

Ack

Sandra Hutchings

From: Mike Aspray
Sent: 18 March 2014 07:59
To: DPD
Cc:
Subject: MDDC Local Plan Review



Dear Sirs

Re Local Plan Review: Options Consultation

Earlier policies regarding the allocation of land for development in Mid Devon have placed most of the availability in the three major towns of Tiverton, Cullompton and Cullompton, with limited availability in some of the larger villages.

It is now recognised that there are physical constraints that limit further development in the towns of Cullompton and Tiverton. In Tiverton, land to the north (that is north of the North Devon Link Road) is not available. To the south and west, contours and the river severely limit the amount of suitable land. This leaves only land to the east. This area is already scheduled for development...the Tiverton Eastern Urban Extension. Further allocation of land to the east of this area will lead to a further elongation of the town, encroach on the Grand Western Canal Country Park and lead to the virtual joining of Tiverton and Halberton. This policy of eastwards extension is clearly unsustainable and a new approach is indicated, that is the development of a new settlement within the District.

Cullompton, already subject to plans for expansion, does offer some scope to additional development. The M5 corridor is the obvious site for major allocation of land for development. I doubt the viability and suitability of the proposed commercial development at Junction 27. The "Gateway to Devon" should be just that, not another shopping opportunity. But somewhere between J27 and J28 a new town could offer space for the needed dwellings and there is already commercial development space at Willand.

While some villages and the towns of Tiverton and Cullompton may be able to offer limited opportunities for further expansion, I believe the major part of the current allocation (and future allocations) must be along the M5 corridor, not forgetting the opportunity to expand Cullompton to make that community more viable.

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