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From:
Sent: 23 March 2014 13:25
To: DPD
Subject: Local Plan Review Consultation



Yet again MDDC are inviting residents of Mid Devon to comment on a strategic document from which vital information from two external reports is missing - specifically reports from the Strategic Housing Market Assessment (SHMA) and The Heart of the South West Local Economic Partnership (HotSW), both of which MDDC states will have a bearing on the strategic planning process. How are respondents able to make informed comment on the revised Draft Local Plan if such important information is missing?

Depending upon the findings of the SHMA report, MDDC is claiming it may be necessary to extend the EUE to include land at Hartnoll Farm, but given that there has already been a down-scaling of proposed development from the original Masterplan, I would suggest that the inclusion of Hartnoll Farm and its predominantly Grade 1 agricultural land for development is wholly unnecessary and without justification.

Furthermore, the proposal to build 1100 houses on Hartnoll Farm land would place an intolerable burden upon the current road infrastructure particularly through Halberton and the Post Hill areas, which present the only options for access, even if upgraded – although it hard to see how that might be possible.

The options of a new settlement east of M5 Junction 28 and housing near Junction 27 are to be welcomed and should be explored further. This would obviate the need to extend the proposed EUE to satisfy the estimated housing requirements and place less strain on the very limited amount of infrastructure which it is proposed to put in place for the EUE – and which, in the event, may take years to put in place and may not even be supplied at all if developers can get away with it. Educational and medical facilities are overstretched in Tiverton already, not even taking into account the demands of the proposed EUE and the possible addition of 1100 house development at Hartnoll Farm, and placing settlements outside of the EUE would spread the demand for these types of facilities throughout a broader area.

The possibility of commercial development at Junction 27, should be explored and progressed as a matter of urgency as it presents a viable and eminently sensible alternative to the industrial site within the proposed EUE at Blundell's Road which is ill-conceived and wholly inappropriate within the context of a residential development.

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