

377 / 1731 Ack



26 Old Tiverton Road,  
Crediton  
Devon  
EX17 1EG

20-03-2014

Dear Sir

**Re MDDC Local Plan Review Consultation**

I am writing to comment on the above document and the options for housing development in Crediton. At the last consultation it was agreed that the Pedlerspool site would be considered a contingency site. However I gather this is now being reconsidered. I am writing to say that I believe it should remain as a contingency site for the following reasons. My views also reflect the views of many other residents of Old Tiverton Road.

- 1) The land there is part of the Creedy valley and is a classic unspoilt rural landscape. Any development there would go against the core strategy of 'Retaining the setting of the Town'. For instance under COR 15 point it says 'Retain the setting provided by the open areas of hillside and Historic Parklands.'
- 2) There is no guarantee about a road to be built to join this possible development to the Trading Estate, and this could result in a significant increase in traffic through Mill St and the lower end of town, resulting in a diminution of air quality, which has already been adversely affected by the building of the Tesco store. Improving air quality is a key part of the Core Strategy for Crediton. (7.58)
- 3) Following on from point 2, it is likely that some of the traffic will use Old Tiverton Road, which is a small narrow road and any increase in traffic would have a big effect on road safety.
- 4) If any new housing or other development is needed, it should be carried out as in-fill development. This is stated in 6.1 in the Core Strategy ie 'develop underused and brownfield sites within the towns in preference to Greenfield land or public open spaces'
- 5) I support the suggestion about a new development near the M5

Yours sincerely

Gerald Conyngham

*P.S. writing as a local resident.*