

Appendix 6 – DCC pre-Committee consultation response

From: Peter Whitehead (peter.whitehead@swdevon.gov.uk) on behalf of Peter Whitehead
Sent on: 08 January 2026 14:39:28
To: Development Management (South Hams & West Devon) (Development.Management@swdevon.gov.uk)
Subject: 4116/24/OPA From DCC Highways

Please add email to file. DCC Highway Consultation response. Public

From: Richard Jackson <Richard.Jackson@devon.gov.uk>
Sent: 08 January 2026 11:12
To: Peter Whitehead <peter.whitehead@swdevon.gov.uk>; DEF Planning <Planning_def@swdevon.gov.uk>
Cc: Fergus Pate <Fergus.Pate@devon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>
Subject: RE: DM Committee Notification for meeting 15th January

External Message: This Message has originated outside your organization.

Dear Peter,

I have received a committee notification for the 15th January for the Barrack Road Phase 3 development (Bloor Homes Applicant).

[REDACTED] it would have been useful to be at the meeting to discuss the request for S278 works linking to the end of the unregistered Drovers Way. As you know we currently have an objection in place as we were hoping that Bloor Homes would not only dedicate the land in front of 1 Lanveoc Way as highway but also undertake physical works to build a footway to the end of the Drovers Way.

It is not ideal the physical works elements (S278) have not been offered by Bloor Homes as far as I am aware. This is because the Drovers Way is clearly used as an informal pedestrian route to the Industrial Estate already and it was felt the request would have benefited the public at large and has the potential to mitigate the proposed development itself. It was felt these works would have been proportionate in terms of the S106 legal tests. It is however felt it would not be appropriate to continue to object and require the S278 works at this time if the Drovers Way is not formerly made a public right of way at the same time giving official public access.

DCC Highways does however consider that the dedication of the land at 1 Lanveoc Way to enable a seamless highway footway link towards the Drovers Way is absolutely essential to ensure the future allocated site at Penn Park can be brought forward and is not prevented from coming forward from a highway safety perspective. The dedication requirements need to be agreed and tied up in a legal agreement should the Planning Authority be minded to approve the application with a requirement for this dedication to happen prior to commencement of development.

I hope this will aid your deliberations in advance of and at committee.

Kind regards,

Richard Jackson
Principal Highways Development Management Officer
Devon County Council Highways Development Management
Ryefields, Avery Hill, Kingsteignton, Devon, TQ12 3QG
[REDACTED]

<https://new.devon.gov.uk/privacy/privacy-notices/privacy-notice-for-highways-development-management/>

From: Planning_def@swdevon.gov.uk <Planning_def@swdevon.gov.uk>
Sent: 08 January 2026 09:35

To: Development.management@swdevon.gov.uk

Subject: DM Committee Notification for meeting 15th January

Dear Sir/ Madam,

Please find attached notification for DM Committee meeting on 15th January 2026

Kind Regards

Development Management
South Hams District Council

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