



**48 Beech Park
Pounds Hill
Credton
Devon
EX17 1HW**

15th March 2014

To:-

Chief Planning Officer
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



Mid Devon District Council Local Plan Review

Dear Sir / Madam

I wish to register an objection on behalf of my wife and I regarding the above mentioned plan. We recently sent a letter to the Credton Courier about this issue which was printed. I attach a copy of the communication, (e-mail), for your information.

Our objections and comments can be summarized as follows:-

- There will not be enough school places within existing schools for an influx of new children. New schools would be needed.
- The two Doctors surgeries are stretched to the limit at present. It takes up to three weeks to get a appointment to see the Doctor now any further increase in population would make it impossible. Another Surgery would be needed.
- Sewers are at the limit now. These would need updating in the event of any increased inhabitants.
- Police cover is very patchy now. Any increase in population would make cover even more thin.
- The proposed site at Pedlerspool floods frequently. There would be very little chance of getting insurance cover at this location.
- Pedlerspool is at the northern edge of the Town. This would mean that any traffic getting to the site would have to travel through Credton causing another problem with air quality in the Town. Most commercial vehicles for the proposed site would have to travel along Exhibition Road causing more misery for local residents.
- The road from Tiverton to Credton is recognized as being dangerous so any increase in traffic here would be unacceptable.
- The proposal to put five Gypsy pitches in the plan at this location makes no sense. Surely a more isolated position is sensible.
- With the recent bad weather and subsequent flooding issues generally It does not make sense to use valuable arable land for additional housing when we seem to be losing so much to water. We need to be able to feed ourselves and must protect such land.
- Please put thought to using existing brown field sites if new housing is needed.
- Existing rundown and empty buildings could be renovated.

- If any new building needs to be planned please give thought to developing land south of the Town. Most traffic movements would be to Exeter so by keeping the development here would restrict the increase out of Crediton.

We ask you to consider these comments and proposals seriously. We would not like to feel that the Local Plan Review is a 'done deal'. If new housing is really needed then putting it near to main arterial route to Exeter would save the Town from having to suffer poor air quality again!! The other factor to consider ahead of any building is the Town infrastructure.

Yours faithfully

Mr Neil Weeks
Mrs Jill Weeks

Jill Weeks

From: "Jill Weeks" <jillweeks@btinternet.com>
Date: 19 February 2014 9:33 PM
To: <nora@creditoncouriernewspaper.co.uk>
Subject: Future development for Crediton

Dear Nora

My wife and I have both read your article in the Courier dated 14th February 2014 on the proposals for future development for Crediton.

We would like to give you our view on the matter. We both feel strongly about it. First of all You must understand that we live in Beech Park and our house has a wonderful view over Pedlerspool. The comments we are making are genuine views and not just a matter of 'nimbyism'.

We make the following observations and comments

1. There will not be enough school places available for all the new inhabitants
 Doctor surgeries are at breaking point at present. It can take about three weeks to see a doctor routinely now.
 Police cover hardly exists today for the present population.
 Sewers are nearing capacity
 Overall the general infrastructure is not capable of supporting the additional proposals.
2. Pedlerspool is situated to the North of the town and floods frequently.
3. Most of the extra traffic generated would come from Exeter or Tiverton. This would mean that there would be a big increase in traffic flowing through the town which seems to go against the policy of reducing the effect of poor air quality for existing residents.
4. The road from Tiverton is recognised as being dangerous and does not need to have extra traffic to compound the problem.
5. Making provision for five gypsy pitches in the vicinity is incredible. This proposal makes no sense at all.
6. Any commercial units / sites proposed seem to be in the wrong place. It does not take much thought to realise that any commercial trucks and lorries would come along the A377 from Exeter. If they have to go to Pedlerspool they would have to travel along Exhibition Road causing air quality issues for residents such as those experienced in Exeter Road recently.

We feel there is enough housing in Crediton. There are a number of buildings and houses that are empty at present. It would make sense for these properties to be renovated. If it is absolutely necessary then any new developments should be built as near as possible to main arterial roads (A377 etc) which would keep all the newly generated traffic out of the town. No further residential or commercial development should be done before schools, doctors, sewers etc have been increased to meet the increased pressures. No further development should be considered and built in situations which would increase traffic flow through the town.