

Richard and Tracy Leaman, 11 Lower Town, Sampford Peverell, Tiverton,
Devon, EX16 7BJ

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

14th March 2014

Dear Sir/Madam

Local Plan Review and Options Consultation

Whilst understanding the pressures from the Government to increase the housing stock potential sites in Devon should be beneficial to those living in the area as well as those moving to the area.

The 4 sites being put forward for development in Sampford Peverell could potentially introduce a further 1100 dwellings into a village of 501 dwellings, increasing the size of the village x 3. We would hate the village to become overdeveloped like nearby Willand which has had a number of housing estates built without any supporting infrastructure. The small primary school in Sampford Peverell is already to capacity. When we moved to the village 7 years ago, to fulfil work commitments, the school could accommodate one of our two children. The current Doctors surgery in the village is a portacabin this should be being replaced as planning permission has been granted for a 58 bedroom care home with an adjoining doctor's surgery, permission was granted some time ago but any work on the development has yet to start. A significant increase in the population of the village would deem the proposed surgery too small before the first turf has been dug. An enormous strain would also be put on the water supply and sewerage systems.

The new Cranbrook development is being built in open countryside allowing the significant infrastructure to be developed simultaneously. This has got to be the way forward for large developments.

One of us was in attendance at a Parish Council meeting which received a presentation by a potential Junction 27 developer, the proposals were extremely vague and it didn't seem that they had considered other similar local amenities at all. The potential developer suggested a garden centre, there are already two within a mile of the site. A hotel, conference centre and concert hall, there is already a hotel on site, conference facilities are at nearby Tiverton, Exeter and Taunton and concert halls are always struggling to fill seats. A cinema was been suggested although there are excellent facilities at both Exeter and Taunton and smaller cinemas at Tiverton and Wellington.

Junction 27 is also the gateway to Devon and Cornwall. The junction is extremely busy during the busy summer period and traffic regularly queues on the motorway and backs up



along the North Devon Link Road to Junction 27 when holiday makers journey home.
Serious traffic solutions would have to be sought.

Yours faithfully

Richard and Tracy Leaman