

Bridestowe and Sourton Neighbourhood Development Plan Examination

Request for further information and questions from the Examiner to West Devon Borough Council and Bridestowe Parish Council

I have further queries related to the response to the questions I set on 3 September which were sent to me by West Devon Council on 16 September. I would therefore be grateful if both Councils could assist me, as appropriate, in answering the following questions.

Site 4 Land Adjacent to Cemetery

I have been provided with a number of different capacities for the site – 35, 44 and 53 dwellings. I note from the site assessment work attached as Appendix V to the plan that it was suggested that the site might be developed in two phases - initially 24 houses, then 20 homes in phase 2, giving a total of 44 homes.

The Environment Agency has raised concerns about the development potential of the site, given the lower part of it lies within Flood Zone 3. I would therefore be grateful if you could provide a plan of the site, showing the extent of the area which is in Flood Zone 3. In light of this potentially reduced site area, please can you also provide a revised figure for the capacity of the site.

I enclose a plan (1st enclosure) of the Cemetery Site on which the land identified in the Flood Zone 3 is marked. The remainder of the land edged red amounts to 1.2 ha. On the basis of the JLP multiplier (35 dwellings per hectare) set out in the JLP document, Strategic Housing Land Assessment: Final Report, the site could accommodate 42 dwellings.

As indicated in the response to the first set of questions, it is considered the sloping nature of the site and the need for substantial landscaping will further reduce number that can be achieved.

Local Green Spaces

Four sites are identified in the plan as Local Green Spaces in Policy EH3. These are mapped in an unnumbered appendix at the end of the sequence of appendices which accompany the plan. As these are statutory designations, their location needs to be presented more clearly. Please could I therefore be provided with copies of the Settlement Boundary Plans for Bridestowe and Sourton (Fig 5.1 and Fig 5.2) with the proposed Local Green Space designations marked in?

I enclose two Plans (2nd and 3rd enclosures) illustrating the LGS in respectively Bridestowe then Sourton in relation to the settlement boundaries

Heritage

Para 5.2.9 in the Heritage Section refers to “The concrete base of the army camp used by American soldiers during WWII has been identified as a potential brownfield site for premises for new development”. Could you clarify whether this is just a factual statement or whether it is intended that the site is allocated for this purpose in the NDP? If so, please provide a site location plan.

I am informed by the QB that no formal Pre Application or Planning Application has been submitted on this site. The statement, therefore amounts to rumour.

Community Assets and facilities

There seems to be some overlap between the sites listed under the Sport and Leisure heading and the list of designated Local Green Spaces identified under Policy H3, with the exception of the site listed as “Town Meadow’s small green space with limited play equipment”. Please can you confirm whether this is separate from the list of LGS sites and provide a site plan showing its location?

I am informed by the QB that the Town Meadow site was not included since it is relatively new and it was considered did not meet the NPPF criteria. A plan illustrating its location is enclosed (4th enclosure). The Council consider this site could potentially meet the criteria but it is too late now for its inclusion as an LGS in the Plan.

Thank you for your assistance with these questions. Once I have received your responses, I may need to ask for further clarification or further queries may arise as the examination progresses.

Please note that these questions and requests for information is a public document and the answers and any associated documents will also be in the public domain. Both my questions and the responses should be placed on the Councils’ websites as appropriate.

Barbara Maksymiw

21 September 2020