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Forward Planning
Local Plan Review Consultation
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton EX16 6PP

21st March 2014

Dear Sir,

MDDC's Local Plan 2nd stage consultation

We appreciate that MDDC has an obligation to draw up a new Local Plan within the Government's National Planning Policy Framework (NPPF). The Plan will supersede former Plans (Core Strategy 2007), which were in their time controversial. So in this instance we urge the Council to consider their options very carefully.

The LP development strategy states there is an estimated requirement for 8400 dwellings, as well as 154,000 metres of commercial floorspace in Mid Devon up to 2026. Land to the east & west of Tiverton has been allocated to construct 4240 dwellings in various phases over the next 12 years. (TEUE, Farleigh Meadows and others).


So we are surprised that the Council is designating more sites up to 2026, such as Hartnoll Farm and the surrounding fields. This Grade 1 soil is not what the NPPF had in mind, as suitable land for building houses: "sustainable development as meeting the needs of the present, without compromising the ability of future generations to meet their own needs" is what they intended!

We understand that the Town Council objected to the inclusion of the Hartnoll site at their meeting on 17th March, and we support this objection, and would ask the Council to re-consider the inclusion of this site at their final stage Consultation. Furthermore, we would point out that there is a separate application for the building of an anaerobic Digester at Red Linhay Crown Hill, which is part of Hartnoll Farm, and it would hardly be suitable to have the two developments side by side?

Over a period of 16 years since we came to live in Tiverton the road infrastructure has had to sustain a doubling in the populations of Tiverton and Cullompton with a huge increase in the number of cars using a net-work of inadequate roads. Many of us live along small lanes which are entirely unsuitable to be used as 'rat-runs'. Hence our strong objection to future development on the eastern side of Tiverton, which already has serious traffic problems at peak periods, not to mention the children crossing the road at Blundells School.

We believe the best option for MDDC to achieve 8400 dwellings is to construct a new Community with the infrastructure to sustain it from the outset. We have visited Cranbrook near Exeter, and can see the benefits of starting from scratch, with all the necessary facilities, and no doubt much of the costs paid for by the Developers. We hope that MDDC will think about an option such as Cullompton. We have read that the town Council is keen to see Cullompton expand, to have a new railway station, and to re-develop Junction 28. This seems the ideal solution and Tiverton is near enough to benefit from this expansion as well.

Yours faithfully.


Rosemary & Jenny Ingham Clark