



**Mid Devon Local Plan Review
Options Consultation January 2014**

Representation on behalf of the T M Doble Settlement Trust

Introduction

The following representation is made on behalf of the T M Doble Settlement Trust following publication of the Mid Devon District Council Local Plan Review – Options Consultation (January 2014).

Policy S3: Amount and Distribution of Development

Two distribution options are proposed to meet a need to deliver approximately 8,400 dwellings between 1st April 2013 and 31st March 2033.

In principle we **support** Option 1 which concentrates development at Tiverton, Cullompton and Crediton with additional growth at other settlements that assists with meeting local needs and promotes vibrant rural communities.

Policy COR17 in the adopted Core Strategy identifies a number of villages considered suitable for minor proposals and site allocations. Our clients own land at Hemyock, one of the villages identified under the aforementioned policy.

Hemyock is a sustainable rural settlement that offers a good range of facilities and services including a school, post office and convenience stores, public house, doctor's surgery, parish church, village hall and recreational facilities and as such must be considered capable of supporting additional growth.

Such a strategy would be fully in line with the provisions of Paragraph 55 of the National Planning Policy Framework which advocates allowing development in rural areas "where it will enhance or maintain the vitality of rural communities".

Tables 1 – 5 (Population and Housing) within the Local Plan Review demonstrates that the population of Mid Devon is growing faster than that of the remainder of the county and south west and that house prices are also higher in comparison.

There therefore exists an unmet demand for both open market and affordable housing within the rural areas. Planned growth would be an appropriate means to start addressing this problem.

Our clients therefore propose that Option 1 should be considered the preferred distribution strategy and that land north of Culmbridge Farm, as identified of the attached plan (and on the Options Consultations Maps) should be allocated for principally residential development.

Development at a similar density to that of the adjoining housing estate, approximately 8 dwellings per acre would suggest that our clients land (total ownership 13 acres) could deliver some 110 dwellings, which in line with Policy S4 (Meeting Housing Needs) could deliver 35% of the overall units in the form of affordable dwellings i.e. 39 dwellings. We understand that there is currently an unmet need for some 45 affordable homes and therefore development of our clients land would go a long way to meeting this unmet need.

In addition, also in line with Policy S4 (c) to meet the changing age structure of Mid Devon, 20% of these dwellings would be specifically designed for elderly occupants.

Structural landscaping and planting to the northern and eastern edges of the site would help create defensible boundaries against future development into the countryside beyond.

Additional development would help to maintain the viability of the villages existing services and facilities and potentially facilitate the provision of additional community facilities to be identified through future community engagement as part of the planning process and potentially include expansion / relocation of the doctor's surgery (subject to viability).

We confirm that our clients land is within single ownership with no immediate constraints to development and therefore extremely deliverable, subject to the planning process.

Prepared by:



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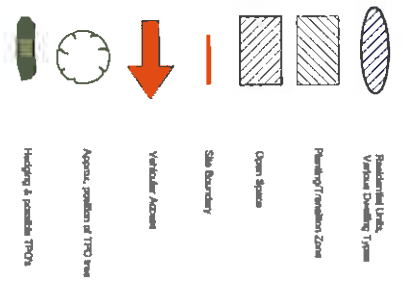
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March 2014
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Rev	Description	Date	By
A	Access moved to accommodate site	18/03/14	JS



Site Area:
 5.26 Ha
 13 Acres



LAND & PLANNING DIVISION
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PROJECT TITLE
 Land North of Culmbridge Farm
 Hemlock

DRAWING TITLE

Site Area, Access & Initial Concept Layout

STATUS Sketch

SCALE 1:1250

DATE MARCH 2014

DWG NO 1132-SK-01

REVISION A

REV A3
DRWN JS