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SANDFORD PARISH COUNCIL

Chairman Mrs P Yeo Tel

Myrtle Cottage
Sandford
Crediton
Devon
EX17 4LZ



21 March 2014

Dear Sir,

Mid Devon – Local Plan Review, Options Consultations

Sandford Parish Council have a number of comments on the above document. In particular, they wish to place on record their objections to the development at Pedlarspool that is proposed in the above document: these re-iterate the comments made to the "Allocations and Infrastructure Development Plan Document" in November 2009.

The Council objects to the development of Pedlarspool on the following grounds:

- The site is inappropriate due to its impact on valuable landscape.
- The Local Plan Strategy states a commitment to "strictly limit development in open countryside".
- Concerns over road capacity and inadequate transport network.
- Concerns over flooding, recent winters have demonstrated significant flooding in this area.
- Inadequate infrastructure.
- Environmental concerns.

These objections are supported by contradictions between the MDDC's Core Strategy 2026 document and this document: COR2, local distinctiveness, states that "development will sustain and preserve the distinctive qualities of the Mid Devon's natural landscape" and, further, that "the environmental qualities of the district are highly valued". The scale and siting of the proposal would do none of these. There is also a distinctive avenue of trees, principally oaks, through the middle of the site. COR7, previously developed land, seeks to minimise the development of greenfield sites. Since Pedlarspool is a greenfield site, this also breaches the Core Strategy.

COR8, infrastructure provision, states that new developments will be served by appropriate infrastructure. The Local Plan does not adequately address the infrastructure that would be needed to support such a large development.

COR9, access, discusses the meeting of social and economic needs of the community and its future generations. The Pedlarspool site would be physically separate from the rest of Crediton because of its location. The proposal would effectively create a separate town which would not serve Crediton's needs.

COR15, Crediton, states that the setting provided by the open areas of hillside and historic parklands should be retained. Pedlarspool is not only an open area of hillside but also bestrides two of the three historic parklands in the Crediton area.

The Council finds the above inconsistencies apply equally to any proposed development of Pedlarspool, whatever weighting is given to residential or industrial within the mix, which at this stage is opaque.

Furthermore, there appears no logical reason to replicate the use currently accorded to the Lords Meadow trading estate when there is still development space in that area, particularly as the new link road is being constructed to provide infrastructure that will serve the estate.

The Council also believes that any further development along Fanny's Lane in Sandford, excluding the development just being started, would be difficult for the following grounds:

- Fanny's Lane itself is a single track road and access is already very congested at commuting and school times.
- Sandford's sewage treatment plant is at or near capacity.
- The Parish Council has conducted several investigations of its own for the purpose of finding both additional (affordable) housing and car parking but has found no suitable locations.

This is partly a consequence of the local geography.

The Local Plan does not contain a satisfactory list of references for other plans or policies mentioned in it. It would be much more helpful if a conventional list of references for all such documents, together with links to the MDDC website, were given.

With suitable references it would be possible for a reader to draw their own conclusions about the effectiveness of previous plans – although a summary within the Local Plan document would be helpful too.

It would also be useful to know the current size of the various towns, in terms of number of houses, in the Local Plan so that the relative scale of the proposed housing developments can be properly understood.

In general, the Parish Council is concerned about the infrastructure required to support the housing and employment provisions as set out in the Local Plan. This includes roads, public transport, sewerage and water supply as well as schools, etc.

Although the Council recognises that the Community Infrastructure Levy will fund some development, it seems unlikely to be enough given the cost of infrastructure development and the continuing budget cuts to the various councils (Devon, Mid Devon). What is required is a coherent strategy encompassing not only housing but also the infrastructure needs.

The Local Plan, at least with regard to Crediton, also needs to consider in more depth how long-term employment will be developed and encouraged within Crediton rather than it acting merely as a dormitory town for Exeter.

For example, the A377 between Crediton and Exeter is already exceptionally busy during commuting times and recent closures caused pandemonium on the surrounding minor roads. The new (Crediton) link road will do nothing to alleviate this and it won't help the traffic problems faced by villages like Newton St Cyres. Out of area traffic flows through the region are also rising: Sandford sees much traffic from Black Dog and beyond.

Finally we attach a copy of a picture showing the recent flooding at Pedlars Pool.

Yours sincerely

M.J. Vallance (Sandford Parish Clerk)

Local Plan Review
Forward Planning
Mid Devon District Council
Tiverton

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24 MAR 2014