

For the attention of Paul Griffiths, Inspector.

Reference: Policy SP2, Matters and Issues.

From: Robert Bond [Participant 6387]

Issue 12

Having lived in Sampford Peverell for 40 years, I believe that **if** more housing in this village is required, then SP2 is **not** the best performing site. I offer the following reasons:

- a) The topography of the site will require a huge amount of removal of earth and well-established hedgerows to enable the construction of a safe and accessible entrance road with recommended visibility splays. The current site level is several metres above Turnpike and the site itself continues to slope upwards.



Manual for Streets 2 specifies a maximum gradient of 8% as being that which is the maximum limit for manual wheelchair users. I believe such a gradient would be difficult to attain at this point.

- b) In the light of the inclusion of development at J27, the assessment of SP2 compares less favourably than other sites to the east of the village. MDDC makes much of the consultation that it carried out in 2014 when development at J27 was not a proposal and as such that consultation cannot be given the weight that MDDC gives it. The 2017 consultation resulted in a significantly greater response (over 100) with an overwhelming majority against development of SP2.
- c) Proximity to the railway station and to J27 development, if it occurs, makes both within walking distance of land at Mountain Oak Farm, assuming a footbridge is built across the M5, whereas SP2 lies further away and there would be significant dangers for pedestrians on these routes. (see 15 below)
- d) As far as access to village facilities is concerned, these tend to centre around the car park area where the Fish and Chip van and the Pizza van call each week. Here also can be found the Village Hall, the Village Shop, the Children's Play Area, the Tennis Courts and the

Doctors' Surgery. The two pubs are to be found within 250m. Slightly to the east are the cricket/football pitch and the all-weather games area. The only facilities to be found in the Higher Town area are the Church, the Methodist Chapel and the Primary School. Hence, Mountain Oak Farm and Whitnage Road are better situated for the majority of facilities than SP2.

- e) If any site in Sampford Peverell is necessary for additional housing, there will be problems as far as places at the Primary School is concerned. Figures supplied by Devon County Council are out of date and the school roll is currently just two below its stipulated capacity.

Issue 13

- a) SP2 borders the Sampford Peverell Conservation Area (SPCA) and directly overlooks the Grand Western Canal Conservation Area. The impact of a skyline of houses from the canal towpath would be considerable and have a negative effect on the quality of the environment seen by local people and tourists as pedestrians and cyclists.
- b) A Grade 2 listed former farmhouse within the SPCA adjoins the SP2 site and would be adversely affected by development here.

Issue 14

- a) SP2 would be a village edge development. The current development on the land off Paultet has been restricted to bungalows to ameliorate the impact of development on a village edge site that rises in altitude.

Issue 15

- a) I have particular concerns over this issue. Pedestrian access to any part the village from SP2 can only be described as extremely hazardous. From the proposed entrance to SP2 on to Turnpike, it would first be necessary to cross the road to access a footpath. This path then ends before the canal bridge at a blind bend giving pedestrians two options. Staying on the same side of the road results in crossing the canal on the road bridge and risking being run over by oncoming vehicles before crossing the road to join a footpath. Crossing the road at the end of the footpath on Turnpike is also dangerous as visibility is severely limited by the bend and the road to Higher Town then has to be crossed at the junction in order to access the footbridge across the canal. An acceptable solution to this problem is difficult to envisage. Additionally, to access the Primary School by the shortest route would require crossing Turnpike to take the footpath to Blackdown View. Whilst this may be reasonably safe in the outward direction, the return crossing, particularly when accompanied by Primary School aged children, definitely is not as visibility is extremely limited both ways.



View towards canal bridge from the end of the footpath on Turnpike



View from end of footpath from Blackdown View looking up Turnpike towards SP2

- b) If a pedestrian access to Higher Town is a considered option then it must be recognised that Higher Town is a narrow road, which in places is too narrow for two vehicles to pass, that has no footpaths and has no possibility for any future provision as cottages front directly on to the road. Additionally, as on Turnpike, the land at SP2 is much higher than the road level of Higher Town. If pedestrian access is to be offered at this point then can gradients suitable for wheelchair users be achieved and can Higher Town be deemed a suitable route for pedestrians and wheelchair/pushchair users?
- c) Poor pedestrian access to the village will lead to the habitual use of cars. This is contrary to NPPF guidance and reduces the sustainability of SP2 when compared to other sites in Sampford Peverell.

Issue 16

- a) It is clear that allocation SP2 arose directly from the proposal to develop J27 as elected members were only prepared to include it in the Local Plan if the link was made. The two developments are inextricably linked and should remain so such that no development should take place at SP2 unless J27 development goes ahead. The link to the upgrading of the access to the North Devon Link Road should also be retained and extended to any further development in this village of the scale proposed for SP2.

Conclusion

Elected members were pressurised into accepting inclusion of SP2 without being allowed to give proper consideration to alternative sites within Sampford Peverell on the grounds that to do so would not allow a deadline to be met. I firmly believe that detailed consideration of alternative sites would favour those over SP2.

[1061 words]