



Ref: AJB/A079200

Email:

Date: 16th August 2013

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



Dear Sir/Madam

**LOCAL PLAN REVIEW: SCOPING REPORT – REPRESENTATIONS ON BEHALF OF SUMMERFIELD DEVELOPMENTS (SW) LTD**

We are pleased to be able to enclose representations on behalf of our client Summerfield Developments (SW) Ltd in response to the Mid Devon Local Plan Review: Scoping Report (hereafter referred to as Scoping report) which was published for consultation in July 2013.

Our client has an interest in land within the village of Sandford and directly to the south of the Village Hall, as identified on the attached plan, which forms a part of the affordable housing allocation AL/SA/1. An application for this site, which consists of the construction of 12 open market and 7 affordable eco-houses (Ref: 13/00498/MFUL) now benefits from a resolution to grant planning permission, subject to the completion of a Section 106 Agreement following the Council's Development Management Committee meeting on Wednesday 14<sup>th</sup> August 2013. As a result, any future allocation in this location should closely relate to the details of this decision.

Summerfield Developments also has a land interest within Bampton, involving the Bouchier Close allocated site and an interest in land within the village of Hemyock (which was submitted as part of the SHLAA 2013 call).

With this in mind the principal focus of these representations is on land allocations within Bampton and the Villages.



## **Bampton**

The current Core Strategy considers Bampton to be one of four principal settlements where the majority of development will be focussed over the plan period, albeit the lowest allocation of the four.

The Scoping Report identifies two possible options for Bampton, the first being to retain the existing strategy for a moderate level of development or the second option is to re-classify Bampton so its development status matches that of designated villages.

Our client supports **Option 1** as we consider the size and level of services available within Bampton to be greater than the majority of the larger villages allocated under Core Strategy Policy COR17.

## **Villages**

The current Core Strategy identifies a total of 21 villages which it considers through Core Strategy Policy COR17 to only be suitable for minor proposals and suitable site allocations. The Core Strategy also defines settlement limits for the 21 villages, beyond which development proposals would be assessed against countryside policy (COR18).

As highlighted above our client has land interests both within the village of Sandford and Hemyock. Both of these villages benefit from a good range of facilities (in both instances a school, post office and convenience stores) and services and as such are considered capable of supporting additional growth.

The Scoping Report identifies two options the first of which is to continue with the current strategy but reassess which villages should be defined as settlements suitable for development. The second option is to take a more permissive approach to development in villages.

In order for the Council to be able to pursue the second option it would be necessary to also amend its approach to the 'Amount and distribution of development' and increase the component allocated for villages. It is understood that whether this is feasible will in part rely on the outcomes of the current Housing Market Assessment (HMA) which is currently being completed.

Our client would support a hybrid option which falls somewhere between the two options identified within the Scoping Report. Such an option would allow for the concentration of the majority of new development



to still be within the Districts four main centres but would give the Council flexibility in bringing forward additional suitably sustainable sites within the larger villages.

Such an option would be fully in line with the provisions of Paragraph 55 of the NPPF which advocates allowing development in rural areas “*where it will enhance or maintain the vitality of rural communities*” and would still maintain the core focus on the Districts main settlements.

Yours faithfully

*Alex Bullock*

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For and on behalf of **WYG Environment Planning Transport Ltd**

