

6790
kerr

harcourt
kerr

creating property solutions

Mr Paul Griffiths
Inspector- Mid Devon District Council Local Plan
c/o Forward Planning,
Phoenix House,
Phoenix Lane,
Tiverton
EX16 6PP

31st July 2017

Dear Sir,

Policy j27 - additional comment

We note your questions which we assume will be answered in the main by the promoter.

A most interesting factor in the J27 policy is that by focussing on large scale retail and tourist orientated proposals (and a range of non-commercial uses) it misses out on the needs of the local Mid Devon business community in terms of more ordinary and smaller scale commercial premises and units to support typical growth patterns that are obvious and common in the area.

With the existing good transport links at j27 and a managed infrastructure to suit, a scheme for B1, B2 and B8 uses would be most warmly welcomed by the business leaders and directors who continually comment that the shortage (virtually non-existent) of well-located affordable land in Mid Devon needs addressing so they can modernise, innovate and expand.

Without such a balance of uses in an emerging location the plan seems to under estimate the real demand for more basic and flexible accommodation and foregoes opportunity in favour of other locations outside the Mid Devon District.

Yours faithfully


PHILIP KERR FRICS

HK Consultancy Ltd trading as

Harcourt Kerr, Kingston House, Blackbrook Business Park, TAUNTON TA1 2PX

tel +44(0)1823 444 097 fax +44(0)1823 444 489

www.harcourt-kerr.com

Registered in England no 7577971 Stafford House Taunton TA1 2PX • Regulated by the Royal Institution of Chartered Surveyors

Chartered Surveyors | Property Development Advice | Occupier Consultancy