

6759/J27/mod

[REDACTED]

From: Local Plan Review
Subject: FW: Submission re Minor Modifications
Attachments: Protect Devon re Mid Devon Consultation.pdf; ATT00001.txt

-----Original Message-----

From: Roland Smith Protect Devon Webmaster [REDACTED]
Sent: 14 February 2017 15:55
To: Local Plan Review
Subject: Submission re Minor Modifications

Please see attached and confirm receipt

Regards
Roland Smith
Administrator
Protect Devon
c/o 4 Pitt Court
Nymet Rowland
Crediton
EX17 6AN
[REDACTED]

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c/o 4 Pitt Court
Nymet Rowland
Crediton
EX17 6AN
14 February 2017

Mid Devon Local Plan Review

I write on behalf of members of Protect Devon, an alliance of representatives of a significant number of local action groups who are concerned about inappropriate development within the County.

We object to the proposed Minor Modifications concerning the Junction 27 development.

The plan proposes:

Development will be targeted to:

- Provide a high quality tourist and leisure focused development to meet needs identified within the tourism study.
- Associated outlet/discounted retail floorspace to meet a regional comparison floorspace need and deliver the tourist and leisure elements of the allocation. Safeguarding existing town centres through planning controls.
- Ensuring enhanced linkages to Tiverton and Cullompton and the National Rail Network.
- Mitigating environmental impacts.
- Upgrading directly affected transport infrastructure
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Taking these points in turn:

- Tourism in Mid Devon relies on attracting visitors to a tranquil, rural environment. This proposed development will considerably detract from and be totally alien to what our visitors need and require. There are plenty of places both at home and abroad which provide for those who wish to spend their time in shops and "leisure focused development".
- Any out of town retail development will further damage the business village and market town outlets. Over the past quarter of a century we have seen a substantial decline in local shops giving rise to the need to travel large distances to the cities and larger towns to buy things that used to be available locally. This has had a knock-on effect with the closure of many bank branches and post offices and decline in the viability of local pubs and inns.

The proposal will do absolutely nothing to safeguard existing town centres, whatever planning controls are put in place.

- We find it impossible to understand how development adjacent to Junction 27 improve access to Tiverton, Cullompton and the National rail network. The increased traffic load resulting from such a development would create traffic congestion, which is already a serious problem at peak times and seasons. What about the other Mid Devon town, Crediton? What about the many villages whose only link to the towns and rail network is via lanes or, at best, minor roads?

Under the heading "Villages" the second point is "*Avoid significantly increased travel by car* — something of a contradiction.

- There will be considerable environmental impact as the development includes no provision to those whose employment is associated with the proposal. This means that they will have to commute considerable distances from their homes to their places of employment, creating all the pollution associated with road and rail (if there is any) transport. This makes the whole proposal unsustainable.
- Should this sort of development go ahead, it is essential that appropriate transport infrastructure is in place before such development gets under way.

Beyond these points, the proposed site is mostly on good quality farmland, a greenfield site. This is contrary to the NPPF and Planning Guidance.

In studying the planning history of this site, there have been a number of proposals to develop and adjacent to Junction 27 over the past 40 years. In reading these various proposals there appears to be a considerable conflict of interest between the applicants, their agents and the Council's choice of consultants in considering the forward plans for the land close to Junction 27. The extent of this leads us to believe that the Council are favouring development of this land for the benefit of potential business rate income regardless of the detriment of the landscape, environment and public enjoyment of Mid Devon as a whole.

We therefore request that the Minor Modifications concerning the Junction 27 development be dropped from the Local Plan.

Yours faithfully

(signed)

Roland Smith

pp Protect Devon