

Ack

Sandra Hutchings

From: Sandra Hutchings
Sent: 23 March 2014 17:27
To: DPD
Cc: [redacted]
Subject: Mid Devon Local Plan



Dear MDDC,

I would like to draw your attention to my concerns regarding the proposals in your Local Plan.

I do not believe that the development of J27 should be linked to any of the plans under discussion. It should be considered as a stand-alone proposal.

J27

This area is totally unsuitable for new development. The area is the first junction in Devon and it should showcase Devon's strengths - rural views and peace and quiet. Instead the Local Plan suggests we should concrete over hundreds of acres of green fields and greet visitors with spectacular views of warehouses, depots and lorry parks.

This will do nothing to help visitor numbers and only serve to show visitors what contempt we have for the very things that they come to Devon for.

There are already substantial amounts of unused industrial units close to the motorway at both J27 and J28. We do not need any more.

The idea that J27 needs more retail space is a poor one. The nearest towns of Cullompton and Tiverton will suffer. Do MDDC really want to condemn these towns to inevitable decline? These developments should be planned in conjunction with existing developments in Cullompton. It makes no sense to attempt to develop both junctions J27 and J28.

This retail space will only increase traffic (all visitors will be by car - who would use Tiverton Parkway train station to get off for a quick shop?) at a junction which already suffers from high volumes of cars and, more worryingly, HGVs.

New Town

There is no need for a new town near Uffculme/Willand. The much more obvious solution would be to extend the existing developments of Cullompton and Tiverton. Cullompton Town Council would welcome such development. Uffculme and Willand cannot cope with the massive increase in traffic, population, schooling within existing infrastructure. It makes no sense for MDDC to consider a greenfield site when there are nearby towns which would be much more suitable such as Tiverton and Cullompton.

Uffculme sites

I believe that the sites identified in the call for sites in Uffculme are not suitable for development. They will only serve to increase traffic and congestion in an area that is already too busy and congested. The nearby schools already produce substantial volumes of traffic on very minor roads - it would not be safe to subject these roads to more volumes of traffic. I live on Chapel Hill and I daily watch school children walking up the hill to school, dodging cars and vans. The road is simply not able to take the volume of traffic it already takes - it cannot take further increases. The junctions taking traffic out of the village, especially from

Uffculme School, are not suitable for the traffic they already take - they are definitely not suitable if further increases in traffic are envisaged. There are already long queues of traffic at peak times, coming out on to a road with a 50mph limit - an accident waiting to happen.

Thank you for considering my concerns,

regards,

Ruairi Moulding
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