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Forsythia Cottage,  
Leonard Moor Cross,  
Uffculme,  
Devon.  
EX15 3EX  
21<sup>st</sup> March 2014



Local Plan Review,  
Peter Williams,  
Forward Planning Department,  
Mid Devon District Council,  
Phoenix House,  
Phoenix Lane,  
Tiverton.  
Ex16 6PP

Dear Mr Williams,

Ref: Local Plan Review.

After studying the core document, there seems to be some misleading guidance as to the various options. Option 1, Towns, originally stated that all the necessary housing and commercial development needed for Mid Devon, was included within the three towns of Cullompton, Tiverton and Crediton. It was only when land was put forward at Junction 27 that the core strategy changed, removing development out from these three towns to include Junction 27 and becoming part of Option 1. Why have you included this area twice, in Option 1 and Option 2a?

Land at Junction 27 was submitted by Mountstephen Advisors to Mid Devon District Council, on the understanding that all the landowners were agreed on selling. This was being very economical with the truth. I believe this was done as it would be favourably received by the council leader and some councillors, because they have pushed for this land in the past. Some landowners are not selling and have written to M.D.D.C., some have written, through their solicitors, to Malcolm Dudley-Williams stating they are not prepared to deal and others are undecided. Their land will have a significant impact on any development at Junction 27. Mountstephen Advisors have not got a business plan, have not commissioned any infrastructure reports on flooding, or traffic volumes on the A38 and B3181. They did however state to Willand Parish Council that in an emergency all 4,500 vehicles would leave by the C107, onto the dangerous crossroads of the B3181, where due to accidents the C107 has been closed for the last ten years. It is also here that traffic comes down from Uffculme school. This shows the total lack of planning and detail. They are constantly changing the details of

the site at each presentation they give, to appeal more to the general public. Who in their right mind would consider putting retirement houses next to a water park?

There has been no retail impact assessment by Mid Devon for Junction 27 in 2014. This should be published before the deadline of the 24<sup>th</sup> March, 2014, so people are aware of the disastrous effect this will have on Cullompton, Tiverton and Wellington. Without this information being available now, Junction 27 development must be removed from inclusion in the Mid Devon Local Plan.

To the east of the B3181 lies Houndaller Farm and Broadpath landfill, the fields here are much higher than the road and surrounding area. Surface water is drained from the fields into open ditches, then into pipes that enter the road culverts. These culverts also carry all the surface water from the B3181 road. Flax Cottage floods on a regular basis and on the other side of the road from here, there are two culvert discharge points. These flow into an open ditch, which then passes across nearly all the site and into a large pond. Leonard Moor Cross and some of the houses situated there, flood on a regular basis. Surface water flows from fields near Uffculme school, by way of the road and some open ditches, the collects at the cross roads. Water enters the culvert here, before passing under the B3181 into an open ditch which travels across the site and discharges into a large pond. Due to the high water table, development at Junction 27 would dramatically increase the risk of flooding at Leonard Moor Cross, Flax Cottage and the proposed housing towards Willand. Major improvements to the road and surface water drainage systems, together with a brand new sewerage system, has got to be a priority, before any sort of development could even be contemplated.

This is a Greenfield site with hundreds of oak trees across the fields and in the woodlands, some are up to 250 years old. There is an ancient copse filled with oak, ash, birch at least 200 years old. There are oak layered hedges, together with hedges of spindle wood, dogwood, maple, blackthorn, horse chestnut, holly and poplar. Snipe have been found here and deer can often be seen. T flowers of the willow herb family grow, together with rosebay, ragged robin and red campian. None of this is compatible with the nature of the development being proposed.

This is the Gateway to Devon and I am totally against any development or housing between Junction 27 and Willand.

Cullompton town council have been lobbying for housing and industry at Junction28 and now Devon County Council have agreed to putting in the necessary infrastructure, when this goes ahead. I fully support all the development at Junction 28, that is so vital to the market town of Cullompton.

Yours sincerely,

  
Councillor Keith Grantham