

Jenny Clifford

From: Glenn Crocker <gcrocker@xlplanning.co.uk>
Sent: 17 September 2018 21:03
To: Lucy Hodgson; Jenny Clifford; Arron Beecham
Cc: Di Norman
Subject: RE: TIV16 and Local Plan Review public examination
Attachments: Horston Garage SL Plain P.pdf; Horston Garage SLP.pdf

Dear Jenny and Lucy

Following our telephone conversation, I can confirm that as the agent for the Landowner, following the recent acquisition of the former poultry production site and the petrol station at Horsdon Road, Mr R Toghill who also owns Newbury Metals, is looking to bring the land forward for redevelopment. I have attached a map of the land within Mr Toghills ownership.

Pre application advice has been sought from the LPA, the EA and Devon County Council regarding development potential uses of the land and the landowner is engaged in conversation with several potential end users of the site.

The Environment Agency are particularly supportive in seeing the site brought forward, as this will allow for a flood plain to be created on part of the land next to the river and the relocation of the scrap yard away from the river, as part of any redevelopment.

Detailed contamination and topographical surveys have been undertaken.

I can confirm that there is a very real prospect that this site will be delivered and should remain as an allocated site within the Local Plan. The landowner would be willing to enter into an agreement to deliver the site if necessary.

I hope this email is of help but if you require further information please let me know.

Kind regards

Glenn

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Attached plan of Mr Toghill's land ownership via PF123 Ltd and Tog Ltd

