

From: [REDACTED]
To: [REDACTED]
Subject: FW: St Ritas - UNCLASSIFIED:
Date: 25 November 2016 16:54:55

From: Peter Rowan [REDACTED]
Sent: 25 November 2016 15:41
To: Graeme Thompson
Subject: St Ritas

Dear Graham

**RE: EAST DEVON DISTRICT COUNCIL REVISED DRAFT HONITON SPORTS PITCH STRATEGY
OCTOBER 2016**

Thank you for your email of 23 November and I would be grateful if I could get an indication of when the next meeting is so that I can register to speak once again.

I have now read through the revised document. Both the original document and this revised document, in my view, do not seem to either understand or accept the concerns of "St Rita's" with the effect this development will have upon them.

The sports pitches that you are now proposing will completely surround St Rita's, particularly on the south, west and north and the quiet enjoyment they appreciate today quite clearly will be lost.

My original submission to you, when I outlined the role of St Rita's, stands and the elements that I put forward in that email to you certainly have not been, as far as I can see, part of your rationale in representing to the Committee the concerns of St Rita's and how best to deal with them.

Putting aside the principle of the Local Authority forcing their interests upon a private land owner and the moral and justifiably reasons for doing this, I can see from a practical point of view that the proposal just will not work. As I have said in my earlier submissions, no understanding of highway movements has been discussed in your paper and the large number of people and vehicles which will be attracted to the site requires a substantial amount of land to be given over to the parking of vehicles and coaches. That one element, in my view, makes the proposal a non-starter.

Both the visual and environmental effect on both the Parish Church and St Rita's will be substantial and I have advised you before and do so again that this proposal will be vigorously challenged if a CPO is considered by your Authority.

In the past St Rita's has had offers for the land both from developers and supermarkets, both in the region of £4,000,000, which they have obviously turned down. This land in monetary terms holds great value which I am sure has not been fully understood in your submissions.

In short, we can see no area of mitigation in your revised Draft Honiton Sports Pitch Strategy

following our earlier submissions and would like to put these matters before members at the appropriate time.

I look forward to hearing from you confirming when that meeting will take place.

Regards

Peter Rowan

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Rowan & Edwards Ltd

Director: Peter J Rowan DipTP MRTPI Chartered Town Planner

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