

Mid Devon Local Plan Review - Council HLS and SA updates

Response from Heather Culpin

Firstly I fully support the responses made by Jamie Byrom, Peter Dumble and Hayley Kearey to documents ED20 and ED21. I spoke at the Local Plan inspection and also at the recent MDDC planning committee meeting concerning the Placelands proposals for Higher Town, Sampford Peverell. On those occasions I was representing Sampford Peverell Parish Council, but this response is a personal one as we have not had time to arrange a Parish Council meeting to discuss this.

My concerns relate to site SP2.

- 1) Both documents assume building on SP2 can happen quickly and will therefore contribute to maintaining MDDC's five-year housing supply. In the summary on page 3, and in section 2.21 on page 10, the document claims that the site will "fully build out" within the initial five-year period. Additionally ED21 states in section 1.7 that the modifications concerning sites CU21 and SP2 "do not result in environmental or other effects that are of significance in relation to the objectives of the Sustainability Appraisal." These documents were written before the recent decision by the planning committee to reject, for a second time, the proposal to build 60 houses on that site, despite the Implications Report. The proposal was rejected, again, on the grounds of highway safety, visual impact, and sustainability. These issues are not going to disappear, and are taken seriously by the residents of Sampford Peverell and by the Planning Committee. We assume the applicant will appeal, which will take time, and even if the appeal is eventually successful further reptile, drainage and archaeological surveys will have to be conducted before any detailed planning and work can be considered. We do not, therefore, believe that housing will appear on that site in the near future. It is not a quick win.
- 2) If the link between SP2 and development at J27 is cut, as recommended, there is no reason to build houses on SP2 as there is no local need for it. Even if the link is not cut, the inspector's report makes it clear that the development at J27 could be much smaller than suggested so far, altering the calculations for the quantity of houses needed in the district.
- 3) The residents of Sampford Peverell are not opposed to some housing being built in the parish, but think other sites nearer J27 and the station should be considered rather than SP2.

