

Sandra Hutchings

Ack

From: Ian Millar <i
Sent: 23 March 2014 23:12
To: DPD
Subject: LOCAL PLAN REVIEW CONSULTATION - CREDITON

Mr I Millar
22 Cromwells Meadow
Crediton
Devon
EX17 1JZ



I write in response to the local plan AIDPD January 2011 with the following comments:

AL/CRE/2 - Red Hill Cross, Exhibition Road

This site is unsuitable for development as it currently acts as a considerable water buffer at the top of the hill for the lower properties in Cromwells Meadow. The use of SUDS for a 135 property development would have to be considerable if the run-off during heavy rain, which has been considerable during 2012 and the winter of 13/14, is to continue to function beyond the early installation years. Cromwells Meadow already suffers from extensive water run-off from its own impermeable road and pavement surfaces during heavy rain, which discharges either to surface water drainage, or out onto the fields adjoining the road.

The change in hydrostatic pressure to the surrounding area would be of great concern since water continues to run out of the gardens surrounding the central green area for some while after the rain has stopped and any change in the pressure pattern could cause unforeseen and costly remedial works to the houses immediately adjoining the central green space.

The ridge heights of the proposed development, given the height of the site above the Cromwells Meadow gives concern for the potential of overlooking and dominating the Cromwells Meadow development. The current development of Lake View is of sufficient low density not to trouble the Bramble Lane/Willow Walk estate, whereas the density proposed for Red Hill Cross, in relation to the topographical layout of the site, is likely to provide for insufficient landscaping and setback from the road.

The location of access/egress to the site is unsuitable opposite the Cromwells Meadow junction. At this point, anybody exiting from Cromwells Meadow has a fair view down towards the A3072 (coming in from Tiverton), though as the speed limit changes from a National to 30mph limit, it is not unusual to find cars travelling considerably in excess of this speed by the time they reach the Cromwells Meadow junction. Any new development on the opposite side of the road will have a considerably reduced line of sight making for dangerous egress.

AL/CRE/3 - Cromwells Meadow

This site is unsuitable for development as it sits within the extensive flood plain of the River Creedy. SUDS are inappropriate to control flooding in this area, given that the flooding occurs along the length of the River Creedy as a result of water run-off higher up the river. During the heavy rains of 2012 and the winter of 13/14, the flooding would have severely affected those properties located in this area. Any development is therefore unsustainable, based on current evidence (witnessed during 2012 and 13/14) and in the longer term, according to climate predictions which indicate more frequent and severe flooding events in the coming years.

AL/CRE/12 - Pedlerspool, Exhibition Road

The proposal of a mixed use site in this location is inappropriate development, given the extensive traffic that would result from 165 additional residential properties, employment use and travellers pitches. The restricted access to this location from the main A roads, Exhibition Road into Crediton and the A3072 to Tiverton are sufficiently limited to make any major development in this location unsuitable.

The provision of traveller pitches on such an edge of town development, in close proximity to the 165 dwellings, will create a large pocket of low value housing which will affect the surrounding quality of the area for other residents, which in turn will impact how Crediton is perceived as a place to live and work.

Local Plan - General Comments

The local plan mentions the ideal to bring QE onto one site, although given that Landscore and Haywards Primary schools are at capacity, there is no mention how primary education will be delivered with the increased provision of housing within Crediton as a whole.

I trust that the foregoing comments will be considered during the local plan consultation process.

Regards,

Ian Millar