

13th January 2023

Delivered by via Planning Portal (PP-11721420)

Planning and Development
Mid Devon Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

Dear Sir / Madam

LAND AT SCHOOL CLOSE, BAMPTON – FULL PLANNING APPLICATION

On behalf of our client, the applicant, ZEDPODs UK Limited (“Zed Pods”) we are pleased to enclose a full planning application submission at Land at School Close, Bampton, Devon EX16 9NN. The proposal seeks full planning permission for the demolition of existing dwellings and construction of 18 dwellings. The description of development is set out below:

“Demolition of existing dwellings to provide 18 affordable dwellings with associated parking, landscaping and associated works”

The application submission has been made via the Planning Portal (PP-11721420) and includes the following documents:

Application Document	Author	Reference No.
Forms		
Application Form	Turley	-
CIL Form	Turley (on behalf applicant)	-
Covering Letter (January 2023)	Turley	-
Drawings /Plans		
Site Location Plan	Zed Pods	Z27-ZP-A1-00-DR-A-001-S01-P01
Existing Site Plan	Zed Pods	Z27-ZP-A1-00-DR-A-002-S01-P01
Existing Site Sections	Zed Pods	Z27-ZP-A1-XX-DR-A-020-S01-P01
Existing Site Elevations	Zed Pods	Z27-ZP-A1-XX-DR-A-010-S01-P01
Existing Site Elevations	Zed Pods	Z27-ZP-A1-XX-DR-A-201-S01-P01

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Proposed Site Plan	Zed Pods	Z27-ZP-A1-XX-DR-A-101-S01-P01
Proposed Site Sections	Zed Pods	Z27-ZP-A1-XX-DR-A-211-S01-P01
Proposed Ground Floor plan	Zed Pods	Z27-ZP-A1-00-DR-A-102-S01-P01
Proposed First Floor Plan	Zed Pods	Z27-ZP-A1-01-DR-A-103-S01-P01
Proposed Roof Plan	Zed Pods	Z27-ZP-A1-02-DR-A-104-S01-P01
Proposed Block Plan	Zed Pods	Z27-ZP-B1-XX-DR-A-110-S01-P01
Proposed Block 1 Elevations	Zed Pods	Z27-ZP-B1-XX-DR-A-221-S01-P01
Proposed Block 2 Plan	Zed Pods	Z27-ZP-B2-XX-DR-A-111-S01-P01-
Proposed Block 2 Elevations	Zed Pods	Z27-ZP-B2-XX-DR-A-222-S01-P01
Proposed Block Plan 3	Zed Pods	Z27-ZP-B3-XX-DR-A-112-S01-P01
Proposed Block 3 Elevations	Zed Pods	Z27-ZP-B3-XX-DR-A-223-S01-P01
Proposed Block Plan 4	Zed Pods	Z27-ZP-B3-XX-DR-A-113-S01-P01
Proposed Block Elevations 4	Zed Pods	Z27-ZP-B4-XX-DR-A-224-S01-P01
Proposed Block Plan 5	Zed Pods	Z27-ZP-B4-XX-DR-A-114-S01-P01
Proposed Block Plan 5	Zed Pods	Z27-ZP-B5-XX-DR-A-115-S01-P01-
Proposed Block 5 Elevations	Zed Pods	Z27-ZP-B5-XX-DR-A-225-S01-P01
Proposed Block 5 Elevations	Zed Pods	Z27-ZP-B5-XX-DR-A-226-S01-P01
Proposed Unit Plan	Zed Pods	Z27-ZP-A1-XX-DR-A-040-S01-P01
Proposed Unit Plan	Zed Pods	Z27-ZP-A1-XX-DR-A-041-S01-P01
Proposed Unit Plan	Zed Pods	Z27-ZP-A1-XX-DR-A-042-S01-P01
Proposed Unit Plan	Zed Pods	Z27-ZP-A1-XX-DR-A-043-S01-P01
Proposed M4(2) Compliance	Zed Pods	Z27-ZP-A1-XX-DR-A-101-S01-P01
Topographical and Utilities Survey	Clifton Surveys	989/5521/z27
Existing Landscaping	Zed Pods	N/A
Proposed Landscaping	Zed Pods	N/A
Technical Reports		
Planning and Affordable Housing Statement	Turley	N/A
Design and Access Statement (comprising Waste Audit Details and Statement of Community Involvement)	Zed Pods	N/A
Heritage Technical Note	Cotswold Archaeology	N/A
Transport Statement	Via Solutions	Issue No. 2

Preliminary Ecological Appraisal and Preliminary Roost Assessment	Arbtech	N/A
Devon Wildlife Trigger Table	Arbtech	N/A
Tree Survey and Report	Arbtech	N/A
Flood Risk Assessment (with indicative Drainage Strategy at Appendix J)	Delta Simons	89427.549873
Phase 1 - Ground Investigation Desk Study	Structa	6472-GE003
Underground Utilities Scan and Desktop Survey	Groundwise Searches Ltd	32375RB-GWS
Biodiversity Net Gain Calculations	Arbtech	N/A
Energy Statement	Zed Pods	N/A

The application is in full and the requisite fee of £8348.20 (including £32.20 service fee) has been paid directly to the Council upon submission of the application.

We trust that the information submitted is sufficient to validate this full planning application. Please do not hesitate to contact us should you require any further information or have any queries.

We look forward to receiving confirmation of validation in due course.

Yours sincerely

Elizabeth Lawrence
Assistant Planner

