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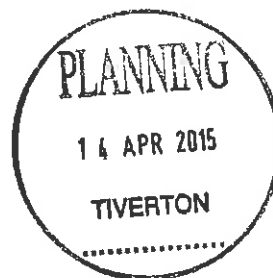
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Forward Planning & Conservation
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

07/04/2015

For the attention of Mr Dean Titchener



Dear Mr Titchener

Re: Local Plan Review Proposed Submission

I recently visited MDDC's "Road Show" at Tiverton to view the proposed Local Plan Review, with a view to advise MDDC of any comments I might wish to make on the proposals.

Unfortunately the plans given me, particularly those relating to Cullompton, were of a very small scale, making it difficult to get a good picture of the proposals.

Amongst the material collected from MDDC at Tiverton was a form for Representations, in which one was requested to fill in a number of boxes, for example the box number 5. (1) Requests one to comment on whether or not the Local Plan Review was legally compliant. It seems to me therefore that in order to comment on these items one would have to be not only a qualified Planner but also a person trained in Town and Country Planning Law.

I cannot therefore make legal or planning comments via the documents I obtained at Tiverton, nor I suspect, could any other person not trained in planning or planning matters.

I do have comments to make on the Local Plan and hope very much that you would note my comments and whilst I cannot make formal Representation, you keep my comments on file.

Community Infrastructure Levy (CIL):

It is understood that CIL is to replace Section 106 and whilst I have no strong views on the change, I am given to understand that the CIL payments would not be restricted to the area that those payments originated from.

If that is the case then I think the CIL – or the greater part of it – should benefit the site from whence it came from.

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Local Plan Review Proposed Submission Consultation (Summary)

I did raise some objections to the proposed development of Tiverton to the east of the town. I understand that the proposed eastern extension has now been given planning consent, so there is little point of me taking that any further.

What greatly worries me is the proposed development on the outskirts of Cullompton, a development that increases the size of the town by at least 100% of its current size. The proposals for land development to the east are unbelievable and I am quite frankly amazed that MDDC could even consider such a plan and would appear to have ignored the effects that such development would have brought on this rural land.

The proposed development of north western Cullompton is simply more destruction of what has been farm land and is now piecemeal development of the countryside.

There are many items that spring to my mind:

It is said that many people in Cullompton welcome the proposed development of their town and there are factors in the Plan that would be of benefit to them. It is hoped that the town's people have carefully studied the plans before making their decision.

I travel regularly along the road from Cullompton to Honiton and am able to state that driving down this road is, at the best of times, quite dangerous and at the worst of times, due to HCV's, is extremely worrying. The proposed eastern expansion, if it takes place, must surely increase the number of HGV's using this road unless some very major road works are carried out.

Whilst I do understand the need for more housing I do object to the major loss of farmland, my view appears to be supported by Central Government, which is very keen for farmers to get the very best out of their land, be it Arable or Dairy. With Central Government urging more houses and industry versus farmers trying to improve their land, there has to be some compromise. Without that then I see more farmers giving up their land to developers as a way of keeping themselves financially stable.

There appears not to have been any consideration of hedgerows and trees – it seems reasonable to expect MDDC to have carried out a full survey of the hedges and trees currently growing within the areas highlighted on the plans.

Following on from such a survey one would have expected there to be a Tree Preservation Order for the identified trees and a summary of the hedges within the site.

John Hammond