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Ack

From: Kentisbeare Parish Council
Sent: 26 April 2015 14:59
To: Local Plan Review
Attachments: 24.04.15 KPC Letter re MDDC Local Plan Review (proposed submission).pdf

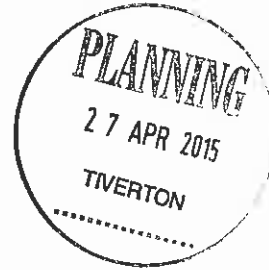
Please find attached a copy of our response to the Local Plan Review (Proposed Submission) with reference to the proposed development east of Cullompton.

Could you kindly acknowledge receipt.

With many thanks,

Melanie

Melanie Shore-Quinain
Clerk for Kentisbeare Parish Council



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KENTISBEARE PARISH COUNCIL
Clerk: Mrs Melanie Shore-Ouinain

Mid Devon District Council
Forward Planning & Conservation
Phoenix House
Phoenix Lane
Tiverton. EX16 6PP.



Your Ref: LP Review Publication 6

April 24th 2015

Via email to: localplanreview@middevon.gov.uk

Dear Sirs

Local Plan Review (Proposed Submission) – Re: Proposed Development East of Cullompton

The Parish Council has some concerns with regard to the proposed development in Cullompton and we want Mid Devon District Council (MDDC) to change their proposals.

We recently held a Parish meeting in Kentisbeare, which was attended by around 160/180 residents. It was unambiguous that the majority who attended felt that the proposed east Cullompton development is far too large, and that Cullompton clearly does not have sufficient infrastructure to cope with same.

We fully appreciate that MDDC must allocate 7,200 sites within the District, but what is unacceptable is that MDDC has decided to allocate 50% of the total number of these sites in Cullompton. This is completely unacceptable and will cause numerous infrastructure problems. Cullompton already has significant difficulties (such as the Manor Hotel issue) which endorses that a development of 2,500 new houses would be a calamity.

Whilst the Parish is prepared to support some development east of Cullompton, we are disappointed that the project at Junction 27 was not supported by MDDC. We ask that MDDC consider reducing the housing allocation and consider part (maybe half) be sited at/near Junction 27 of the M5 (Tiverton Parkway). We understand the local surrounding parishes to Junction 27 have argued against the development; however, this area has:-

- A larger and more efficient motorway junction
- A main line railway station
- Footbridge over the M5 and over the railway line
- Established cyclist paths
- Good access to the M5 junction at Cullompton if necessary
- Immediate access to the A38 and A361
- The quality/grade of farm land at Junction 27 is more suited for building (it is a lower quality than the land east of Cullompton)
- There are no flooding issues

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That said, we appreciate that there still needs to be some development east of Cullompton and we are prepared to support some – but ***not*** the full 2,500 allocation.

However, there are serious concerns with reference to the volume of traffic that any development will create. Currently roads leading up to the existing motorway junction and onwards into the town centre from the east of Cullompton suffer from extreme congestion at certain times of the day, resulting in traffic queuing on the motorway to exit at junction 28. In addition to this, the A373 from Cullompton to Honiton is a narrow winding “A” road which is incapable of a large increase in traffic flow, which would be created by such a development. The route is particularly unsuitable for an increase in heavy vehicle traffic, especially in the Hembury Fort area and small villages en route. The route is used by many to access Honiton, the A303, Dorset and the East Devon coastal area. Consideration should be given to the quality of life not only for today’s generation, but for that of future generations.

Before any support is given, Kentisbeare Parish Council insists that there are ***immediate*** improvements to the current infrastructure. The infrastructure must comply with current needs now – not merely “after” development.

For example, the proposed relief road through the CCA fields is vital immediately. This proposed relief road has been mentioned for many years, and to merely be told it is no longer “fit for purpose” is completely unacceptable. We cannot support any future development because MDDC’s previously “agreed proposals” have not been forthcoming. This puts an incredibly negative light on the ability of MDDC to plan for such a large scheme.

In summary, we insist that Mid Devon District Council proceed with the CCA relief road immediately.

Secondly, we must see the following infrastructure put in place before any proposed house building starts. This includes:-

- A formal agreement for a new motorway junction
- Details of proposed schools
- Details of retail shop and facilities
- Detail on the proposed train station at Cullompton
- A recycling centre in Cullompton
- Details of health care provision, which would be necessary. Existing health care facilities are already working at full capacity.

We would like to see that all emergency services are moved closer to the motorway junction now, before any proposed house building starts.

Kentisbeare Parish Council has concerns with regard to possible flooding and how the proposed development east of Cullompton impacts the catchment. The Strategic Flood Risk Assessment (SFRA) uses generalised data from 2008 for all modelling purposes and there is little regard to the Devon County Council report on the flooding in November 2012.

Apparently, the SFRA has no mention of a “Catchment Based Assessment”, despite DEFRA, the Environment Agency and South West Water all adopting CaBA.

There is no detail on how the proposed development east of Cullompton (and its overall scale) will impact on the catchment with regard to the main and non-main rivers and streams; therefore, there is not sufficient information on how the proposed development could either increase or decrease the likely future need for flood relief schemes in Kentisbeare or surrounding villages.

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Furthermore Kentisbeare Parish Council feel that there is a complete disregard for the impact of any further development (housing or infrastructure) in the Functional Floodplain around Junction 28 and no consideration as to how the proposed development impacts existing critical infrastructure which sits in the Functional floodplain – especially the Sewage Pumping Station at Stoneyford and the Sewage Treatment Works at Cullompton.

Finally, we understand that this location has been proposed by Mid Devon District Council, however, as we do not fully support this proposal, we wish to make a representation to the Planning Inspector outlining the concerns raised within this letter, particularly with reference to the size of the proposal.

Yours faithfully

Mrs Melanie Shore-Quinain (Clerk) and Mr Jonathan Wadsworth (Chairman)
For and on behalf of Kentisbeare Parish Council

Cc - (via email) to Mr Dean Titchener, Principal Forward Planning Officer

