

LOCAL PLAN REVIEW: OPTIONS CONSULTATION

Representations from Mr. & Mrs. P. Tucker, Kinross, Pounds Hill, Crediton. EX17 1DT

Like most of the inhabitants of Crediton, we are deeply worried at the prospect of any further residential development in the town until there is proper provision of infrastructure to accompany it. Our concerns especially apply to the road system which is under ever increasing pressure from recent developments in the town and surrounding area, most of which is unlikely to be helped by the Link Road currently under construction. In fact, if the Link Road is used to any great extent (other than by traffic only requiring access to the Trading Estate) further problems will be caused in various parts of the town and in particular at the Jockey Hill roundabout and along Higher Road and Stonewall Lane.

It seems to us that there is a very real possibility that a considerable volume of traffic will attempt to use Higher Road and possibly Stonewall Lane as an unofficial "by-pass" if further congestion is caused in other parts of the town as mentioned above. It follows from this that at some time in the future these roads may need to be widened and improved to form a more suitable alternate route without incurring the expense of a full by-pass such as was proposed some years ago. Therefore we would object to any development either residential or commercial which might prevent or hinder such improvements. For this reason, we have severe reservations about proposals CRE2, CRE9 and CRE 11 unless provision is made for road improvements.

CRE9 is currently used as a playing field for Queen Elizabeth's Academy and, we believe, others and we would object to any development on this site until the future location of the school is resolved. We are pleased that the Rugby Club and Football Ground are proposed for deletion and firmly believe that no development should be permitted on CRE7, the Sports Field. In view of all the current public health concerns about obesity and sedentary life-styles and their related health problems, we feel all possible facilities for sport and exercise should be retained. The Sports Field makes an ideal link between the other sport and recreational facilities in this area of the town.

We question the suitability of CRE6 for development as it is outside the existing settlement area, part is very steep and part extends into the flood plain. If the recent wet winter has taught us anything it should be that building on flood plains is a recipe for disaster and potential occupants of such sites will find it difficult if not impossible to insure their properties. Even if development is limited to the higher, steeper parts of the site, faster run-off will exacerbate existing problems on the flood plain.

Mr. Tucker feels strongly that the road from Exhibition Corner leading to Stonewall Lane and on to Higher Road forms the natural boundary between the developed area of the town and the agricultural land and natural Devon countryside to the North and should continue to do so.

