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**From:** Local Plan Review  
**Subject:** FW: Local Plan Review representation and site submission  
**Attachments:** MDDC LP Review consultation rep.pdf

**From:** Russell Williams [REDACTED]  
**Sent:** 10 February 2017 17:27  
**To:** Local Plan Review  
**Subject:** Local Plan Review representation and site submission

Dear Sir/Madam,

Further to your ongoing Local Plan Review consultation, please find attached details pertaining to my clients land at Hemyock, which we wish to bring to your attention and consideration as a site for future residential development.

In addition, the submission makes a recommendation that the settlement boundary for Hemyock be realigned and a suggested route is proposed herein.

I trust that this provides sufficient information as to allow the submission to be fully considered but if you require any further information please do not hesitate to contact me.

With kind regards

Yours faithfully

**Russell Williams**  
Planning Consultant  
Greenslade Taylor Hunt

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Your Ref:  
 Our Ref: RW/Land at Orchard Hill  
 Date: 10 February 2017

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**BY EMAIL**

Dear Sir/Madam

### Local Plan Review Consultation – Response to housing land allocations

We act on behalf of Messrs' Brooks and Nicolson, who are the owners of agricultural land south of Culmstock Road, Hemyock, EX15 3RE. The purpose of this letter is to support the promotion of our clients land through the Councils recent Local Plan Review Consultation and to seek amendments thereto.

#### The Site

The Land edged red on the enclosed site identification plan at Annex A is owned by our clients.

The land comprises undeveloped agricultural land to the western fringe of Hemyock and lies immediately adjacent residential development to the north and east. Land to the south and west remains in agricultural use.

The land generally descends gently in a northerly direction, falling towards Culmstock Road. The site has a flat topography. The land is bound on all sides by native species hedgerow and mature tree planting.

The village school, public house, places of worship, village hall, health surgery, shops and sports facilities are all within a 400 metre radius of the site.

#### Site Constraints

We can confirm that there are no ownership issues that might prevent development on the site. We are not aware of any legal covenant preventing residential development of the land.

Residential | Lettings | Agricultural | Commercial | Development Land & Planning | Architectural Services | Auctions | Antiques Saleroom

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Partnership Secretary: Susie Westcott

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Our searches have concluded that the land subject of this promotion is not within an SSSI, SAC, SAP etc. The site is located on the western fringe of the Blackdown Hills Area of Outstanding Natural Beauty.

The site does not present any physical constraints to development, save for the provision of a suitable access to the land.

The land is within Flood Zone 1, is generally of a topography that can be readily developed; it is free draining and the open land does not contain any trees subject to preservation order or such that are in locations that might otherwise prevent development from taking place.

The site contains an area to the northeast corner where surface water attenuation is to be provided in association with the adjoining development.

With regard to access, we would anticipate a new junction being formed with the adopted highway to the north known as Culmstock Road. This would necessitate the partial removal and translocation of the roadside hedgerow in order to provide safe visibility splays across the road frontage. Initial site investigation and design work indicates that 2.4m x 43m splays can be achieved in both directions which is suitably safe as to serve a modest development such as this where the speed limit is 30mph.

In addition to a new vehicular access, pedestrian footway links would be provided along Culmstock Road with a connection to the existing pavement along the road frontage of Griffin Close. A footway link would also be secured into the recently approved residential development to the East (planning reference 16/00918).

Ecology should not present itself as a major constraint to development as has been proven on the adjoining development of 13 dwelling houses at Griffin Close (16/0693MOUT) and the recently approved development of 22 dwelling houses on land immediately east of this site (16/00918). The land has been actively farmed and maintained as low level pasture for decades and save for the established hedgerow network and possible presence of species within the general area, the land is considered to have limited ecological value/potential.

### **Assessment Considerations**

We can confirm that the land is within the sole ownership of our clients and that they have expressed a willingness to see the land released for development.

The land is currently in agricultural use as land for pasture; for planning purposes it can therefore be defined as a Greenfield site. The land does not contain any buildings.

The land does not, to the best of our knowledge, have a planning history. The most relevant development relates to the erection of 13 dwelling houses (16/00693MOUT & 16/0173MARM) now known as Griffin Close and more recently the approval of 22 dwellinghouses to the east of the site (16/00918MOUT). These developments have established a strong principle in favour of further residential development in this location,

which can be considered sustainable given its close physical and functional links to services and facilities in the settlement.

The site immediately bounds two approved sites for residential development and there are also houses immediately north along Culmstock Road. The land is therefore visually and physically related to the contiguous built up area of the settlement and further development is not considered to significantly harm the landscape character or scenic beauty of the area as a consequence.

Given the above considerations it can be concluded that the site is within a sustainable location and that subject to all other material considerations, development over the land should be acceptable in principle to the local planning authority.

The total area of land being promoted is 1.6 hectares or approximately 4.1 acres. The land is considered to be suitable for residential development. When taking account of all relevant planning constraints, we consider the land to be capable of delivering approximately 30 dwelling houses in total, with 21 being open market and 9 affordable.

With regard to anticipated timescale of delivery, we can confirm that the land is **available** immediately for development. Furthermore, we anticipate development being able to **commence** within 2 years of allocation. **Delivery** of the 30 houses would extend for a period of 2 years and, therefore, it would likely be completed within no more than 4 years of receiving allocation and grant of planning permission.

We would like to confirm the following matters:

- The site is **available** for development now.
- The site is **suitable** for residential development – it is our considered opinion that the land is in a suitable location as to support new residential development. Residential development in this location would contribute to the creation of sustainable, mixed communities with easy, safe and sustainable access to employment, education, retail and other services and facilities that are generally required for day to day living. The location of the site within the Area of Outstanding Natural Beauty is acknowledged, however, the site is well related to the contiguous built up area of the settlement and previously consented schemes on adjoining land. Therefore, subject to a sympathetic and high quality design being secured, residential development of the site would make a positive contribution to the overall character and sustainability of the settlement.
- Development is **achievable** and we consider there to be a reasonable prospect that housing delivery will commence on the site within 4 years.

Given the above, we consider the land to be:

- **Deliverable** – the land is available now, offers an appropriate location for housing development and there is a reasonable prospect that housing will be delivered on the site within 4 years.
- **Developable** – it is in a suitable location for housing development and there is a reasonable prospect that it will be available for development within the suggested timescales the time envisaged.

Given the above considerations, we would respectfully ask that you give due consideration to a further allocation of residential development over our clients land.

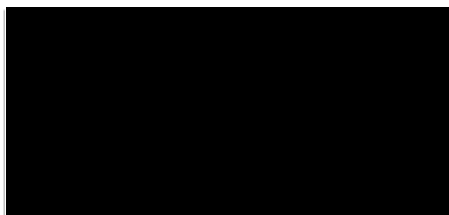
Furthermore, we feel that the proposed amendment to the settlement limit boundary at Hemyock, as set out on the Hemyock Publication Stage Policies Map (dated January 2017) should be revisited.

Given the extant permission for residential development on land to the east of our client's site and the strong case in favour of allocating the land now submitted to you, we feel that the proposed settlement limit along Culmstock Road at Hemyock should reflect the blue line as indicated on the enclosed identification at Annex B.

We consider there to be a strong case to support the residential development of our client's land and the realignment of the settlement limit at Hemyock, both of which will deliver a sustainable development in a well serviced community.

We therefore ask that a positive view be given to future residential development of our clients land for the reasons set out within this letter.

Yours faithfully



Russell J Williams BA (Hons) MA  
Planning Consultant  
Development Land and Planning

### Annex A – Site identification plan



### Annex B – Settlement limit review

MDDC proposed settlement limit - ——— Suggested amendment ———

