

Sandra Hutchings

Ack

From: baker
Sent: 21 March 2014 15:13
To: DPD
Cc: sandfordparish@fsmail.net; Margaret Squires
Subject: Mid Devon Local Plan Review Objection- Pedlars Pool Site
Importance: High



Dear Sirs

We write in relation to the local plan review to object and strongly oppose the allocation of the site at **Pedlars Pool** in the parish of Sandford as a contingency site for housing, industry and permanent gypsy encampments.

We are writing to express our opposition to the proposal on the grounds that:-

- (1) It is an inappropriate intrusion into an area of unspoiled countryside contrary to central government, regional and county planning guidance.
- (2) Even taking the new relief road into account, development of the land on anything like the proposed scale would place intolerable strains on the already overloaded local traffic network. The A3072/A396 route to Tiverton and thence to the M5 junction is extremely dangerous as it stands and would not be able to accept safely the additional burden of traffic generated by the proposal. It is not a suitable route for HGV's with constraints on the narrow bends and at the bridge at Bickleigh which are unable to accommodate vehicles passing in opposing directions. The A377 route to the M5 passes through Exeter city which is often congested and is an unsuitable through route for additional HGV traffic.
- (3) The proposed development is clearly totally unsustainable in environmental terms. For example, there are no local shopping facilities and additional bus services, if provided, are unlikely to be used. The development would inevitably generate a large number of car journeys both to and from Crediton town centre and to and from remote work locations. Experience shows that the allocation of industrial units on the site, if taken up, are most likely to be occupied by businessmen from outside the area adding to the commuting traffic and many of the staff employed there are likely also to arrive by their own transport. Raw material deliveries and finished goods from any industrial development on the site would, in the main, be transported via the M5 using the wholly unsatisfactory routes by way of either Exeter or Tiverton (see 2 above). The additional traffic would also generate additional journeys on the country lanes, which are not capable of carrying more, and would create added dangers to children, pedestrians, cyclists and riders alike.
- (4) The required infrastructure for such a development does not exist in any sense and it is most unlikely to be provided by a development of this scale. Even it were so provided, it would be hard to find a more inappropriate location for it.
- (5) We question the underlying need for a development on this scale. There is no doubt that there would be insufficient locally generated demand for housing on this scale in Crediton at present and it seems unlikely that this will alter much over the forthcoming years. As to industry, the recession has created a substantial surplus of supply over demand in the region and the need for an additional allocation of land for this purpose is now questionable in the extreme. Even if there were a need proven (which we doubt) this would be much better met in good industrial locations with good communications links, rather than in the middle of nowhere on the edge of a town with acknowledged shortcomings in terms of road communications which there are no plans to rectify (please see also remarks re the highway network's inability to carry additional traffic under 2 above). We urge the Council to locate additional development land in the alternative locations mooted which are close to M5 junctions and will therefore place much lesser burdens on the inadequate road infrastructure around Crediton.
- (6) Such a development would completely alter the character of a very substantial area of the Creedy Valley, which although not officially designated as such, is without question both of high landscape value and of outstanding natural beauty. Development of this sort could not occur without substantial damage to wildlife of acknowledged importance. The valley is also well used by walkers, riders and cyclists and forms an important amenity, which would be entirely wrecked by development as proposed. We further would suggest to the Council that the allocation of the Creedy Valley as an AONB and/or GLV might well be considered as part of the local plan review process.