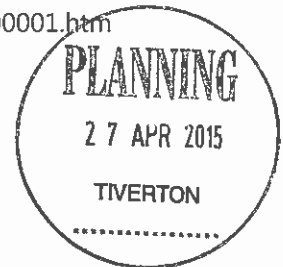


5832/1993/CO1

ACK

**From:** Stephen Hargreaves  
**Sent:** 27 April 2015 18:27  
**To:** Local Plan Review  
**Cc:** Toby Newstead  
**Subject:** Local Plan Review, Representations: Shambles Drive (The Old Abattoir), Copplestone, Ref CO1  
**Attachments:** A3-2011-25-01-7 C - Site Plan Proposed 1-500.pdf; ATT00001.htm



Dear Sirs

Re: Local Plan Review  
Policy CO1, The Old Abattoir, Shambles Drive, Copplestone, Crediton, Devon

I am instructed by my client, Mr T Newstead, to submit amended suggestions for the land he owns above.

Under current policy proposals, the land is earmarked for 30 houses of which 30% would be affordable plus a 100 space car park for use by commuters at the railway station.

I would be most grateful if I may draw your attention to the proposed amendment to this proposal that was first sent through to Jenny Clifford on 22 December 2014 (copies attached).

I have also attached (below) the text of the accompanying email that was sent to Peter Heal and Jenny on 22/12/14.

"The attached site layout drawing shows the impact of the request to incorporate a substantial car park for railway users at the nearby station into the scheme.

We have looked at various scenarios and parking layouts and feel that there is an opportunity to create a landscape buffer between the housing and the railway cutting. Paramount to our concept is the retention of the "Village Green" that all the properties will overlook and thus control. However, I think that in turn, we would like some assurances about the use and access to the car park that would prevent it being gathering place for activities that might cause concern. The whole ethos is to create a family friendly space where communal activities can take place and to avoid the "commuter ghetto" feel of some housing estate designs.

The housing numbers and car parking allocations are shown on the layout and we would need to negotiate the affordable housing provision in the light of the increased infrastructure costs that the Council's plan calls for. It shouldn't be forgotten that there is already the issue of diverting the gas main that awkwardly runs through the site and that although the design proposal minimised the impact of the diversion, nevertheless, when the installation was initially made it was obviously at a "cheapest cost" budget with no thought as to future planning implications. That decision has now come home to roost and has to be dealt with.

You will note also the space allocation shown for a substantial SUDS scheme that will need to be incorporated and that should form part of the overall landscaping plan."

I would welcome the opportunity to discuss this innovative and much supported land use with you at your convenience and in the meantime we would be grateful for it's inclusion in the Local Plan Review.

Yours faithfully

Stephen Hargreaves BA Dip Arch RIBA  
Hargreaves: architecture+design

Do not scale of this drawing. All discrepancies to be reported to the Architect immediately. This drawing is to be read in conjunction with all other relevant Architects and Engineers drawings and specifications.



Key:  
House type  
2 Beds = 17  
3 Beds = 15  
4 Beds = 6



Revision: C - 18 December 2014 - Layout amended to include 38 houses 56 public parking spaces and a landscape buffer zone with SUDS Swale.  
Revision: B - 16 December 2014 - Layout amended  
Revision: A - 01 October 2013 - Highway amendments

C - Site Plan Proposed 1-500

Proposed new development on land adj Shambles Drive, Coppleshstone

Level 10  
A3-2011-25-01-7

Drawing Status  
1:500

Scheme Design

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