

6325/327/M09

**From:** Local Plan Review  
**Subject:** FW: LOCAL PLAN REVIEW CONSULTATION

**From:** Jon Carden [REDACTED]  
**Sent:** 06 February 2017 12:02  
**To:** Local Plan Review  
**Subject:** LOCAL PLAN REVIEW CONSULTATION

Dear Sirs

Having studied the Local Plan Review for Mid Devon, and being a resident of neighbouring East Devon, I feel I must object to the proposal to allocate 71 hectares of mostly greenfield land to a retail and leisure development.

My main reasons for objecting:

1. My family visit Tiverton regularly and the town has worked hard over many years to improve its offering and it is now a pleasant and useful town to shop in , not the case 20 years ago. Village life in the area is also on the up and This development would surely have a detrimental effect on businesses within the town and village communities in general.
2. The land is on a mostly greenfield site consisting of good quality agricultural land, already in short supply. Such a development should surely be on a brownfield site.
3. The M5 is frequently full to capacity at peak times resulting in traffic issues at junction 27. This development can only add to traffic problems, in the way that Cribbs Causeway affects traffic around Bristol. This could actually deter holiday makers and businesses from visiting or investing in Devon and Cornwall.
4. The development proposed is alien to the tranquil rural environment in which its proposed to sit. Thousands of people visit Devon each year and its not because they want to visit a Retail and Leisure Mall !
5. The proposal is not sustainable as there is no nearby housing for people employed there, who will all have to commute there, mostly by car, many from considerable distances.
6. The proposal totally conflicts with National Policy and with Mid Devon policies on sustainability and several other grounds

Yours faithfully

**Jon Carden MARLA FNAEA**



*Cardens Residential  
Hampton House  
23 Longbrook Street*

Exeter  
EX4 6AB

