

[REDACTED]

From: Stephen Reed <stephen.reed@devon.gov.uk>
Sent: 21 January 2021 15:13
To: [REDACTED]
Cc: Marrina Neophytou; Councillor Bushby; Councillor Ford; Councillor McGeough D; Laura Davies; Councillor Hames; Planning Support
Subject: RE: 1/0750/2019/REMM & 1/0614/2017/OUTM - Land At Torridge Road, Appledore, Devon - DANGER TO LIFE & PROPERTY FROM UNEXPLODED ORDNANCE

Follow Up Flag: Follow up
Flag Status: Completed

[REDACTED]

Dear Mr Gibbett,

Application No. 1/0614/2017/OUTM

Land At Torridge Road, Appledore, Devon - Outline application for the erection of up to 10 dwellings and associated infrastructure with all matters reserved except access: Historic Environment

My ref: Arch/DM/TO/31311b

Thank you for your recent email that has been forwarded to me by my colleague Marrina Neophytou. I can reassure you that a programme of archaeological work has been undertaken on the above site, this was undertaken by South West Archaeology in May and September 2020 in accordance with a method statement agreed with this office as archaeological advisors to the Planning Authority.

These works revealed the presence of undated ditches and post-holes that may be prehistoric or Romano-British in date. In addition, these investigations have demonstrated that much of the site has been subject to modern disturbance and, as such, has a low potential for archaeological deposits surviving. Artefacts from the topsoil and subsoil range from the prehistoric to the Romano-British, and includes post-medieval finds indicating human activity on or near the site in these periods.

The final report is awaiting the radiocarbon date for these features and once this is received the report will be finalised and formally submitted. However, in the meantime the Historic Environment Team has been assured by the archaeological contractor that funds and resources are in place to complete the report and deposit the site archive - the archaeological condition was therefore signed off by my colleague Ms Neophytou on this basis.

With regard to the presence of unexploded ordnance this has not been confirmed by archaeological excavation work on the site and aerial photographs of the site from the late 1940s do not show any ground disturbance that might be attributed to ordnance landing in the field. In addition, the archaeological contractor could find no record of ordnance landing in this field, and I understand that the applicant has scanned the site for ordnance and none has been found.

I hope that above provides you with some comfort that the archaeological work has been undertaken and in accordance with advice from this office to a professional standard.

Please do get back to me if you need any additional information or clarification of any of the points raised above.

Regards,

Stephen Reed

Stephen Reed

Senior Historic Environment Officer

Historic Environment Team

Planning, Transportation and Environment

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From: Neil Gibbett [REDACTED]

Sent: 20 January 2021 17:55

To: Councillor Bushby <Councillor.Bushby@torridge.gov.uk>

Cc: councillor.mcgeough@torridge.gov.uk; councillor.ford@torridge.gov.uk <councillor.ford@torridge.gov.uk>;

councillor.hames@torridge.gov.uk <councillor.hames@torridge.gov.uk>; Marrina Neophytou

<Marrina.Neophytou@devon.gov.uk>; laura.davies@torridge.gov.uk; planningsupport@torridge.gov.uk

Subject: RE: 1/0750/2019/REMM & 1/0614/2017/OUTM - Land At Torridge Road, Appledore, Devon - DANGER TO LIFE & PROPERTY FROM UNEXPLODED ORDNANCE

Dear Councillor Bushby

1/0750/2019/REMM & 1/0614/2017/OUTM - Land At Torridge Road, Appledore, Devon – DANGER TO LIFE & PROPERTY FROM UNEXPLODED ORDNANCE

We hope you are keeping well during these strange times.

It's been a while since we've heard anything so I am chasing up from when I contacted you back in May 2020 to see if you had received any feedback from TDC Planning Support/Building Control to confirm whether a thorough archaeological survey and ground search has been done of the field and surrounding land.

Whilst waiting and further to our recent search on the TDC Planning Portal, I have attached an uploaded email from Marrina Neophytou, Historic Environment Officer, Devon County Council to TDC Planning Support stating that '*the archaeological fieldwork has been completed*' on the land and, extremely worryingly for us, '*no further archaeological work is required.*' However, as my parents have daily and immediately adjacent overwatch of the land, we can confirm that to date that we have not observed a thorough and complete ground search of the land from 'Lookout' north-west towards and up to Torridge Road to determine that the unexploded German ordnance dropped during World War II isn't still in situ and posing a danger to life and property.

Subsequent to our previous correspondence to you and whilst waiting for a reply during 2020, we observed contractors who began digging with a large mechanical excavator in the field. We telephoned TDC to inform them of our immediate concerns and a member of building control staff advised us that it was our responsibility to deal with it if we were worried and to inform the police, which to us seemed like sloping off responsibility. However, due to our immediate concern I approached the contractors and informed them of the potential risk to us and them from potential unexploded ordnance. They were totally unaware of the potential

danger and stopped what they were doing. We have also witnessed visits on the land during the first Covid lockdown between what would appear to be groups comprising the architects and various members from Chichester Developments (CD), all disregarding the social distancing rules.

In December we received a letter from Nick Arthur, Slee Blackwell solicitor acting for CD, saying that they are soon going to be erecting a post and wire fence on the boundary adjacent to my parents' home and commencing works in early 2021. However, it would appear that CD believe they can just crack on ignoring the genuine safety concerns and welfare of the immediate residents before confirmation that it is safe to do so.

Yesterday, 19 January, we witnessed someone on foot in the field taking what appeared to be a surface sample from a small area at the bottom of the field.

We appreciate that CD are a successful developer with the resources, experience and contacts to help their record of ultimately getting what they want, as stated in their literature '*an enviable reputation for achieving planning consents*', but the worry, stress and anxiety caused by them of what they are doing and planning to do on this land, with the potential risk posed, is having a direct detrimental effect on the health and wellbeing of my parents which is wholly unacceptable.

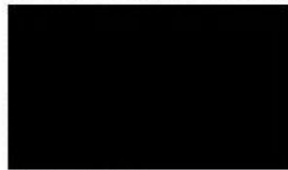
We look forward to hearing from you soon.

Yours sincerely

Neil Gibbett

for and on behalf of

Mr M & Mrs B Gibbett



EX39 1SG

From: [Redacted]

Sent: 27 May 2020 12:17

To: [Councillor Bushby](#)

Subject: Re: 1/0750/2019/REMM & 1/0614/2017/OUTM - Land At Torridge Road, Appledore, Devon

Thank you.

Neil Gibbett

Sent from my Xperia by Sony smartphone

---- Councillor Bushby wrote ----

I will ask building control to look into this.

Sent from my iPad

On 26 May 2020, at 23:40, Neil Gibbett [Redacted] wrote:

FAO Planning Support

Dear Sir or Madam

UNEXPLODED ORDNANCE

1/0750/2019/REMM & 1/0614/2017/OUTM - Land At Torridge Road, Appledore, Devon

As you are aware, through previous email and written correspondence to TDC and councillors, we first brought to your attention in 2017 that during World War 2, Appledore was the random target of a German aircraft which dropped a dozen or so bombs which fell in the area. Some bombs landed in the river, some on land, some exploding causing minimal damage and others not exploding. It is believed 3 or 4 of those bombs fell in the field and area of the hillside between 'Lookout' and Torridge Road, immediately adjacent to where my parents currently live at The Well House, Polywell. It is believed those bombs did not explode due to the ground being very wet and boggy at the time; and being buried deep were apparently left in situ, undisturbed.

Today I called your planning control office to inform them that contractors had begun excavation work with plant machinery in the field at the above site. To date, we have still not received any correspondence from anyone connected with the proposed development on this field, from TDC, councillors or developers, confirming that a thorough and comprehensive survey has been carried out, mitigating that there is no risk to life or property from unexploded ordnance. I spoke to a gentlemen in planning control who said I needed to speak to building control as it would now be their responsibility. I tried calling the number provided but the building control person responsible for that area was not available.

As we had not received any prior notice of commencement of works or confirmation of the survey, today I spoke to the contractors on site and informed them of our concerns and have asked them to halt works until you, TDC, can confirm and prove to us that a survey has been completed.

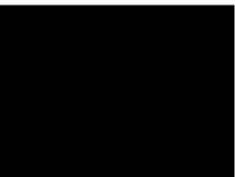
On behalf of my very worried elderly parents; and members of the general public, I respectfully request that you officially enforce a cessation of all works with immediate effect.

We look forward to your prompt reply.

Yours sincerely

Neil Gibbett
for and on behalf of

Mr & Mrs Gibbett



EX39 1SG

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