



Sampford Peverell Parish Council

Response to MDDC Local Plan Review: Options Consultation January 2014 (first draft)

Sampford Peverell

Members of Sampford Peverell Parish Council are of the opinion that the Higher Town site is the best situated of those offered in terms of access for limited development.

The addition of NO MORE THAN 20 to 25 new dwellings in this location is unlikely to require infrastructure improvement, or significant expansion of the village primary school, the general store, the medical centre, or enhancement of transport provision.

Given the present number of dwellings within the village itself (about 520) this addition of just under 5% is unlikely to change the character of the settlement.

However, the Parish Council would expect the new development to be sympathetic in design and layout with the village setting. High density housing must be avoided. There should be a mix of different styles, size and appearance. Furthermore the development must provide some bungalows, perhaps between a third and a half of the total. Bungalows are presently in short supply locally, but in demand, as elderly residents wishing to stay in their village need to down-size and vacate houses for mobility reasons. There must also be provision for shared ownership dwellings (perhaps about a fifth of the total) to help younger members of the community to get onto the housing ladder and remain in their home area. The development should employ permeable surfaces and the highest standards of insulation and other "green" measures must be incorporated.

Planning permission already exists for a care/nursing home (about 60 beds) on the former hotel site. (Please note that the plans used in the Consultation Document are out of date and still identify a hotel on the corner of Whitnage Road and Lower Town. The village surgery, shown to be in Turnpike, is now next to the Memorial Hall in Lower Town.)

Development at Junction 27 on the M5

Members are concerned that the retail activities proposed for Junction 27 will adversely affect the towns of Cullompton and Tiverton. They also feel that the extra traffic generated locally will adversely affect roads that get very busy at present times. Further, additional use of Tiverton Parkway Station arising from development at Junction 27 and between there and Willand will add to the present urgency of improvements to Station Road (which connects the Station with Lower Town). A cycle/pedestrian pathway and adequate lighting is much needed. No evidence of such provision is included in the outline proposals for development around Junction 27.

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Members believe that people travel to Devon for its scenic countryside. The expected "Gateway to Devon" is thus a panoramic view of the rolling Devon countryside: this is why they come to the West Country for holidays from London and the Midlands. A massive retail park is not wanted. It will compete with local towns already struggling against retail giants. Claims regarding foot-fall and employment numbers are thought to be ambitious, and there are doubts about the viability of a cinema/concert hall and of the proposals for the site in general.

Perhaps existing planning permissions for further office accommodation at Jersey Farm and for expansion of the services to bring them up to Motorway service standards should be where the line is drawn for development at Junction 27.

If there is to be development near to the M5 then Sampford Peverell Parish Council supports Cullompton's wish for further development of that town in addition to existing allocated sites. Major improvement works are desperately required now at Junction 28. These works at Junction 28 could accommodate the requirements of presently proposed development as well as that in further allocated areas in conjunction with other local road improvement schemes.

M Aspray
Clerk to Sampford Peverell Parish Council