

LANGDONS, YONDERCOTT FARM, UFFCULME, EX15 3DR

Local Plan Review Forward Planning
Phoenix House, Phoenix Lane
Tiverton EX16 6PP

17 March 2014

Local Plan Review

While I do not object to proposed in-fill plans, or extending the edges of towns such as Tiverton and Cullompton, these should firstly be on brown field sites rather than a further rape of our agricultural land. Expert opinion now is that sponge areas will be required to alleviate flooding after prolonged heavy rainfall, and that, with global warming and a rapidly increasing world population, we shall increasingly need to provide our own food. Every acre of arable land should be jealously guarded. Bricks and mortar do not of themselves fill empty bellies. This is emphasised by recent changes to the National Planning Policy Framework (NPPF). Some of these changes now appear to contradict the Mid-Devon Plan under consideration.

I am adamantly opposed to any further development at Junction 27. This is the gateway to our green and lovely county, let's leave it that way. Business parks at Willand and Tiverton are not fully occupied. The Exeter Science Park will also be able to cater for further needs. The Information Bureau in Tiverton has been downsized. If such a service is required in this day of information being so easily available via the internet, then Junction 28 would be more appropriate and might draw more people into Cullompton.

To plonk 3,000 houses between Junction 27 and Willand is an abomination. The number of houses is insufficient to create a new town. There is already Cranbrook. So:

- 1 Where will the probable 7,500 people find work, doctors, hospital beds, schooling, social services, etc.?
- 2 How will our roads cope with the probable extra 4,500 cars, which will also pollute our atmosphere?
- 3 Our policing is stretched to its limits – such a large number of incomers is bound to create problems.
- 4 What about the necessary sewage and rubbish disposal?
- 5 The agricultural land currently acts as a sponge for heavy, prolonged rain. Such an amount of housing will remove this, possibly leading to flooding on the M5 and the main line railway.

Now that NPPF is being changed, I beg the Council to revise its future plans in line with the revised guidelines.

Sally H. Johnson (Mrs.)

