

6792 / SP2 / MOD

From: Local Plan Review
Subject: FW: MDDC planning letter - SP2 Higher Town - Turnpike - representation
Attachments: MDDC planning letter - Turnpike.pdf

From: Stuart Britton
Sent: 13 February 2017 22:12
To: Local Plan Review
Subject: MDDC planning letter - SP2 Higher Town - Turnpike - representation

Dear Sir/ Madam,

Please find attached my representation explaining my concern at the proposed development at Higher Town, Sampford Peverell.

Kind regards

Stuart Britton

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13 February 2017

Local Plan Review
Forward Planning
MDDC
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By email

Dear Sir/Madam

Local Plan Review – proposal for sixty new houses at Higher Town, Sampford Peverell

Further to the recent proposals, I wish to provide my comments on the proposed development for sixty new houses at Higher Town/Turnpike in Sampford Peverell (SP2). I believe this proposal makes the Local Plan unsound and that SP2 should be cut from this.

I have lived in Sampford Peverell for the past 6 years and currently live in the Turnpike area of the village. During this time, I have noticed a steady increase in the traffic that seem to use the village as a thoroughfare from Tiverton to the M5. Traffic moves fast along this straight stretch. This section of road is already dangerous and is not suitable for any increase in traffic. This road has been classified as dangerous for many years by the SHLAA report. Although MDDC seem to think that this is not the case now. Why has this changed?

Although Sampford Peverell has a 30mph speed limit, traffic constantly see the straight road ahead out of Turnpike and continually break the speed limit. Some by a considerable amount. Many people have had close calls with traffic even overtaking on this stretch of road.

I have two children who attend Sampford Peverell Primary school and twice a day walk the dangerous road to access school. Currently there is no pavement higher up Turnpike and also on the blind bend over the canal. Another blackspot is the footpath from Blackdown view into Turnpike that is regularly used by my children and others for access to and from school. This really is a very dangerous exit to the road and is an accident waiting to happen. Any development at Turnpike will only increase the traffic and increase the risk of a potential fatality here. Sampford Peverell has no traffic calming unlike Halberton and Blundells.

I find that this proposal for the extra 60 houses at Turnpike was undertaken in a totally underhand way with no consultation with the residents and the parish council. Why was this done so quickly?

The site is totally unsuitable due to the high elevation of the plot (highest part of the village) and will be visible for miles around.

This site has also been discounted in the past for planning purposes as there were more sound alternatives nearby. Why has there been a u turn on this?

The fields in question for the proposed development are classed as grade 2 quality farm land. This is the best that there is! Why would you want to develop on this?

I know that there are other potential plots in the local Sampford Peverell area that are nearer the M5/link road end of the village with willing landowners who would allow development. Having any development of this scale makes logical sense for it to be nearer the M5 end of the village as the majority of traffic will be heading out this way.

I am not against development of the village but I do believe that any development needs to be in a sensible place that has had the approval of the local village people and parish council and has been thoroughly thought through.

I hope that the proposal for 60 new houses at the Turnpike site is now reviewed and, if found to be necessary, other locations in the village are given proper consideration.

Yours faithfully

Mr Stuart Britton