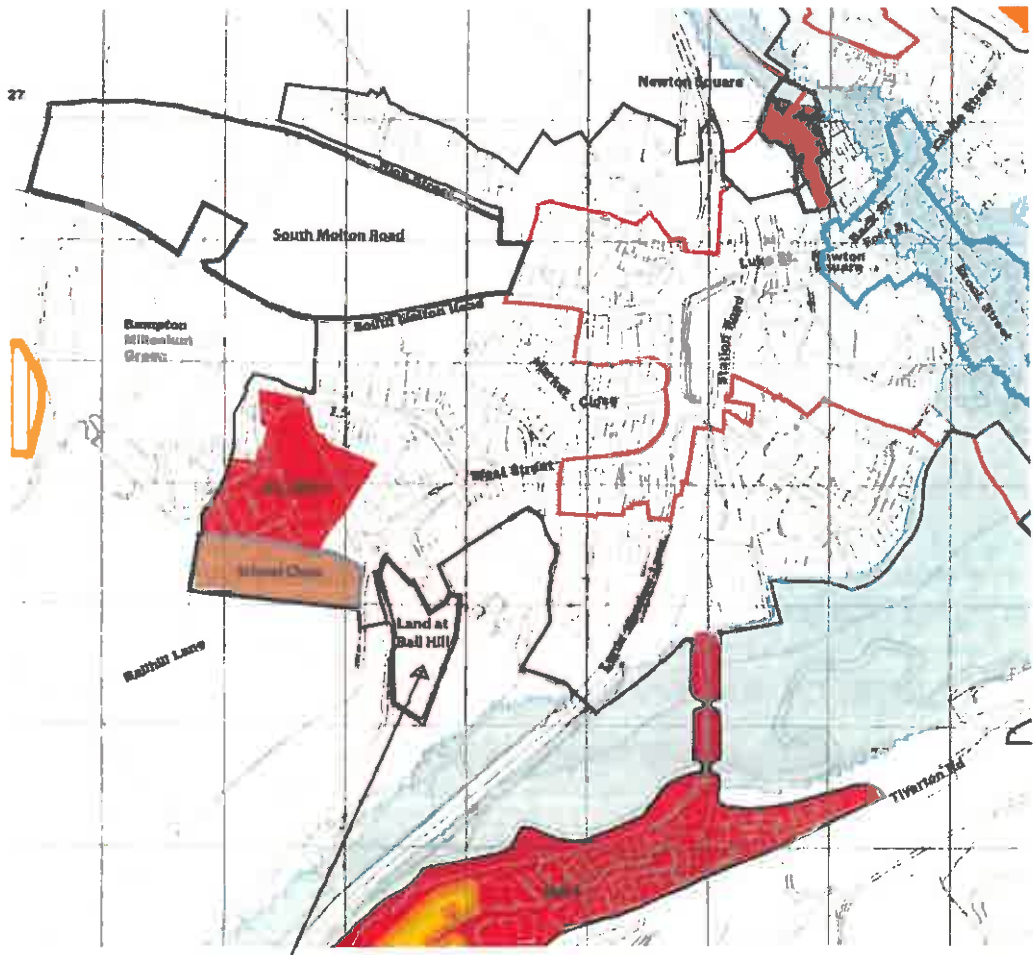
EX16 4PP

21st March 2014

Dear Sirs

Bampton – Land at Ball Hill

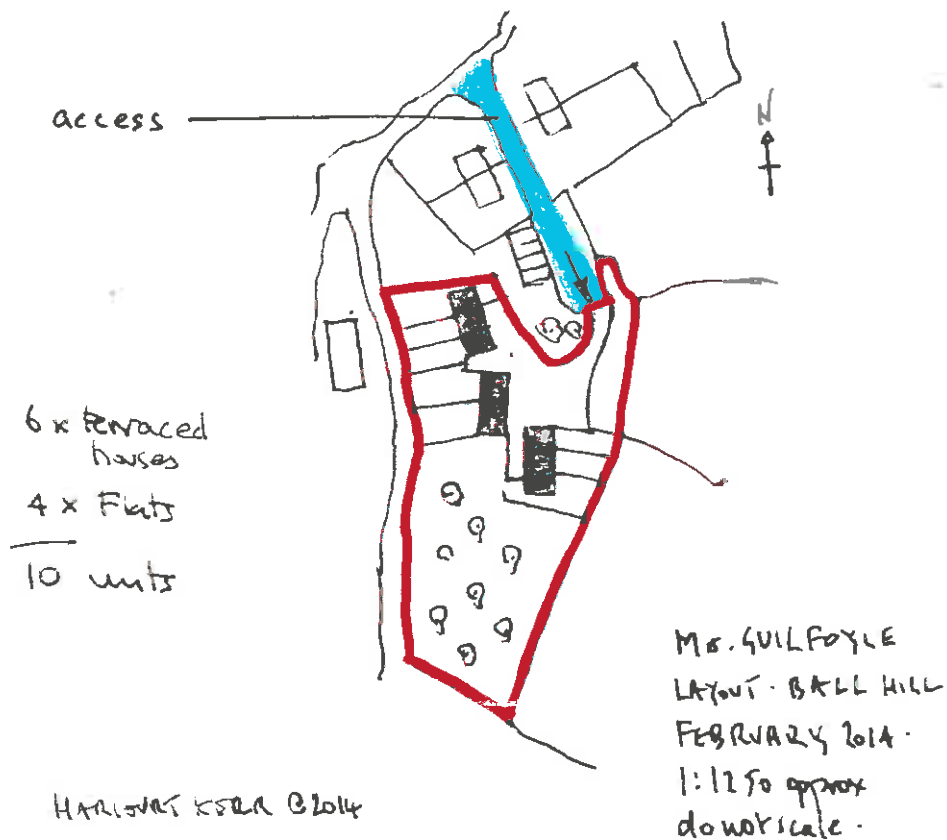
We confirm this land is available.



Land at Ball Hill.

[page 2 over

We further confirm policy Rural Areas – Table 23 that this site is capable of supporting 10 to 12 units and we attach an approximate plan of the arrangement and access.



This site can be delivered at an **early point** in the plan period and is of a scale and location that falls well within the locality, is not visually intrusive.

The site has access of the **existing** infrastructure

The site is in a **sustainable** location within 300 metres of the village centre school and public transport.

The site has similar credentials to two adjoining sites that have recently gained planning consent (off school close).

We support the **Rural Areas** policy.

 PHILIP KERR FRICS

PHILIP KERR FRICS