

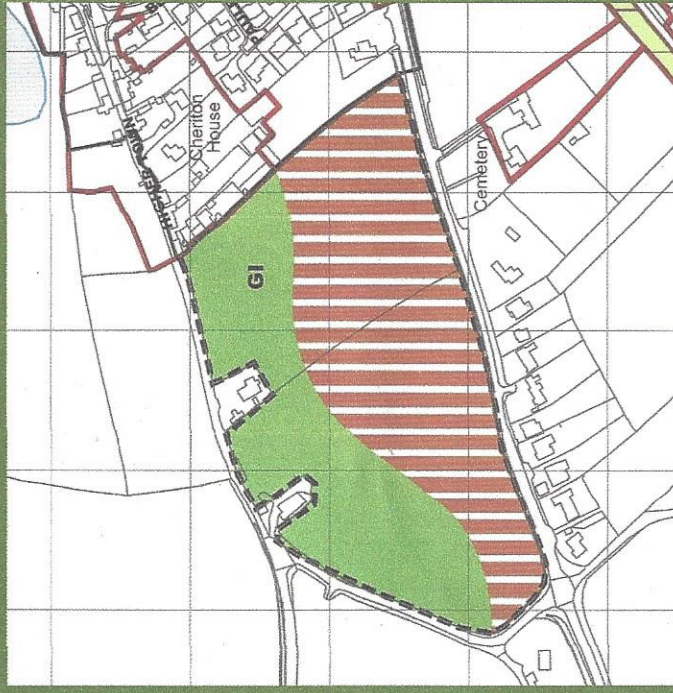


ft masterplan

KEY

— Site boundary

Extract from proposals map for Sampford Peverell showing the allocation for housing and open space in the emerging Mid Devon Local Plan Review (Policy SP2) *



Settlement Limit
Proposed Settlement Limit Amendment
Conservation Area
Proposed Residential
Proposed Green Infrastructure

*Extract taken from Mid Devon Local Plan 2013-2033
Publication Stage Policies Map (Proposed Submission)
Sampford Peverell
January 2017

round

used application site has been identified in the emerging Local Plan Review (Policy SP2) as a suitable site for development. Notwithstanding the draft nature of the application under Policy SP2, there is a need to meet identified needs. This is set at the national level within the National Planning Framework (NPPF) and also within the adopted Local Plan. The NPPF sets out the presumption in favour of sustainable development and, given the historical provision of housing in Mid Devon against adopted and Local Plan targets, this site falls to be determined under the presumption in favour of sustainable development.

proposals

The Council is considering submitting an outline planning application for residential development. On the reverse side of this draft illustrative masterplan which has been prepared to show the site could provide up to 90 new homes, 6.5 acres of open space including a new young children's play area and landscape planting. It is envisaged that the development will provide a mix of 1, 2, 3 and 4 bedroom homes to meet a wide range of housing needs in the community including provision of new homes. The new accommodation will be of a high quality which complements and reflects the existing character of the Peverell and the wider area.

The site would be provided from Turnpike with new paths running through and around the site. The site is in a desirable location, and good pedestrian and cycle links are provided to connect to existing services and facilities in the area. Opportunities to enhance local facilities will also be considered as part of the proposals, either within the site or via contributions.

comments

Before preparing your views prior to preparing the planning application, please complete and return this freepost leaflet or email your comments to SP@Placeland.co.uk

The deadline for comments will be 14th July 2017. Your views will be considered by Mid Devon District Council within any application made.

Feedback form

Q1. Do you have any comments on the draft masterplan?

Q2. What community facilities could we provide / enhance as part of our proposals for the benefit of local residents?

Q3. Do you have any other comments?

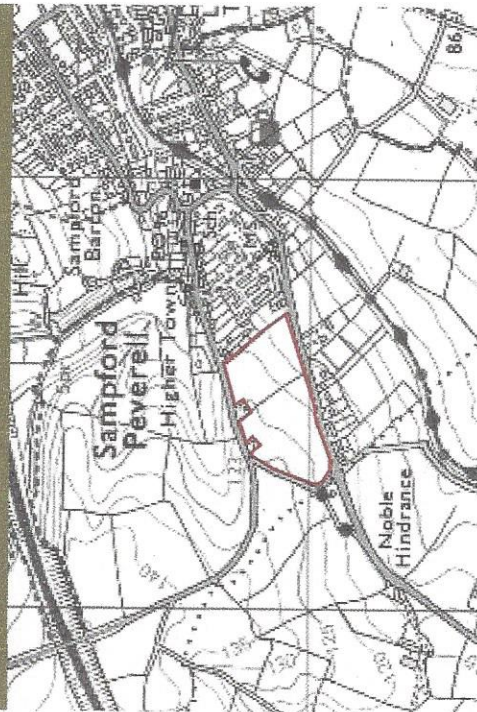
If you would like to be informed as the proposals emerge please leave your name and address and/or email.

Name:
Address:
Email:

Land at Higher Road Sampford Peverell

Delivering new homes to meet local need is a key priority for the Government.

Place Land is currently exploring the opportunity for a new housing development of up to 90 new homes with public open space on a site proposed to be allocated within the Local Plan Review on the western edge of Sampford Peverell and we seek the views of the community.



COMMUNITY CONSULTATION

June 2017

Manleys Close
16 Turnpike
Sampford Peverell
Tiverton
Devon
EX16 7BN

13 July 2017

Dear Sirs

Response to Community Consultation dated June 2017

I refer to your so-called "*Community Consultation*" dated June 2017 in respect of "*Land at Higher Road Sampford Peverell*".

The first point to make is that this consultation has only come to my attention because a resident who lives in the village has emailed me a scanned copy. It would appear that you have not consulted any of the residents who live around the land with which you are concerned, including any of the dwellings in Turnpike. If the decision maker is to attach any weight to this so-called consultation then I would respectfully suggest you need to undertake a fresh consultation and do it properly.

The second point to make is that there is no road in the village called Higher Road. However, given that the area edged red on the front of your "*Community Consultation*" dated June 2017 is on a base map under the name "*Higher Town*", I assume this is what you seek comments on. This does not inspire confidence that you have the interests of the local community at heart if you do not even know the name of the road.

You are clearly well aware of the draft Local Plan allocation because the extract from the draft Local Plan Policies Map is contained on your "*Community Consultation*" dated June 2017. You will therefore be aware of the detailed submission that I made in respect of the draft allocation and doubtless we will discuss the matter further at the Hearing in September. Nothing that I say below deviates from my clearly stated position that this is the wrong site for new houses in Sampford Peverell.

If you are minded to make a planning application ahead of the matter being considered through the Local Plan examination then I trust the following comments will be taken into account in its preparation:

1. As you will be aware my main criticism of the Council's appraisal that underpins the SP2 allocation is that it fails to take account of the fact that my property is within the Grand Western Canal Conservation Area [CA]. This fact is evident from the red line below the word "*Cemetery*" on the extract from the draft Local Plan Policies Map contained on your "*Community Consultation*" dated

June 2017. Just as the Council has completely ignored that designation, so you appear to have conveniently overlooked it too.

2. Your draft masterplan offers no concessions to ensure that the statutory duty in section 72 of the Planning (Listed Buildings and Conservation Areas) Act is met. I respectfully suggest you need to make significant amendments to your draft masterplan in order to preserve or enhance the character or appearance of the CA.
3. The draft allocation in SP2 is for 60 houses and not 90 houses. Your application should be reduced to no more than 60 dwellings. I suggest that in order to do this you could remove broadly the eastern third of the proposed housing in order to maintain the open setting of the designated heritage assets in the public interest. The hillside should either be left open or any low density development in this area should be screened by a substantial belt of landscaping, as detailed below. Such an approach is entirely consistent with the appeal decision [Ref APP/Y1138/W/17/3166458] on land west of Paultet, which found that the introduction of 2-storey housing on that site would harm the character and appearance of the area.
4. On leaving Sampford Peverell travelling west along the tow path when one looks towards the existing housing in Paultet etc it is screened and/or filtered to a significant extent by the beech trees that run along the southern edge of Turnpike. Noting that any new planting that is proposed is likely to take years to mature I consider that any development broadly to the north and east of the proposed access road should be set much further back behind a planted area comprising new indigenous trees and a reinforced or replacement hedgerow. This would also better respect the cemetery which, whilst not formally designated as such, is an area of public open space. I find it curious why you appear to propose belts of new planting around the existing buildings at the top of the hill but no similar belt of landscaping in the vicinity of the Suds feature. In my view this is the absolute minimum that you should offer and to be clear this should be a dense belt of tree planting at least 20 m wide.
5. An allowance needs to be made for the significant difference in topography of between 8 and 20 m between the slab level of my property and the proposed housing. You should be aware that my mother-in-law's dwelling at No 16A lies between my house and the cemetery and is only single storey in height with a main habitable room window facing north. You also need to take care in relation to overlooking of other properties, notably Ascot House, because of the significant difference in ground levels. I do not believe that your draft masterplan has considered this relationship properly.
6. I am little short of astonished that you are proposing a Suds feature on top of an earth bank circa 4 m high that runs down to Turnpike. Are you aware that the canal bank was breached barely a mile away during wet weather just a few years ago or that at the time of writing the North Devon Link Road is closed overnight and vehicles using it, including HGVs, are directed along Turnpike? I regard your proposal for a Suds feature in this area to be nothing short of reckless. In the event that the scheme proceeds and my property is flooded as a result of this feature failing I will draw my insurer's attention to this correspondence in subsequent proceedings. If in

the face of all common sense you proceed with this aspect of the masterplan your application should include detailed calculations to inform the scale of any detention pond based on local peak rainfall events. Conversely if you were to pump any water collected back up the hill I suggest you could use the area of the Suds feature as part of the dense belt of tree planting referred to above.

7. You do not appear to have depicted the garden of my property correctly on your draft masterplan as my garden runs down to the canal. I assume this is what the grey area is intended to show?
8. In terms of community facilities, your application should provide precise details of how you propose to provide a continuous footway from the south-east corner of the site into the village. As you will be aware that was another false assumption that the Council made in its appraisal. Given the listed bridge over the canal I remain to be convinced that this is achievable.

Finally I make clear that I am open to you approaching me to, by prior arrangement, view the positive contribution that the site makes to the setting of the CA from my property and/or discuss any revisions that you propose to the draft masterplan. I am aware that changes are difficult to make at a later stage and notwithstanding my fundamental opposition to your proposal for housing on this land I remain open to meeting with you if you consider that there is any advantage to be gained from doing so.

Yours faithfully

Pete Drew

Martin Peter John Drew MRTPI

Drew, Peter

From: Merrylyn Drew
Sent: 06 August 2017 [REDACTED]
To: [REDACTED]
Subject: Land at Higher Town, Sampford Peverell

Dear Sirs

Further to my email with attachment of 13/07/2017 at 13:32:13 hours, I write to withdraw the invite that I previously extended to you to inspect the site from my property. I take great exception to the fact that you saw fit to instruct a company to photograph my property from a drone yesterday afternoon. I regard that to be a gross invasion of my privacy, and that of my family and guests, particularly on a weekend.

Yours faithfully

Pete Drew

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

Extract from proposals map for Sampford Peverell showing the allocation for housing and open space in the emerging Mid Devon Local Plan Review (Policy SP2) *



- Settlement Limit
- Proposed Settlement Limit Amendment
- Conservation Area
- Proposed Residential
- GI
- Proposed Green Infrastructure

Extract taken from Mid Devon Local Plan 2013-2033 Publication Stage Policies Map (Proposed Submission) Sampford Peverell January 2017



Illustrative site layout plan

- KEY
- Site boundary

Land to the west of Sampford Peverell

Delivering new homes to meet local need is a key priority for Mid Devon and the Government.

Place Land LLP have recently submitted an outline planning application for the 84 new homes with public open space on a site proposed to be allocated within the Local Plan Review on the western edge of Sampford Peverell and we seek the views of the community.



COMMUNITY CONSULTATION

August 2017

Background

The application site has been identified in the emerging Mid Devon Local Plan Review (Policy SP2) as a suitable site for residential development. Notwithstanding the draft nature of the allocation under Policy SP2, there is a need to meet identified housing needs. This is set at the national level within the National Planning Policy Framework (NPPF) and also within the adopted and emerging Local Plan. The NPPF sets out the presumption in favour of sustainable development and, given the historical under-provision of housing in Mid Devon against adopted and emerging Local Plan targets, this site falls to be determined under the presumption in favour of sustainable development.

Our Proposals

Place Land LLP has recently submitted an outline planning application for residential development on the site. On the reverse side of this leaflet is the illustrative layout plan shows how the site could provide 84 new homes, with public open space including a new young children's play area and landscape planting. It is envisaged that the development will comprise a mix of 1, 2, 3 and 4 bedroom homes to meet a wide range of housing needs in the community including provision of affordable homes. The new accommodation will be of a high quality design, which complements and reflects the existing character of Sampford Peverell and the wider area. The access to the site would be provided from Turnpike with new public footpaths running through and around the site. Opportunities to enhance local facilities will also be provided as part of the proposals, either within the site or via financial contributions.

Your comments

A community consultation leaflet was sent out in June 2017 showing an initial draft masterplan. Thank you for your previous feedback, we have now revised the application and it has been submitted to the LPA. As part of the planning application process there is a period of 28 days in which people can make comments on the application. You can do this via the Mid Devon Council web site alternatively please fill out this form with your comments, and return within an envelope to our Freepost address at: **Freepost PLACE LAND LLP** (no address needed), alternatively, please submit your comments via email at **SP@placeland.co.uk**

Feedback form

Comments

If you would like to be informed as the proposals emerge please leave your name and address and/or email.

Name:

Address:

Email: