

Dear James,

Further to our meeting last week, I am pleased to confirm that our review of the draft policy wording is now complete. We are very pleased with the general thrust of the policy, although there are a couple of points which we would wish to add/omit. We are pleased that Site E is being viewed favourably and we welcome the opportunity to work with your good selves on agreeing to the general wording of the allocation's policy.

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At the meeting you asked for clarity on a couple of points regarding the existing use of the farm. I can confirm as follows:

- 1) Mr Hamilton currently houses up to 130 cattle on the site. This is not their main holding but part of the wider farming enterprise.
  
- 2) When the farm site is redeveloped, the farming activity will be transferred to another part of the holding. As a consequence, there will be no loss of farming activity or employment within the locality.

I have set out below our response to the various policy criteria in Policy 9-7 in red.

### **Policy 9-7. Housing Allocation**

**Provision will be made for the development of xx dwellings on MA Site E (to a maximum of 20) with the following provisions *"agreed with the landowner"*: (DEFINITION OF LANDOWNER REQUIRED)**

- The highways access should be from the B3362 (Fore Street) with a gateway feature introduced at the western entry to the village in the region of the proposed new development to enhance the change from B road to village road. **AGREED**
  
- At least 30% of the dwellings will be affordable. **AGREED**
  
- It will include a range of two and three bedroom properties including some single storey. **WISH TO ADD A PROPORTION OF 4 BED DWELLINGS SHOULD HOUSING NEED BE IDENTIFIED. A DEGREE OF 4 BED UNITS SHOULD NOT BE RULED OUT ENTIRELY.**
  
- The development should create a positive visual frontage, providing an attractive entrance to the village from the west that is in character with the area. It is important that visual screening of existing trees is maintained. **AGREED**
  
- The development should be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts. **AGREED**
  
- The design of the houses should be aligned with those to the south of Fore Street, take into account the view and should centre on public open green spaces, including selected tree planting, to be provided within the development. **AGREED**

- A children's play space should be provided in accordance with **LOCAL PLAN POLICY REQUIREMENTS** and adopted standards
- Limitation of the height of development so that it is not prominent in the landscape **AGREED**
- Ensuring existing Devon hedgerows to be maintained and managed to maintain and enhance the wildlife interest. Existing Devon hedgerow height should be maintained to provide adequate screening. **AGREED**
- Be designed to mitigate any potential adverse impacts upon existing residential and community interests. **AGREED**
- A pedestrian/cycle link should be provided to link into the centre of the village to enable safe access to the Village Hall, children's playground and bus stop and provide safe and easy access to the exiting footpath to the school. **AGREE TO FOOTPATH CONNECTION TO EXISTING FOOTWAY. CONCERNS OVER THE PROVISION OF THE CYCLE LINK. IT IS QUESTIONABLE WHETHER THE NATURE OF THE HIGHWAY AND ITS GENERAL WIDTH, ALIGNMENT, GRADIENT, WOULD SUPPORT THE PROVISION OF A CYCLE PATH. THERE ARE MANY CARS PARKED ALONG THE CARRIAGEWAY WHICH WOULD BE PROBLEMATIC. THIS WOULD BE DIFFICULT TO ACHIEVE WITHOUT URBANISING THE CHARACTER OF THE HIGHWAY LEADING INTO THE VILLAGE AND HAS THE POTENTIAL TO HARM HERTIAGE ASSETS. REFERENCE TO THE SCHOOL COULD BE OMITTED AS A FOOTWAY CONNECTION AS AGREED WILL AUTOMATICALLY CONNECT TO THE EXISTING PATH THAT LEADS THOROUGH THE VILLAGE TO THE SCHOOL.**
- Avoid light pollution due to excessive glazing or external lighting. **AGREED**
- An area of public green open space should be provided on site to serve the needs of the residents. **AGREED**

**A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been approved in writing by Milton Abbot Grouped Parish Council and the local planning authority.**

**The development of the site to be in accordance with the design Statement (Appendix 2-4). WE DO NOT AGREE TO THE MILTON ABBOT GROUPED PARISH COUNCIL HAVING ULTIMATE CONTROL OVER THE MASTERPLAN. I DO NOT SEE THIS WORDING BEING ACCEPTED AT THE EXAMINATION STAGE. THIS IS A MATTER THAT WILL BE ASSESSED THROUGH PRE-APPLICATION COMMUNITY CONSULTATION AND THE PLANNING APPLICATION PROCESS. ULIMITATELY DEVELOPMENT CANNOT COMMENCE UNTIL DETAILED DESIGN HAS BEEN APPROVED BY THE LOCAL PLANNING AUTHORITY THROUGH AN APPLICATION AND, THEREFORE, I CONSIDER IT NECESSARY FOR THIS SENTENCE TO BE OMITTED OR REWORDED**

I do hope that the above suggested changes can be accommodated in order to allow the final policy wording to be drafted ready for your final submission. If you do have any further questions or would like to discuss the two main changes suggested above please do not hesitate to contact me as we

would be pleased to continue working with you to reach a positive conclusion to the Neighbourhood Plan process.

Yours sincerely  
Russell Williams

**Russell Williams**  
Associate