

Mr & Mrs G Madge  
Edgefield  
Cleave Hill  
Dolton  
EX19 4QT

30<sup>th</sup> October 2008

(Ref: 1/0214/2007/FUL)

## Re: Edgefield and The Playing Field Access / Drainage

Dear Mary

We write to inform Dolton Parish Council of the latest position regarding the Edgefield housing proposal and how the associated additional benefits for the Community can be secured.

The application was approved by TDC Plans Committee on 31<sup>st</sup> July 2008 and was then sent to Government Office South West for their scrutiny. The Secretary of State found that any departure from planning policies would be of less significance than the matter of the local need and returned the application to TDC to issue an appropriate decision.

In recent weeks, a new Torridge District Council Supplementary Planning Document (SPD) concerning Planning Obligations and Section 106 Agreements has emerged and as a consequence, any decision to grant planning permission has to have regard for this document.

The application is due to be reconsidered at Plans Committee on Thursday 13<sup>th</sup> November 2008. The Council will pay regard to its previous decision and balance the merits of Edgefield against this new SPD. Whilst the content of the SPD is not considered detrimental to the Edgefield Scheme, it is only right that it is measured accordingly.

It has emerged that it would be incorrect to secure the access and drainage provision via a Section 106 agreement as these issues are not directly related to the proposal. However, it has always been our intention to deliver these additional benefits for the Community and we are not wavering from that commitment.

The proper way to secure these benefits would be through a subsequent legal agreement between ourselves and Dolton Parish Council after the scheme has gained approval. We are of course happy to take this approach and would like to reassure the Parish Council that the access and drainage provisions which Edgefield brings, both to address existing issues and facilitate future possibilities, can be secured appropriately in this manner for the Community of Dolton.

Yours sincerely



Mr & Mrs G Madge