

**Sandra Hutchings**

**From:** Gerald  
**Sent:** 17 November 2011 11:05  
**To:** Liz Pickering  
**Cc:** DPD  
**Subject:** GIP  
**Follow Up Flag:** Follow up  
**Flag Status:** Green  
**Attachments:** IN and OUT.doc; GIP-Sampford Peverell.pdf; Landscape-View-Before.doc

**GIP**  
ID NO: 2502  
REP NO: 20  
ACK: 5.12.11 ✓  
SUMMARISED:

Dear L Pickering

I note the **GIP** Section for Sampford Peverell has a photograph of part of our cottage at 25 Higher Town!

Had you swung your camera a few degrees to the West you would of course captured the wonderful addition to the Green Infrastructure in the Conservation Area (see **IN and OUT** attached).....

that you and your colleagues pushed through Planning (in spite of the 187 objections from local residents) in 2008.....

OR

Had you followed through on the 3 valid reasons you had in 2008 for refusing the development, you could still have taken a photo similar to the **Landscape-View-Before** (attached).

Despite all the wonderful words and phrases in the GIP about green spaces being valuable for residents, and the need for play areas (gardens?) for children, and the need for reduction in travelling to green spaces etc. etc. I suspect that developers will still be able to exert some form of pressure to push through planning (by whatever means?) applications, which are going to make them a quick buck before disappearing .....

Regards

Gerald Dinnage

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←2007 “Important long distance view in to and out of Sampford Peverell Conservation Area”!



2011 →



## Sampford Peverell

GI Score: 7



**4.144** This catchment area also includes Uplowman. The areas of search encompass Halberton and parts of Willand and Uffculme in adjoining catchments.

**4.145** The catchment area benefits considerably from the Grand Western Canal running through the village from Tiverton and continuing on towards Holcombe Rogus. The Canal is a regional walking and cycling route, popular with a wide range of recreational users. Parts of the canal are also designated as a Local Nature Reserve and County Wildlife Site.

**4.146** The significance of the canal in some ways makes up for the low level of GI elsewhere, and the low GI per head of population. Nature sites, ancient woodland and Scheduled Monuments are in short supply. Other than the canal, strategic accessible open space and accessible woodland are very limited within the areas of search, though a reasonable proportion of the whole catchment area has access to strategic open space within the recommended distances (see paragraph 4.17). There is also a choice of cycle routes in addition to the canal path.

**4.147** Ancient woodland and Scheduled Monuments are not plentiful but the areas of search include two historic parks and gardens: Bridwell Park at Uffculme (national register) and Chevithorne Barton (local register).

**4.148** Small-scale public open space land coverage is about average, though this is partly due to the sizeable villages that are included within the Sampford Peverell area of search. The Open Space Strategy 2006 did not identify any significant shortfall in Sampford Peverell or Uplowman. Since 2006, development in this catchment area has funded public open space improvements to the value of approximately £9,200. However, since Sampford Peverell is a village identified in the Local Development Framework as having a level of services and facilities that can sustain limited development, the lack of allotments should be addressed if possible.

