

Sandra Hutchings

From: Craig Noel
Sent: 24 March 2014 18:00
To: DPD
Cc: Valerie Watts
Subject: Mid Devon Local Plan Review
Attachments: Plan Thorverton land West of the Glebe, Thorverton SHLAA site.pdf; Mid Devon Local Plan Review site to the west of the SHLAA site, Thorvert....pdf; Plan Land West of Lynch Close and Cleaves Close.pdf; Mid Devon Local Plan Review site land west of Lynch Close and Cleaves Cl....pdf; Plan site to the east of New Estate, Sweetham, Newton Saint Cyres Site A....pdf; Mid Devon Local Plan Review site to the east of New Estate Sweetham New....pdf; Plan Site B, land east of New Estate, Sweetham, Newton Saint Cyres.pdf; Mid Devon Local Plan Review land east of New Estate Sweetham Newton Sai....pdf; Mid Devon DC Local Plan review options 24.03.14-150375.pdf

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

Direct dial: 01273 407045
Direct fax: 01273 478995

Email:

Our Ref: CLN/vaw
 24 March 2014



Dear Sir/Madam

Mid Devon Local Plan Review

I enclose for consideration four completed SHLAA forms in connection with new sites, for consideration as part of the Local Plan review process. The submission of additional sites for consideration in this way was agreed in email correspondence between Liz Pickering and Steven Pattie of this firm.

This covering letter relates in particular to the SHLAA submission form in connection with land at Thorverton Glebe. There are two separate points to make in this respect.

Firstly, in the 2013 SHLAA, land known as Site 1, Thorverton Glebe was assessed. In terms of site availability, the eastern part of the site was regarded as being available immediately for development whereas the western part was not. The SHLAA records that this land would not be available until March 2015.

The western part of Site 1 was submitted by my firm for consideration on an independent basis. There are no particular constraints over its availability for development. It should be assessed independently from land to the east, which is in separate ownership. It is not however resubmitted for assessment as the site has already been put forward.

What is now submitted for consideration is an additional parcel of land to the west of the western parcel of Site 1, Thorverton Glebe. This land is currently occupied under a tenancy agreement with the Parish Council, as allotment land. It is submitted for consideration as an addition to the western part of Site 1, but not as a stand-alone alternative. In other words the western part of Site 1 should be assessed in isolation to the eastern parcel, and there should be a separate assessment of the western part of Site 1, with the additional land now put forward for consideration. As the forms submitted make clear, our client landowner has alternative land within the periphery of Thorverton suitable for the allotments relocation.

Please do contact the writer if there are any queries in connection with these points. In the meantime I look forward to receiving your acknowledgement of receipt of these submissions.

Yours sincerely



Craig Noel

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201 High Street
Lewes
East Sussex
BN7 2NR

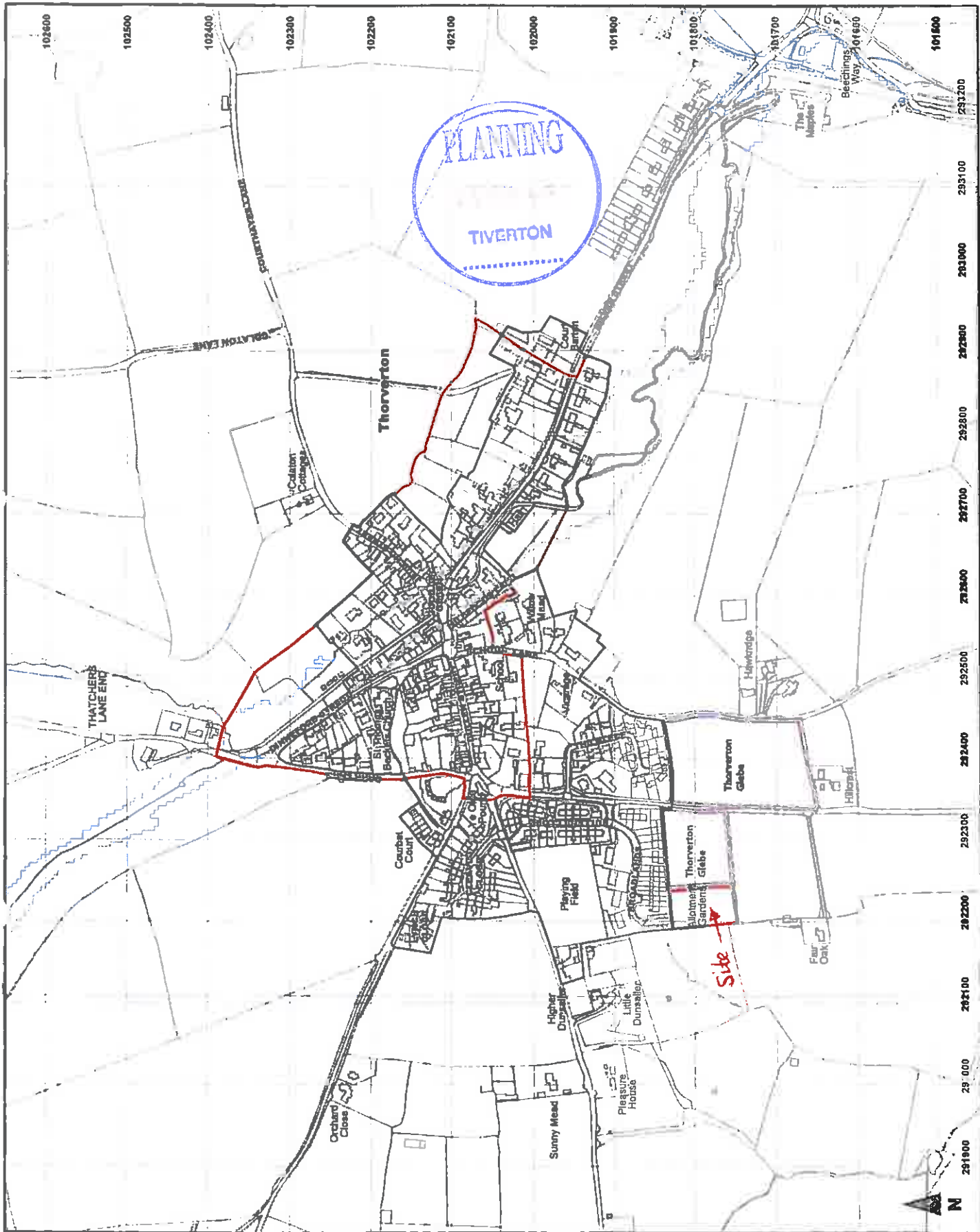
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Enc SHLAA forms & plans x 4

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- Settlement Limit
- Conservation Area
- Floodplain
- Local Plan Review Housing Consultation Sites

Local Plan Review
Policies Map - Options
Thorverton

Scale
 1:6000

Note: The Ordnance Survey will not have updated the base to show changes. Consequently, not all development may be shown.

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January
 2014

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:	24 th 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)	
	No	✓
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name	The Church Commissioners for England	
Contact address	c/o Agent	
Site Address	Land to the west of the Glebe (part SHLAA site Thorverton 1 - December 2013), Broadlands, Thorverton	
Telephone Number		
E-mail		
Are you the landowner?	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	Craig Noel
Company / agent / body	Strutt & Parker LLP
Representing	The Church Commissioners for England
Contact address	201 High Street, Lewes, East Sussex, BN7 2NR
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	Allotment Gardens, Broadlands, Thorverton
Site postcode	EX5 5PT
Site OS grid reference if known	E: 292214 N:101791
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?
Allotment Gardens

Is there an existing planning permission on the site?	
Yes (please give planning permission number)	
No	<input checked="" type="checkbox"/>

What is the estimated area of the site (hectares/square metres)?	
Area of whole site	0.4ha
Area suitable for development	0.4ha

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 residential-led development

How many dwellings could be built on the site?

Number of dwellings in total	Approx 14 (at 35 DPH)
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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	No known constraints
Existing local plan policies	Currently outside of and adjacent to village settlement boundary.
Tree cover	No known constraints
Topography	No known constraints
Local character	No known constraints
Ownership issues	No known constraints
Legal issues e.g. covenants	No known constraints
Contamination / pollution	No known constraints
Environmental designation	No known constraints
Flood risk	No known constraints
Infrastructure requirements	No known constraints
Market viability	No known constraints
Other considerations	N/A

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

N/A

AVAILABILITY

Is the site immediately available for development?

Yes	Is the site currently for sale and being marketed through a land agent?	Yes	
		No	<input checked="" type="checkbox"/>
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	

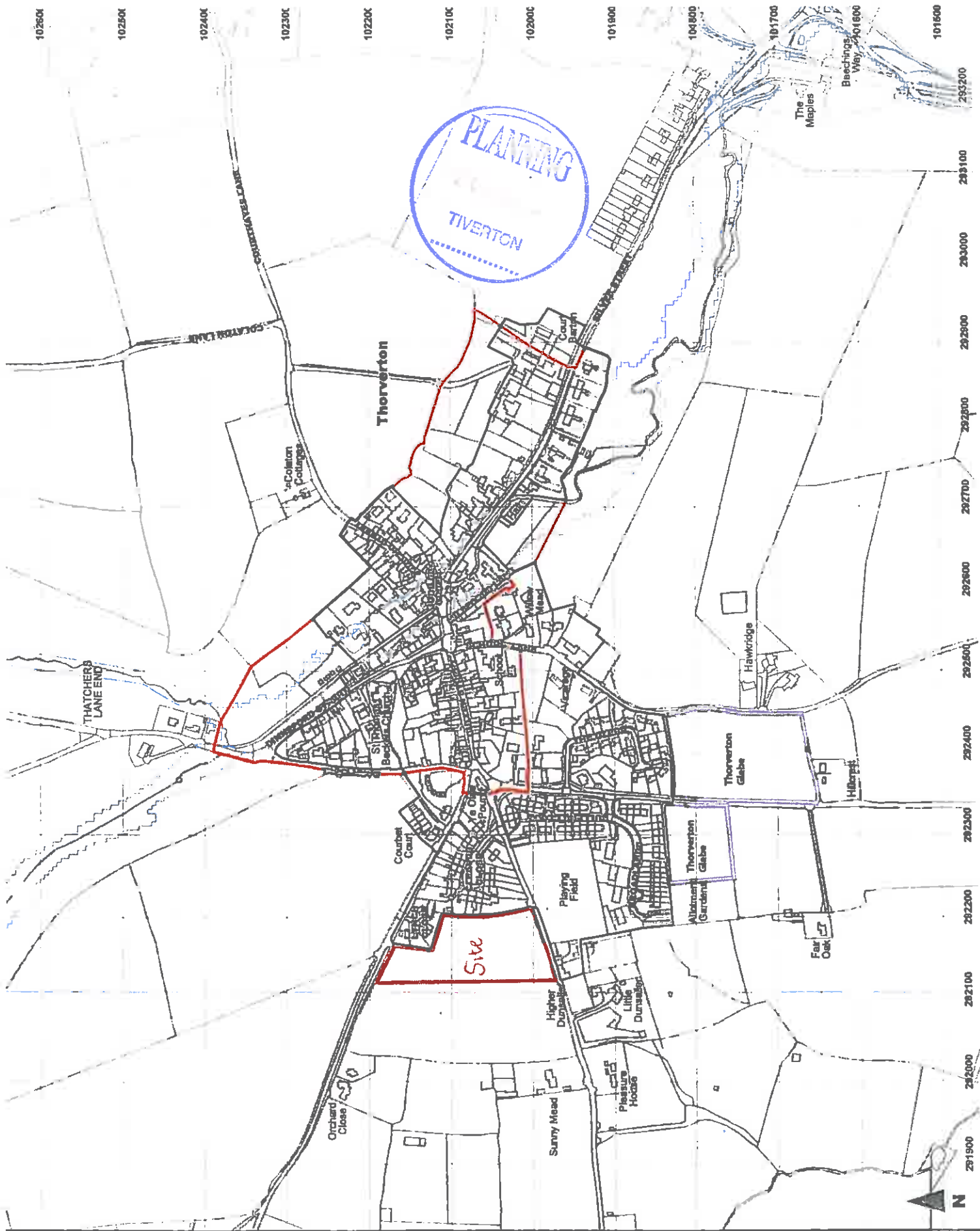
Once commenced, how many years do you think it would take to develop the site?	
Number of years	1

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

The land is currently used as allotments; however the land owner has interests in other land around the village periphery which could potentially be suitable for relocating this facility.

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**



- Settlement Limit
- Conservation Area
- Floodplain
- Local Plan Review Housing Consultation Sites

Local Plan Review
Policies Map - Options
Thorverton

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently not all developments may be shown.

Scale 1:5000

January 2024