

Sandra Hutchings

From: Martin Hall <1
Sent: 24 March 2014 18:22
To: DPD
Cc: Dean Titchener
Subject: Local Plan Review comments
Attachments: The Croft - Culmstock Map Location.pdf; Mid-Devon District Council SHLAA form.pdf

Dear Sirs,

Further to my conversation with Dean Titchener this morning, I wish to propose a further site option which is located in Culmstock. I am one of the four joint landowners of the land and we are willing to allow this land to be put forward for development under the current Local Plan Review.

I attach a Potential Housing Site Form and a Map detailing the location of the proposed site.

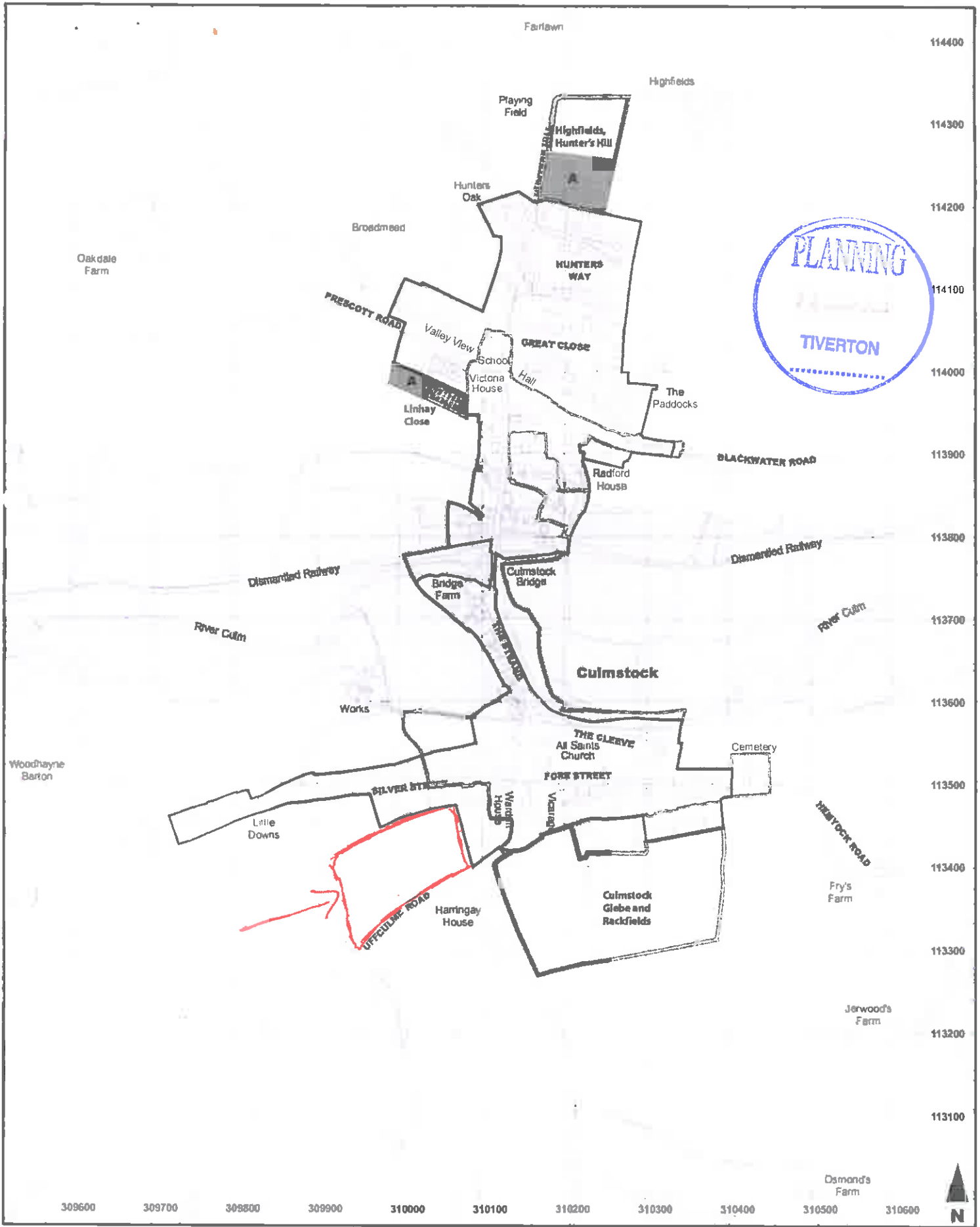
Please feel free to contact me if you need any further information.

I would be grateful to receive confirmation of your receipt of this email and trust that you will accept the addition of this site as one of the options being considered under the Local Plan Review.

Kind regards
Martin Hall

Martin Hall





Local Plan Review
Policies Map - Options
Culmstock

Scale
1:6000

January
2014

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently not all development may be shown.
 This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. It is not to be used for publication without the express written approval of Ordnance Survey. Licence No: 100022202

For official use only:	
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 28th 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:	24/03/2014
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)	
	No	No
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name	Martin Hall	
Contact address	37 Percival Drive, Harbury, Leamington Spa, CV33 9GZ	
Site Address	Field known as "The Croft" located to the north side of Uffculme Road in Culmstock, Devon – see attached map. Approximate OS Grid reference is 310000 / 113400. Rural Land Register Parcel ID 9939 and Sheet ID ST0913	
Telephone Number		
E-mail		
Are you the landowner?	Yes	Yes, I am one of four siblings who are joint landowners.
	No – who owns the land?	
	No – are you acting on behalf of the landowner?	I am acting on behalf of the four joint landowners
	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	
Company / agent / body	
Representing	
Contact address	
Telephone Number	

E-mail	
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<u>For official use only:</u>	
Reference	_____

Site details	
Site address	Field known as "The Croft" located to the north side of Uffculme Road in Culmstock, Devon – see attached map. Approximate OS Grid reference is 310000 / 113400. Rural Land Register Parcel ID 9939 and Sheet ID ST0913
Site postcode	Not known – approximately EX15 3--
Site OS grid reference if known	310000 / 113400
Previous SHLAA reference (if applicable)	
<p>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.</p>	

CURRENT AND POTENTIAL USE

What is the current use of the site?	
Pasture land – has been let in recent years for sheep grazing on annual grazing licence	

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	1.66 Ha
Area suitable for development	Not clear at this stage – most of it?

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

Not sure - presumably mainly housing but could include some employment

How many dwellings could be built on the site?

Number of dwellings in total

Not sure

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	
Tree cover	
Topography	
Local character	
Ownership issues	
Legal issues e.g. covenants	
Contamination / pollution	
Environmental designation	
Flood risk	
Infrastructure requirements	
Market viability	
Other considerations	

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

AVAILABILITY

Is the site immediately available for development?			
Yes (it is possible that a new grazing licence will commence in April 2014 and expire in November 2014)	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			Yes
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			At latest 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	Not sure – one year?

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



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 28th June 2013:

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