

SANDFORD PARISH COUNCIL

Minutes of a meeting held at Sandford Congregational Church Hall 6th APRIL 2017.

At a meeting of the Council held this day those present were :-

Chairman - Mrs E Dalton

Mesdames – Keast, Miles (part Meeting) & Yeo. Messrs – Lee, Weedon, Stoye, and Harvey.

County Cllr M Squires (Left during the Meeting)

Cllr Binks MDDC

32 Parishioners and Members of the Public

Mr M Vallance (Parish Clerk)

Simon Trafford (MDDC Planning)

Ian Sorenson (Planning Transport and Environment Service Highways Development Officer DCC)

17/00348/OUT Creedy Bridge Sandford

Residential development of up to 326 dwellings; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations

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The following issues were then raised in a Question and Answer Session

Q. Would the Route for the Crediton Bypass be protected?

A. The Crediton Bypass was not in the Development Plan nor part of Devon County Councils proposals.

Q. Surely the current Schools' in the area would not cope with the extra pupils?

A. This would be considered by DCC in the formula that was used for this purpose. The suggestion to re-locate QE Higher and Lower Schools to the playing Field on Exhibition Road as One site was no longer an option.

Q. What was happening on the suggested site for a new Primary School?

A. This was being discussed with MDDC and the Developers to provide a site but there was no intention to build a School at present.

Q. What would happen to the current Crediton Rugby Club Site?

A. This would be developed for Housing.

Q. How would the future health needs of Crediton be addressed?

A. Talks were already taking place with Crediton Town Council on this issue.

Q. Would the road at Stone Wall Lane be widened?

A. Whilst improvements would be made for Passing Bays nothing else was anticipated at the present time.

The QE Playing field had been earmarked for Homes in the future and any road improvements would be dealt with at that time.

However, improvements were being considered to the junction at the top of Jockey Hill with Stonewall Lane and a suggestion was being made to move the junction further down the Hill, at the other end of the road from Stone Wall lane where it currently met the A3072. This would be blocked off and traffic would go through the site. Further footpaths would be constructed along Exhibition Road to link up with the Site.

THE FEELING OF THE MEETING WAS THAT STONEWALL LANE CURRENTLY EVEN WITH NEW PARKING BAYS WOULD BE UNABLE TO COPE AND WAS NOT A POPULAR ROUTE.

IT WAS FELT THAT MOST CREDITON TRAFFIC WOULD STILL USE JOCKEY HILL WITH THE TERRIBLE BOTTLE NECK CAUSED TO TRAFFIC AT THE BOTTOM OF THE HILL. THEY WOULD CONTINUE ON TO EXHIBITION ROAD, AT BLAGDON, AND IF HEADING TO EXETER WOULD USE THE LINK ROAD.

Q. How would the current Infrastructure Cope?

A. As part of any permitted development any mitigation would need to be met by the Developer.

Q. Surely with all the potential sites in Crediton for new Homes the need for extra Homes by Central Government was already being met?

A further site was now being suggested at "Chapel Downs".

A. "Chapel Downs was not an "allocated site" and there was no local planning support for this location.

Q. How would the current Roads cope with all the extra traffic from this site for trips to work, shopping and school?

A. The DCC report had suggested an extra 278 AM, trips with 178 PM trips, and this as many of the other projections were based on current 2011 Census Data for Crediton.

Q. The current Supply of Homes for this site for the next 5 years showed a limit of 160 homes, increasing to 200 homes in the Submitted Policy.

How could 326 Homes now be suggested for this site?

A., It was agreed the submitted Policy Contract was for 200 generic homes based on the density for a Rural/Edge of Town Development separated by a parish and road boundary.

Q. What was the link between Generic and Emerging?

A. If MDDC found the number of Homes being proposed as unacceptable, and going beyond their Policy Document, they could stand by this number and ask the Developer to reduce the number. However, the Developer could then Appeal to the Secretary of State.

Q. In view of the number of new Homes being suggested in Crediton what would happen if this number was not satisfied? Would MDDC be fined?

A. No.

Q. How would residents from the new Development travelling to work in Exeter cope with the lack of Public Transport in this area. There would be a need for them to walk along Exhibition Road.

A. It was envisaged there would be a new Transport Link.

Q. How would the new Rugby pitches cope with the flooding in this area as two of the Pitches were in the Flood Plain.

A., It was envisaged that the new pitches would be “built up” and have adequate “sand based” draining.

Q. What provision was being made for the extra car parking needed for the use of the Rugby Club?

A. Parking for 250 cars was being planned.

Q. Why was only 16% being planned for Affordable Homes when the MDDC policy was 28%

A. This would need to be agreed with the Developer.

Q. Would there be any provision for Self-Build?

A. 5%.

Q. Where would all the extra Children go to School?

A. This would be part of the Consultation Process with the Developer, MDDC, and DCC based on the Education Formula.

Q. How would Light Pollution be dealt with?

A., It was envisaged that any Street Lights would turn off at Mid-night. The Ruby Club would only have one flood lit pitch and these were “directed down” rather than up.

Q. How would the current Sewage System cope?

A. The sewage would need to be “pumped off the site” a Risk Assessment would already have been carried out.

Q. How would “Protected Species” be protected.?

A. There would be an ongoing “Monitoring Strategy”.

Q. Were any trees to be removed?

A. One tree and some metres of hedging would need to be removed.

Q. Would some of the Homes have disabled access?

A. Yes.

Q. Would there be a Solar provision?

A. This was now all included as part of “Building Regs”.

Q. Are there any current proposals to change the Crediton Town Boundary to include the proposed Development?

A None known but this would be an issue for the Boundary Commission.

THE FOLLOWING ISSUES WERE ALSO RAISED :-

- Where will all the Council Tax from the Development be credited to? Crediton or Sandford?
- Would there be sufficient Infrastructure to support 326 New Homes on top of the various schemes already in the pipeline for Crediton ?
- Surely there was not demand for all the current number of Homes being currently proposed in Crediton?
- Where would the people come from and would there be an influx of “Unhousable People” from out-of-county troublesome housing tenants?
- Crediton needed more Employment to satisfy the number of Homes being suggested.
- Crediton needed more land for Employment rather than houses.
- Need to include Digital Broadband.
- The proposed development would cause problems to -
- The Environment (Natural England had already been consulted and had raised no major issues)
- Landscape
- Wildlife
- Transport

In closing Simon Trafford (MDDC) advised that the closing date for comments had been extended from 28th March 2017 to the end of April 2017.

There had already been 44 comments to the Proposed Development.

(It was noted that Crediton Town Council, at their Meeting when this application was discussed, had commented “ It was resolved to note the application” with no comments. Surrounding Parishes had submitted their comments on the application).

The Chairman reported that despite attempts by Sandford Parish Council for Gleeson's to attend they had been “too busy” to put together a Presentation.

In closing the Chairman thanked Messrs Trafford and Sorenson for attending and they, together with most Parishioners and Members of the Public, then left the Meeting.

“There was then a moment for quiet contemplation”

1) APOLOGIES – Cllrs Keast, Stephens and Snow.

1a) DECLARATIONS OF INTERESTS – Cllr Lee “Creedy View Car Park”.

1b) The ACCEPTANCE OF OFFICE form was completed by GEORGINA FORD who was then welcomed to Sandford Parish Council by the Chairman.

2) OPEN FORUM – David Hope gave details of fund raising effort by Sandford Scouts to purchase a Minibus. The estimated cost was 16K. The Sandford Festival, a major fund raising event ,was planned on the Millennium Green on 8th July 2017.This would include music, poetry, variety and stalls. A special Festival Website was being created.

It was envisaged that the Minibus could be used by other Organisations in the Parish and the Sandford Bus Users Group had already expressed an interest. Suggestions were given by the Parish Council to access funding.

3) PARISH COMMENT BOOK / MATTERS REPORTED ON THE PARISH COUNCIL WEBSITE PLUS MATTERS REPORTED TO THE CLERK AND PARISH COUNCILLORS.

It was reported that the Litter Bin at Sandford School had still not been emptied and MDDC Cllr J Binks had taken this matter up with MDDC. (It was also understood the Litter Bins at New Building had not been emptied recently and this would also be reported.

4) The MINUTES of the Parish Council meeting held on 2nd March 2017 were confirmed and signed as the Chairman as a true record.

At this point the Chairman agreed discuss Item 9 on the Agenda

9) SANDFORD COMMUNITY SPORTS PAVILION

a) Sports Development Plan and Management Agreement with Sandford AFC – A Meeting had taken place with Sandford AFC to discuss and agree the final version (now reduced to one page) Cllr Weedon had previously circulated to the Parish Council with no comments forthcoming. Sandford AFC had agreed to the Management Agreement.

Discussion took place over any issues arising in the future and it was pointed out that there was an Option to review/amend the Management Agreement at a later date if this was found necessary.

It was formally moved that Sandford Parish Council were in agreement with the final version. Proposed Cllr Unstead, 2nd Cllr Lee, and carried.

The Management Agreement was then signed by Cllr Dalton on behalf of Sandford Parish Council and it would then be passed to Sandford AFC for them to formally sign the Agreement.

b) Progress Report No 11 “Early Warning No 2” - Cllr Harvey agreed to deal with the Removal of the Slide and the Re-location of the “Bus”.

c) Funding Update – A further amount of the Grant in the sum of £23691.00 had been drawn down from Sport England. The Clerk had been in contact with MDDC and had established that there was a balance of £6934 in the Sandford S106 Pot. It had been established that, subject to agreement with Upton Hellions Parish Meeting, the Project could use this funding subject to the submission of three estimates to cover any suggestions for funding. It was pointed out the Electricity re-connection charge to Western Power would be £1500 and it was agreed to submit this for part of the funding. It was also agreed that Paving and a Footpath could be submitted as another item for funding.

d) Opening – Enquiries were still proceeding to find someone to Open the Sports Pavillion in late June or early July. It was agreed that the Opening could also be used as a fund raising event.

5) To report on MATTERS ARISING FROM THE MINUTES

a) Suggestions for the use of the Mill Lane call Box – The List now included a Library (plus collection point to share Magazines, a Food Bank and an Information Point for Parish Footpaths. It was agreed to make a final decision at the May Meeting.

There was no news on the supply of red paint and spare window panels.

b) Creedy View Car park – Following a Meeting with the Gorwyn Sisters at which time they had said the Car Park could only be Leased to the Parish Council there had since been a change of heart. In an email to the Chairman on the 25th March 2017 Mrs Mary Ellis, advised :-

“Dear Liz, thank you for hosting the meeting on Sunday and for the welcome cup of tea. It was lovely to meet so many of the Parish Council face to face. Since the meeting, we have had a change of mind and heart. With the interest of the village in mind, we have decided to gift to the village, the car park and the land to the right of the entrance to Creedy View, with a claw back (or overage) of 50% if either site is developed. We hope the village will be happy with this decision, and we can get the solicitors to draw up the agreement as soon as possible, all expenses to be paid by the village.

Please inform the village at the next Parish Meeting.”

Subject to clarification of the “claw back” clause it was agreed that the Parish Council would accept this generous offer.

The Clerk was asked to forward the information to Veitch Penny and ask them to clarify the meaning of “claw back” in this context.

At the same time it was agreed to request that Veitch Penny finalise the work with no charge. Proposed Cllr Harvey, 2nd Cllr Unstead, and carried.

The Clerk also advised that the Parish Council payment held to pay the Gorwyn Solicitor's Legal Fees of £1500 (including VAT), which had been held in the V.P. Client's Account, had now been paid over. The only issue would be as to whether the Parish Council could re-claim the VAT as the Invoice was made out to the Gorwyns' and the payment was “to pay their Legal Costs.

It was agreed to seek clarification.

Further discussion then took place over the need for the necessary Signs for both the Car Park and the new Play Area. The Clerk had obtained a copy of the Legal Topic Note “Local Council's Powers to provide Parking Spaces” for reference.

c) Annual Parish Meeting – It was agreed that this had gone off well.

d) Defibrillator Training Event - Cllr Yeo confirmed this event was booked for Sandford Parish Hall, 7.30pm, 20th April 2017 and it was agreed that the Parish Council would be represented.

e) Village Spring Clean – It was agreed to re-arrange this for a date around the time of the Sports Pavillion Opening.

6) POLICE MATTERS – There were no new matters needing attention

7) REPLIES

a) Wales & West Utilities – A response had been received to the request to make a connection of Gas mains extension to Sandford. The nearest “relevant main” was at Stonewall Lane in Crediton a distance of some 4.247 metres away. The cost would be in the region of £720,886.00 and it was also advised :-

I) Total number of properties included within the scope of the scheme = 303

II) Penetration Level of properties to to connect within 20 year = 212

III) Acceptance level before proceeding = 85

IV) Mains contribution per Property = £3400

V) Typical Service Cost -= £1200.00

VI) Total estimated cost per Property = £4600.

Surprise was expressed by the Parish Council that a connection could not be made from where the Gas Mains crossed the Playing Field.

IT WAS FELT THAT AT A COST OF £4600 THERE WOULD BE INSUFFICIENT INTEREST.

b) Mr R Carter - Weed Spraying was set for 29th or 30th April 2017 at a cost of £230.

c) Mrs M Ellis – Creedy View Car Park “Offer to Gift the Car Park land” (Discussed at item 5b)

d) Sandford Congregational Church had sent a letter of thanks the donation for the use of the Hall.

8) CORRESPONDENCE

- a) Sandford Crossing had sent a request for a Volunteer to attend the Defibrillator Training (20/4/2017)
- b) Mr A Cleave had sent a copy of his comments to MDDC reference “Creedy Bridge”.
- c) MDDC – (TAP application) As the Sports Pavillion had already received funding, despite correspond between the Chairman and MDDC, a Notice of disqualification had been received. Disappointment was expressed that another Project in the Parish could have been submitted, The Clerk pointed out that the way the funding was now distributed had changed. Instead of each Parish having a set amount (Sandford £1148) adjoining Parishes had now been grouped together and it now seemed it was a case of “first come first served”.

10) SANDFORD COMMUNITY SPORTS PAVILION (TAKEN AFTER ITEM 4).

10) PLANNING

17/00348/OUT Creedy Bridge Sandford

Residential development of up to 326 dwellings; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations

IT WAS AGREED THAT THE PARISH COUNCIL WOULD OBJECT TO THE PROPOSAL FIRSTLY OVER THE DENSITY ISSUE AND THE FACT THAT THE MDDC LOCAL PLAN FOR THE NEXT 5 YEARS SHOWED A LIMIT OF 160 HOMES WHICH HAD BEEN INCREASED TO 200.

IT WAS ALSO AGREED, IN THE OBJECTIONS, TO LIST MATTERS OF CONCERN THAT HAD BEEN RAISED IN THE “QUESTION AND ANSWER SESSION” EARLIER IN THE MEETING.

PROPOSED CLLR UNSTEAD , 2ND CLLR WEEDON, AND CARRIED UNANIMOUSLY

THE PARISH COUNCIL'S COMMENTS ARE ATTACHED IN APPENDIX 1

17/00409/HOUSE 16 Linhay Park Sandford

Erection of two storey extension following demolition of porch

NO OBJECTION

17/00354/PNAG Ash Bullayne Farm Copplestone

Prior notification for the erection of extension to existing grain store.

Approval :-

17/00186/HOUSE Vellake Sandford

Improvement of existing barn accommodation

17/00161/HOUSE Hollycroft Cottage Sandford

Erection of first floor extension over existing garage

17/00071/HOUSE Rose Cottage East Village
Erection of two storey extension

17/00235/FULL Pelisty Farm Higher Furzeland Copplesstone
Erection of an agricultural building for the purpose of rearing free range ducks

11) TO RECEIVE REPORTS FROM COUNCILLORS

MDDC Cllr Binks reported on a Meeting with Residents to discuss Parking problems at Crofts. A further meeting was planned. One suggestion made was that as most of the garages were being used for Storage some of the Garages be demolished and replace with Storage Units ?

12) RECEIPTS AND PAYMENTS

Receipts

Lloyd's Bank (Interest March 2017)	£0.24
Sport England (Grant payment)	£18287.00
The Crossing (Donation to Sports Pavillion Project)	£500.00
Sandford Parish Hall (Donation to Sports Pavillion Project)	£100.00
DCC (Locality Budget)	£570.00
Sport England (Grant payment)	£23691.00

Payments

Mr M Vallance Salary £444.63 Use of Home as Office (3 months at £15.00) £45.00	£489.63
Sandford Millennium Green (Donation)	£100.00
DALC (Annual Subscription)	£285.68
Sandford Parish Council (Transfer of Sport England grant to the Pavillion Fund)	£23691.00
Cheques were signed by Cllrs Miles, Stoye and Harvey	
Cheque signed 16/3/2017 by Cllrs Keast, Snow and Yeo – Mr R Stephens	£2016.62
Cheque signed 19/03/2017 by Cllrs Snow, Yeo and Stephens – Mr R Stephens	£28428.88

12a) REVIEW OF FINANCIAL ARRANGEMENTS, FORMATION OF FINANCE SUB COMMITTEE AND APPOINTMENT OF INTERNAL AUDITOR

The Clerk was in the process of drawing up the 2016/2017 Accounts.

He had been successful in finding an Internal Auditor.

Chris Cole (Bedford & Co) had agreed to carry this out for £60.

It was agreed to accept this offer. Proposed Cllr Yeo, 2nd Cllr Lee, and carried.

The formation of a Finance Sub Committee would be discussed at the May Meeting.

13) ROADS & FOOTPATHS – No matters reported though the Clerk had reminded DCC Highways that repairs to the broken curb stone outside “Home side” in the Square were still awaited.

14) 2017 BEST KEPT GARDENS CONTEST – Discuss at May Meeting.

15) There was no ANY OTHER BUSINESS

16) Date of next Meeting 11th May 2017 (DCC Elections 4th May 2017)

There being no other business the Chairman closed the Meeting at 9.30pm.

Appendix 1 – Copy of Submission to MDDC Planning Department
re “Creedy Bridge”

SANDFORD PARISH COUNCIL

Chairman – Mrs Elizabeth Dalton Crediton 773611

Myrtle Cottage
Sandford
Crediton
Devon
EX17 4LZ

Tel Crediton 772769

Email parishclerk@sandfordparishcouncil.gov.uk

25th April 2017

Dear Mr Trafford,

Re : 17/00348/OUT Creedy Bridge Sandford

Residential development of up to 326 dwellings; 8.6 hectares of land made available to facilitate the relocation of Crediton Rugby Club; up to 1.1 hectares of land safeguarded for the delivery of a primary school; access arrangements from A3072 (Exhibition Way); pedestrian and cycle access on to Pounds Hill/Stonewall Cross junction, Old Tiverton Road and Pedlerspool Lane; landscaping and area of public open space; and other associated infrastructure and engineering operations

Further to the above planning application, Sandford Parish Council wish to register their objections due the non-compliance with many of the Local and National Planning Policy frameworks and strategies, as follows: -

1. The stated strategy for Crediton is ‘that development will be targeted to develop underused and brown field sites within towns in preference to greenfield land. The proposed development is obviously a greenfield site currently used for growing crops, is also outside the Crediton town boundary as specifically defined by a main road and is within the rural parish of Sandford.
2. Housing Policy CR5 indicates an allocation of only 200 dwellings, having been increased from 165, yet the application is for 326 dwellings. Additionally, there is only an allocation for 16% affordable dwellings but the plan indicates that this should be 28%. This is in direct contradiction to the MDDC stated Local Plan.
3. If such a development were to be considered it should be on the basis of the Vision for Villages, and Countryside, i.e. Sandford, outside defined towns and villages; it should meet agricultural and other rural business needs but **does not**; it should promote environmental **enhancement** considering landscape and biodiversity but **does not**, it should encourage appropriate **economic diversification** to support the rural economy but **does not** and it should provide infrastructure to meet the needs the economy but will it???

4. The Policy SP9 Environment says that ‘development will sustain the distinctive quality, character and diversity of Mid-Devon’s environmental assets’ but with the high density of dwellings proposed and many also being 3-story town houses, this will obviously be much more like urban dormitory towns looking like Lego Land than distinctive character, etc.
5. Historic England note that the application site is significantly larger than the site intended for allocation and the Built Heritage Statement does not entirely follow the sequence of steps recommended within the guidance on The Setting of Heritage Assets since it does not include the fourth step relating to the maximising of enhancement and minimising harm arising from a development.
6. Part of the proposed site is within Environment Agency Flood Zone 3. The National Planning Policy Framework Environment Agency states that the flood risk Sequential Test has to be satisfactory in accordance with that Policy otherwise this will be sufficient justification to refuse the planning application.
7. The proposed development would be adjacent to the River Creedy which is at present used by several protected species such as otters and the pristine white clawed crayfish as well as for angling. Additionally, so many houses with potentially polluting dogs and cats that prey on all small animals, birds and frogs would decimate the local populations and foul the pavements.
8. The proposed site is outside the CREDITON town boundary and distant from the town centre, the train station and has poor bus access. The vision stated in the Local Plan is to reduce the need to travel by car, increasing the potential of public transport, cycling and walking but will be impossible without substantial infrastructure improvement, which would be additionally destructive of the existing environment.
9. One of the access routes would be via the narrow single carriageway Stonewall Lane, where it is also proposed to build an additional 50 houses. DCC indicated that proposed road widening for passing places would limit the destruction of trees to those that are diseased or ‘in the way’. Hedgerows are protected under the Hedgerows Regulations 1997 from being removed or worked on without control and hedgerows are defined as inter alia those that are at least 30-year-old. The existing hedges are certainly that age.
10. The proposed increase in population would require a new pumped main to cope with sewerage increase and so would increase the carbon footprint and, as placed, the pumping station would be vulnerable to flooding and power outages caused by any flooding being on the flood plain – which is subject to flooding.
11. Existing Doctors’ surgeries are at full capacity. It is understood that Gleasons consulted the Crediton Town Council but there is no indication that the doctors’ practices were consulted. There are insufficient local medical services existing to support this development.
12. The traffic survey carried out was based on 2011 data and the proposer’s consultants have not apparently taken into account the rural traffic such as a girt big tractors with trailers nor the additional cars generated by the rugby club at evenings and weekends, adding massively to the pollution, run-off and congestion in and around Crediton and Sandford.

13. The Crediton Rugby Club is lobbying for acceptance of the proposed application, which would mean that the Club could sell their existing premises for additional housing which in turn would provide an allocation of perhaps another 100 houses, on similar densities. The District Local Plan Review requires 6800 new dwellings so with the permitted Wells Parks, Redhills, and potential Chapel Downs developments around Crediton, the Tiverton allocations and the Cullompton 5000, there is no apparent need for the Creedy Bridge development. The Rugby Club could still transfer to the Pedlerspool land if desired with far less disruption to people, environment, infrastructure and existing services.
14. Natural England states that the consultation documents indicate that this area includes an area of priority habitat, as listed on Section 41 of the Natural Environmental and Rural Communities (NERC) Act 2006.
If significant harm resulting from a development cannot be avoided than planning permission should be refused.

We therefore reiterate that this application should be refused.

In addition we would like to highlight the many issues that were raised at the Public Meeting held in Sandford of 6th April 2017 and these are attached to this letter.

Yours faithfully,

Malcolm Vallance
Clerk to Sandford Parish Council.

Mr S Trafford
MDDC Planning
Phoenix House
TIVERTON

CREEDY BRIDGE PLANNING APPLICATION

Points arising from Public Meeting on 6th April 2017.

The current Supply of Homes for this site for the next 5 years showed a limit of 160 homes, increasing to 200 homes in the Submitted Policy.

How could 326 Homes now be suggested for this site?

Surely with all the potential sites in Crediton for new Homes the need for extra Homes by Central Government was already being met?

As Creedy Bridge was only on the 'contingency' list until suddenly brought forward why cant other sites, such as Chapel Downs, not also be brought forward too?

Surely there was not sufficient demand for all the current number of Homes being currently proposed in Crediton? Where would sufficient people come from ?

Crediton needed more Employment to satisfy the number of Homes being suggested.

Crediton needed more land for Employment rather than houses.

1) INFRASTRUCTURE

How will the current Infrastructure Cope?

Surely part of any permitted development any mitigation would need to be met by the Developer ?

Cannot this should be done concurrently with development to ensure ease of transition, IF planning permission is granted.

a) Roads - As the Crediton Bypass was not in the Development Plan, nor part of Devon County Councils proposals, all additional traffic will be on existing already overcrowded Roads.

Why is the road at Stone Wall Lane not being widened as it is not coping currently and even with any suggested New Passing Bays it would not be able to cope and is not a popular route.

This route would need to take school children and increased commuter traffic.

Traffic would therefore continue to use Jockey Hill with the terrible bottle neck caused by traffic at the bottom of the Hill. Traffic would continue on to Exhibition Road and onto the Link Road.

Also how would the current Roads cope with all the extra traffic from this site for trips to work, shopping and school?

b) Schools - Surely the current Schools' in the area would not cope with the extra pupils?

What is happening on the suggested site for a new Primary School ?

If not where would all the extra Children go to School?

Would extra children be coming to the Sandford primary school?

If so which roads would be used ?

c) Health needs - How are the future health needs of Crediton be addressed as they are already over stretched ?

d) Number of Garages – How many Garages are going to be built ?

e) Flood plain / Drainage – How are these problems being addressed ?

How would the new Rugby pitches cope with the flooding in this area as two of the Pitches are in the Flood Plain.

f) Affordable Housing - Only 16% shown although MDDC Policy is 28%.

g) Will there be any provision for Self-Build?

h) Would some of the Homes have disabled access?

2) ENVIRONMENTAL IMPACT

a) Effect on Landscape – How will this be dealt with and monitored ?

b) Effect on Wildlife - How would “Protected Species” be protected.?

c) Effect on Trees -Are any trees or hedges to be removed and if so will they be replaced ?

d) Poor Air Quality – How is this to be addressed ?

e) Night Sky and Light Pollution - How would Light Pollution be dealt with?

f) Greenfield Site – Are there not alternatives sites (e.g. DCC land at Fordton) ?

g) Sewage - How would the current Sewage System cope?

If this is to be “pumped off site” surely this needs to be constructed BEFORE house occupation to ensure no contaminated flooding.

3) TRAFFIC AND TRANSPORT

a) Access to Public Transport - How would residents from the new Development travelling to work in Exeter cope with the lack of Public Transport in this area ?
There would be a need for them to walk along Exhibition Road, or take cars.

b) Parking for Rugby Games - What provision was being made for the extra car parking needed for the use of the Rugby Club? Which estate entrance would be used ?

c) Extension of Crediton - Are there any current proposals to change the Crediton Town Boundary to include the proposed Development?

d) What allowance for increased traffic has been made including that to the proposed Anaerobic Digestion Plant planned for Lords Meadow

4) MISCELLANEOUS

a Crediton Rugby Club (See 3 b) - Parking for Rugby Games - What provision was being made for the extra car parking needed for the use of the Rugby Club?

How would the new Rugby pitches cope with the flooding in this area as two of the Pitches are in the Flood Plain ?

5) MISCELLANEOUS QUERIES AND COMMENTS

Need to include Digital Broadband.