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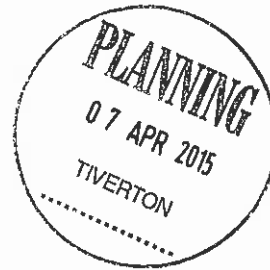
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Ack

From: Andrew Jackson <
Sent: 03 April 2015 12:29
To: CIL Consultation
Cc: Malcolm; ShuanaWaller; Karen Stephens
Subject: Local plan 2013-2033
Attachments: Local Plan 2015.pdf

Please find attached Sandford Parish Council's comments in respect of the Local Plan

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Dr A L Jackson
Sandford Parish Council





Sandford Parish Council

2nd April 2015

Mid Devon – Local Plan Review 2013-2033

Sandford Parish Council have a number of comments on the above document.

In particular, they wish to place on record their objections to the development at Pedlarspool [CRE5] that is proposed in the above document: these re-iterate the comments made to the "Allocations and Infrastructure Development Plan Document" in November 2009 and March 2014.

The Council objects to the development of Pedlarspool on the following grounds:

- The site is inappropriate due its impact on valuable landscape.
- The Local Plan Strategy states a commitment to "strictly limit development in open countryside".
- Concerns over road capacity and inadequate transport network.
- Concerns over flooding, recent winters have demonstrated significant flooding in this area.
- Inadequate infrastructure.
- Environmental concerns.

These objections are supported by contradictions between the MDDC's Core Strategy 2026 document and this document:

COR2, local distinctiveness, states that "development will sustain and preserve the distinctive qualities of the Mid Devon's natural landscape" and, further, that "the environmental qualities of the district are highly valued". The scale and siting of the proposal would do none of these. There is also a distinctive avenue of trees, principally oaks, through the middle of the site.

COR7, previously developed land, seeks to minimise the development of greenfield sites. Since Pedlarspool is a greenfield site, this also breaches the Core Strategy.

COR8, infrastructure provision, states that new developments will be served by appropriate infrastructure. The Local Plan does not adequately address the infrastructure that would be needed to support such a large development.

COR9, access, discusses the meeting of social and economic needs of the community and its future generations. The Pedlarspool site would be physically separate from the rest of Crediton because of its location. The proposal would effectively create a separate town which would not serve Crediton's needs.

COR15, Crediton, states that the setting provided by the open areas of hillside and historic parklands should be retained. Pedlarspool is not only an open area of hillside but also bestrides two of the three historic parklands in the Crediton area.

Although the Council recognises that the Local Plan adds some constraints with respect to the Pedlarspool development ('a' through 'j', pages 115-116), these are insufficient to counter the objections raised above.

Should Pedlarspool be included in the plan then the Council would like to make the following points. Firstly, the Pedlarspool site is located in Sandford Parish although it is indicated as being part of the Crediton settlement. As such, any Community Infrastructure Levies (CILs) should accrue to Sandford Parish Council, not Crediton Town Council. Secondly, while the plan does indicate that the road at Stonewall lane [CRE7] can't be widened, it could certainly be upgraded to help traffic flows through the site.

In general, the Parish Council is concerned about the infrastructure [CRE11] required to support the housing and employment provisions as set out in the Local Plan. This includes roads, public transport, sewerage and water supply as well as schools, etc. Although the Council recognises that the Community Infrastructure Levy will fund some development, it seems unlikely to be enough given the cost of infrastructure development and the continuing budget cuts to the various councils (Devon, Mid Devon). What is required is a coherent strategy encompassing not only housing but also all the infrastructure needs.

The Local Plan, at least with regard to Crediton, also needs to consider in more depth how long-term employment will be developed and encouraged within Crediton rather than it acting merely as a dormitory town for Exeter. For example, the A377 between Crediton and Exeter is already exceptionally busy during commuting times and recent closures caused pandemonium on the surrounding minor roads. The new (Crediton) link road does nothing to alleviate this and it won't help the traffic problems faced by villages like Newton St Cyres. Out of area traffic flows through the region are also rising: Sandford sees much traffic from Black Dog and beyond.