

57/6843

MM
MM-Other
MM-45

Forward Planning
Phoenix House
Mid Devon District Council
REF: 17/01359/MOUT



Mr A Saxon
9 Pullet
Sampford Peverell
Tiverton
EX167TA

I would like to register further objections to those that I have already made with the planning department with regard to the proposed 60 house development on land at Higher Town Sampford Peverell.

- The government's own planning guide lines state the following. The use of such high grade versatile agricultural land grades 1, 2, and 3a is to be avoided whenever possible and as such is afforded special planning protections. Whenever lower grade land is available it should be used in preference. Why have you not followed your own guide lines? The land in question is grade 2 and of all the agricultural land available in England and Wales grade 1, and 2 represent the top 21%. I would like to point out to the planning department that land of a lower grade is available for development at the other end of the village. The owners are willing to sell this land for housing. The land is relatively flat has good safe pavements and street lighting. Unlike the proposed land and access with sub-standard roads and pavements at Higher Town. Furthermore building here would allow most of the additional traffic to commute onto the A361 and M5 without the need to travel through the centre of the village where the children's play areas, tennis courts and village hall and shop reside. Also cycling and walking distance to Tiverton Parkway is greatly reduced and will therefore discourage car use. Why have you not considered these other locations as potential sites for the 60 houses you want to build?
- Secondly with reference to Main modifications 17/01359/MOUT (MM45) I want policy SP2 deleted from the plan. If this does not happen, please redraw the settlement boundary for Sampford Peverell so that all the Green Infrastructure (G I) on the policy map remains in the countryside. The forward housing stock figures are very healthy, there is almost no available work in Sampford Peverell and therefore these house owners will be commuting adding to air and noise pollution through the village. We were promised that development would not take place without the mixed retail Junction 27 going ahead, to allow this would be breaking a promise made right at the outset at a public meeting in our village hall in 2015.
- My last point is with reference to Mid Devon's recently declared climate emergency.
- How can you justify the loss of high grade agricultural land after declaring a climate emergency? When lower grade land is available and you have not even considered it.

YOURS FAITHFULLY

Alan Saxon