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MM
MM-24
MM-25
MM-28
MM-33

**Kentisbeare House
Cullompton
Devon
EX15 2BR
Tel: [REDACTED]**



Forward Planning,
Mid Devon District Council
Phoenix House
Tiverton EX16 6PP

13th February 2020

Dear Sir/Madam,

Please find below my comments in respect of Local Plan Review (2013-2033) Proposed Main Modifications.

In respect of each of MM24/CU7, MM25/CU8 and MM28/CU12

The inspector was quite clear that development (not occupation) of more than 500 houses east of Cullompton should not occur without a strategic improvement to the access to the M5. I suggest that the Local Plan should restrict development east of Cullompton to 500 houses until such improvement is delivered and agreed with Devon CC and Highways England. This would parallel the restriction imposed on development at North West Cullompton in respect of the Relief Road in MM23.

The same restriction should apply to all commercial development in east Cullompton, where the issues are the same.

In respect of MM33/CU20

Given the flood risk, I would also suggest that there should be no housing or commercial development in East Cullompton until the Connecting the Culm project (or another comprehensive flood study) is complete, published and has been fully consulted upon with both the statutory bodies and the general public. I am concerned that the recent material disseminated by Connecting the Culm describing the project makes no mention of looking at the impact on flooding of the enormous scale of development proposed both around Cullompton and at junction 27.

In the absence of these amendments I believe that the Local Plan is not positively prepared, justified, effective or consistent with national policy. It is widely accepted that East Cullompton is an inferior site to most of the others that were considered for major

development in the Local Plan in the absence of delivery of significant infrastructure improvement, especially in respect of transport and flood management. This was clear even in MDDC's own scoring system. The clear consequence of this should be that the relevant infrastructure should be delivered before significant development takes place.

Yours,



Nicholas Allan