
From: David Wilkins [REDACTED]
Sent: 10 March 2021 18:16
To: Planning Policy
Cc: Matthew Dickins; [REDACTED]
Subject: Proposed Site for Consideration to include with Local Plan - Plot known as Homeacre
Attachments: Homeacre Location Plan Drwg 1035 19 LP 1 1250 at A3.pdf; ATT00001.htm; Homeacre Block Plan 1 500 at A3 Existing.pdf; ATT00002.htm; Built up Area Boundary Plan.pdf; ATT00003.htm

Dear Sirs,

Following your emails about the 'East Devon Local Plan - Issues and Options consultation' and my email exchange / conversation with Matt Dickins today, I submit below a plan showing a site outlined in red which the owners would wish to be included within the Local Plan as land suitable for development / residential use, for a single dwelling.

The site address is Homeacre, Alfington, EX11 1PF.

The land to which this email relates is outlined in red on the attached plan.

At present the land contains a mobile home which has been on the site since before 1978 when Mr and Mrs R Talbot purchased the site. The mobile home had been lived in for a number of years. The mobile home is currently used as a study, ancillary to the accommodation at Pinecrest (Church Lane, Alfington). Over the years (since 1978) the mobile home has also been used for sleeping accommodation (visitors and family), however the sleeping area of the mobile home was used to house fowl during the bird flu incident, when birds had to be housed inside. The area is no longer suitable for sleeping and the structure is in need of replacement.

In 1978 as well as the mobile home, there was also mains water, electricity and foul water drainage (septic tank), which remains connected to this day. The septic tank is shared with some neighbouring cottages. All services remain to this day.

In addition to the mobile home there are a number of small C20 barns, sheds and green houses, refer to attachment identifying the different buildings.

The entrance to Homeacre is at the junction of Mill Lane and Church Lane, and is used daily as a combined vehicular and pedestrian access.

Homeacre is located with boundaries against the main road through Alfington (B3177) and Mill Lane / Church Lane, and a neighbouring farmers field where there is a public footpath alongside the boundary.

Neighbouring properties include Rock Farm and Rock Cottages which would be 1900's or earlier and properties to the North and NorthEast constructed in the mid C20.

Until a few years ago part of the Homeacre land was within the built up area boundary of the village, however the built up area boundary no longer exists, the area now considered rural and Alfington covered within the Ottery St Mary and District Neighbourhood Plan. Refer to Built Up Area Boundary Plan below which shows the mobile home and other barns.

The owners of the site are now Heather (nee Talbot) and Ben Rex. It was Heathers parents who bought the land in 1978 and Heather and Ben have owned the land since 2004. Mr and Mrs Talbot still live nearby (Pinecrest, Church Lane) and are now in their early 80's. Ben and Heather Rex wish to build a home for themselves at Homeacre so they can be nearby to support Heathers parents, which we see very much as a sustainable option reducing travel.

Having this plot included within the Local Plan as suitable for development would enable the owners to self build a home for themselves, which they do not have. Owning the plot gives them a head start. The plot along with the additional land (within blue line) would allow them to grow much of their fruit and vegetables along with chickens, bees etc, which already happens on the site at the moment.

The old mushroom farm site in Alfington is currently designated within the neighbourhood plan as a site for housing development, however looking at the site today, it would appear that money has been spent recently repairing the current buildings for uses other than housing.

Please do not hesitate to contact me should you wish to have further information or clarification on any point.

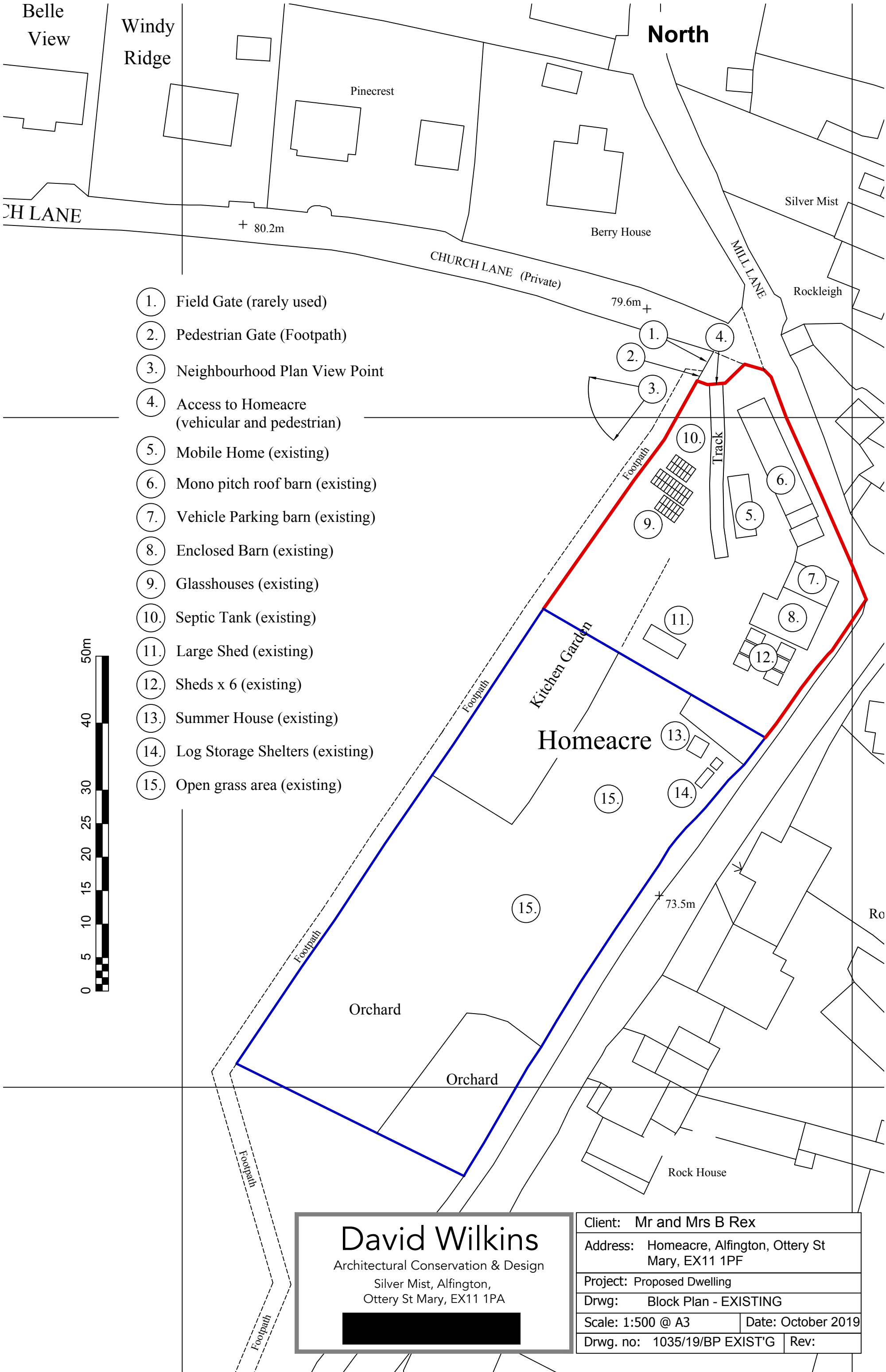
Should this enquiry also be sent to someone else to see if we can also have the site added to the neighbourhood plan? Or will you do this?

Thank you

Yours sincerely

David Wilkins MSc





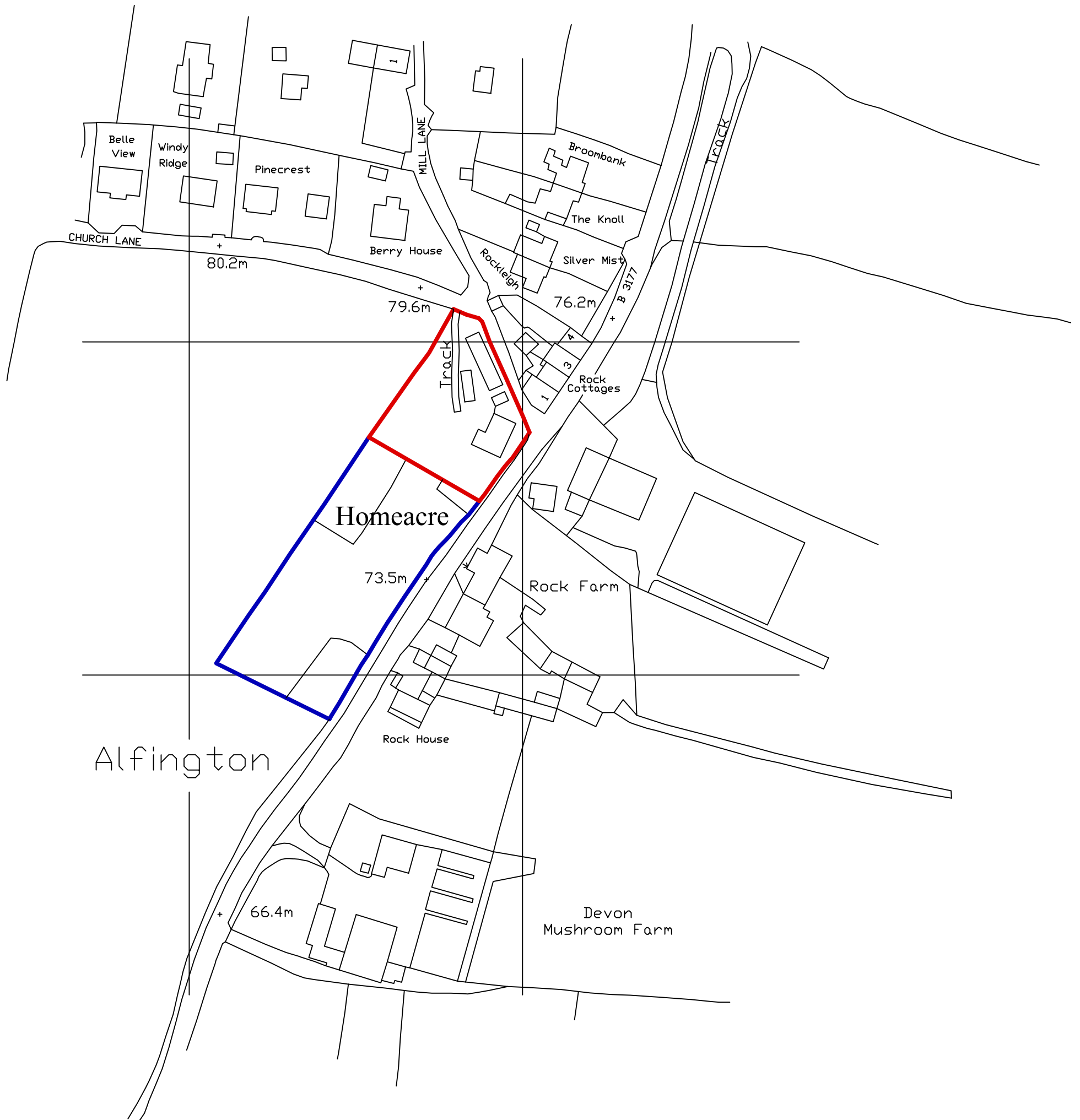
- 1. Field Gate (rarely used)
- 2. Pedestrian Gate (Footpath)
- 3. Neighbourhood Plan View Point
- 4. Access to Homeacre (vehicular and pedestrian)
- 5. Mobile Home (existing)
- 6. Mono pitch roof barn (existing)
- 7. Vehicle Parking barn (existing)
- 8. Enclosed Barn (existing)
- 9. Glasshouses (existing)
- 10. Septic Tank (existing)
- 11. Large Shed (existing)
- 12. Sheds x 6 (existing)
- 13. Summer House (existing)
- 14. Log Storage Shelters (existing)
- 15. Open grass area (existing)



David Wilkins
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 Silver Mist, Alington,
 Ottery St Mary, EX11 1PA

Client: Mr and Mrs B Rex	
Address: Homeacre, Alington, Ottery St Mary, EX11 1PF	
Project: Proposed Dwelling	
Drwg: Block Plan - EXISTING	
Scale: 1:500 @ A3	Date: October 2019
Drwg. no: 1035/19/BP EXIST'G	Rev:

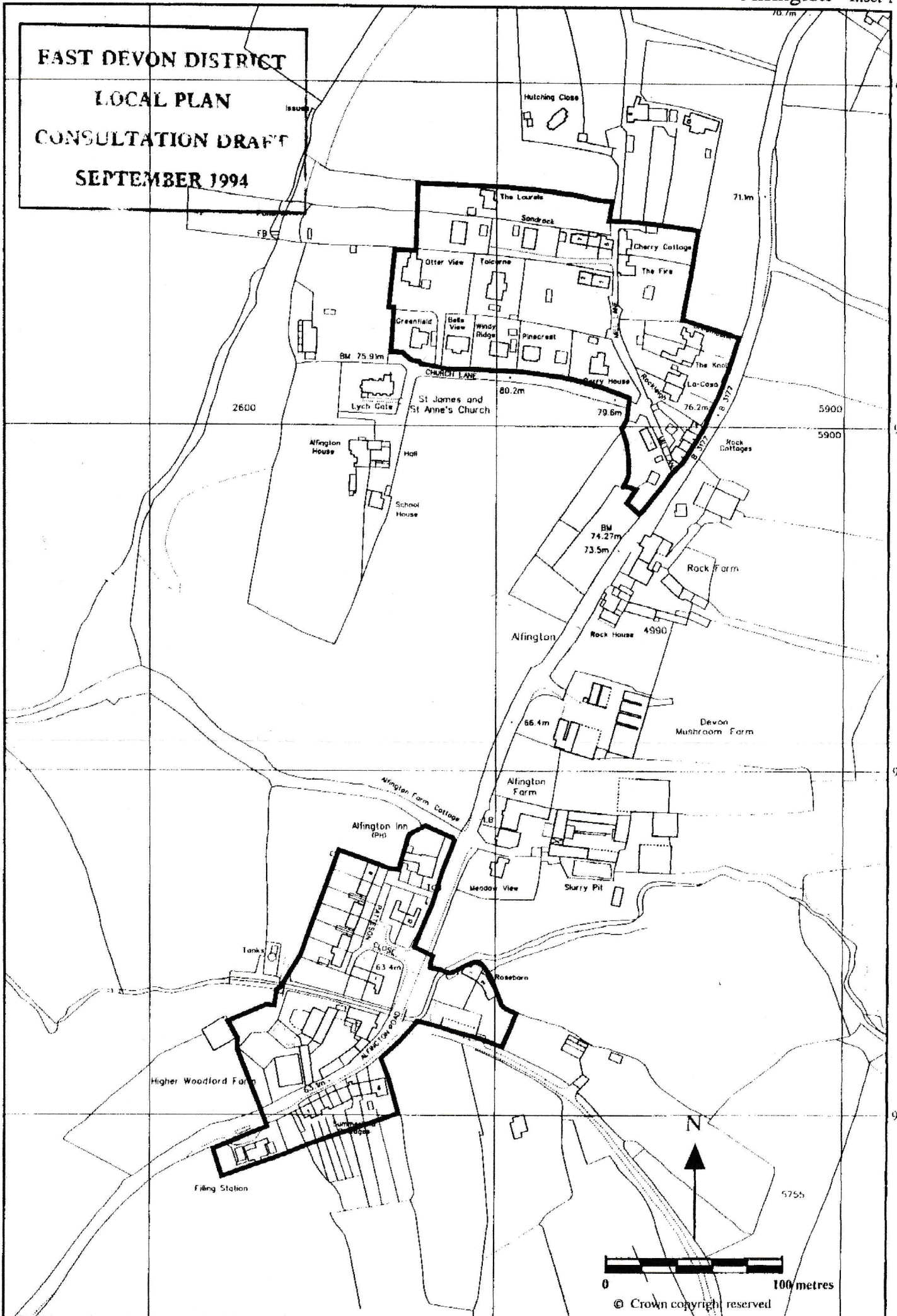
Homeacre, Mill Lane, Alfington, Ottery St Mary, EX11 1PF



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Location Plan

**EAST DEVON DISTRICT
LOCAL PLAN
CONSULTATION DRAFT
SEPTEMBER 1994**



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