

243.D1 C008 064

Representor: **243 Colyton Parish Council:**

Representation

Confused Planning Proposals continue at Knowle.

The release of the proposed final draft of the Development Plan for Axminster on the 1st of December has clarified and confirmed the confused and illogical approach of EDDC.

The positive element is that the Council have now recognised and acknowledged the need for a relief road between the Chard and Lyme roads to take the heavy traffic out of the Town centre. However, in an extraordinary move of illogical confusion EDDC planners have contrived to do everything possible to ensure that the relief road is delayed and have encouraged other building development which will aggravate the traffic problems further.

In simple terms, EDDC seem determined to build on a piece of land at Cloakham ,currently unallocated for building ,outside the current built up area of the Town and regarded as an area of important community and environmental value. They seem determined to ignore their own consultation conclusions of a year ago which read " The allocation of housing land at Cloakham Lawns was not supported by the public, and the granting of planning permission for the scheme was heavily criticised".

The Cloakham site application was turned down by Axminster Town Council more than a year because of the fear of even greater traffic problems and degeneration of the environment . Such concerns have been echoed by EDDC planners themselves in the latest plan document of which states that " any greenfield development around the Town would be likely to have poor impacts on community and environmental grounds with land to the north (Cloakham Lawns) faring particularly badly".

The preferred development plan of the Town is on the East side of Axminster and will incorporate the relief road within the mixed residential and commercial development. Such plan will allow for easy access onto the A35. The plan for the East is currently being fine-tuned and the developers have confirmed their intention to formally submit it by the late Spring of 2012.

One would have thought that EDDC would by now have identified what the Town Council and Townspeople have been telling them but they continue to show bias towards the Cloakham scheme by attaching restrictions to the Town's scheme on the East but not to their Cloakham scheme. They have proposed that the East scheme cannot proceed until there is an improved twice-hourly railway service to Exeter without any logic or evidence that such restrictions should apply to the one scheme on the East and not the other. Fortunately the railway improvements are moving ahead so will not represent any delay to the plans for the East.

The Core Issue now to be addressed and amended in the plan proposals is to support that element which is positive for Axminster and to axe that part which is not. The sum total of both development options is over 1000 new homes, a growth of over 30% on the current number of houses in the town. Such growth is clearly excessive in the short term demand for housing, and so there is now a need to choose between the sites.

In this respect it is the site on the East of the Town which offers all the benefits and should take priority, the site which will provide the catalyst for the regeneration of the town centre. There will remain no logical argument for any form of support for development on the Cloakham site and it should be struck out of the Local Plan proposals .

There is no longer any place for confused and illogical thinking from EDDC planners and we now need to see greater input from those responsible for the Environment , Economy and Strategic Development portfolios to have a concentrated effort to deliver the "Vision of Axminster" which was proposed by the Town and accepted by EDDC some years ag

568.D1 S015 067

Representor: **568 Colyton Parish Council:**

Representation 1. Webster Garage area is a disgrace. The latest crazy idea to cover it with murals is a nonsense and a waste of

money. The site must be taken over and redeveloped for the benefit of the Axminster residents. 2. A north-south relief

road for Axminster is essential. It would also help improve the traffic access to Seaton

568.D2 S020 099

Representor: **568 Colyton Parish Council:**

Representation 1. Para 13.8 bullet point 11 "Find positive solution to ensure that necessary traffic....". It is essential for a relief road

at Axmouth to be promoted to give Seaton a better road access. Together with a N-S relief road in Axmouth would give a much improved access for the town. 2. Seaton Map - needs to be extended to the North and clearly show the LSE2 area for RECREATION and business development. 3. Para 13.10 "How we reached this Policy Position" last sentence ".....the existing employment allocation at LSE2 retained for employment." CORRECTION :- the LSE2 area is allocated for RECREATION and employment. It is vital the LSE2 area is given special attention when it is developed. Large glass office blocks would destroy the spectacular view from the A3052 - the E Devon Heritage Coastal Route. Please take care with this development area.

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568.D8 S020 099

Representor: **568 Colyton Parish Council:**

Representation I have made some individual comments already on various chapters but want to highlight major issues;

apologies where there are any duplications.

1. Highways to Seaton – it is essential for the plan to include action to insist DCC Highways carry out a feasibility study for a relief road at Axmouth.

2. Colyton – a map to be included to clearly show the Built up Area BAB, boundary proposed.

3. Colyford – as above a map to show BAB is required.

4. Seaton – Colyford – "Green Wedge" must be clearly defined and shown on a map.

5. Seaton Map – clearly shows the BAB but omits the LSE2 policy area agreed in the previous Local Plan. It would

indeed be preferable to delete the LSE2 area and ensure the whole area from the Seaton Auction rooms to the A3052

is maintained as a green area. However, see 5A below.

5A. For the LSE2 if it is retained – surely the most effective way for development is to use the access road at the Seaton Auction Rooms. I understand this may be a private road and the northerly verge a ransom strip for entry to LSE2 – this must be overcome. Industrial units could then be built parallel to the access road with recreation fields behind on the north side, such a layout would soften the break into the Green Wedge and do less damage to the Axe Valley panorama. It would also permit the industrial units to be phased in development along the road.

5B. Give the Seaton Football Club the recreation area, they can then apply for grants from Sport England, FA etc.

6. Footpaths – East Devon Way – full support must be given to DCC ROW section to develop and encourage the use of our long distance path.

(NOTE I understand some landowners are again appealing to the Planning Inspectorate to have a restoration/improvement of part of this path deleted from the Definitive Map).

7. Seaton Sewerage system – must be upgraded to cater for additional housing and must also have extra buffer storage to cater for storm conditions.

8. Para 18.5 and Strategic Cycle route map – NCN2 must be made off-road and not on-road along the A3052 through

Colyford as currently planned by DCC. There are efforts being made to have them change their plans. Off-road has to be preferable to on-road – especially the A3052 in Colyford. EDDC must support the Colyford Mayor and Burgesses in their campaign against DCC.

568.D3 S022 114

Representor: **568 Colyton Parish Council:**

Representation 1. "Consultation Local Plan Draft Strategy 22" "Infrastructure: All these settlements are well served by public

transport...". i) Colyton and I believe many other villages are continually suffering from congestion and damage to buildings, roads, banks and hedgerows caused by HGVs. Whilst there may be a reasonable public transport service the roads infrastructure is not suitable. ii) Axmouth village needs a relief road, especially as traffic to Seaton is increasing.

Representor: **719 EDLP - Anonymous Comments:**

Representation Final comments from Colyton & Colyford PC on the consultation of the Local Plan. Colyton & Colyford Parish Council

would like to follow up their previous submission of September 20th. We would like to emphasis that, after full consultation, in the parishes, the final conclusion is that future development should be limited to in-fill and affordable housing only. However we would like to underline and strongly support your policy in Part Two, the Development Management Policies - S6 on page 174, Your policy of preserving the green wedge between the communities of Colyton, Colyford & Seaton. It is very important that no 'creeping development' should allow these communities to coalesce. We hope that these green wedges will be kept sacred as far as no future development on them is concerned. Yours sincerely, Andrew Parr Chairman of Colyton Parish Council

568.D4 S028 123

Representor: **568 Colyton Parish Council:**

Representation The East Devon Way long distance footpath should have much more publicity. It could well be combined with the

SW Coastal Path (which receives plenty of publicity) to form a long distance loop. Given full promotion this could be very attractive for visitors and could serve to spread the expenditure to some villages as well as the coastal towns.

568.D5 S037 147

Representor: **568 Colyton Parish Council:**

Representation 1. Para 18.16 - "developer contributions policy" - please ensure any such policy if fully flexible and allows the LOCAL

RESIDENTS to decide on the application of these contributions. If the local community wants to spend the money on local infrastructure e.g. pedestrian crossing, rather than sports or play facilities they must be able to do so.

568.D6 S044 165

Representor: **568 Colyton Parish Council:**

Representation EDDC missed an opportunity to have Tesco contribute to a relief road in Axmouth. The roads infrastructure to Seaton

is clearly totally inadequate ( see DCC Highways report). A relief road in Axmouth would significantly improve the quality of life in the village and provide a more efficient route to Seaton. EDDC must support the feasibility study by DCC into this essential development.

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135.D1 C021 172

Representor: **135 Colyton Parish Council:**

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568.D7 C021 172

Representor: **568 Colyton Parish Council:**

Representation EN3

ree para 21.20 .."the Proposals Map as Land of Local Amenity Importance.." . Not sure where to find this map. For Colyton it should include Colyton Community Woodland, Holyford Wood, Colyford Common and probably the Colyton Peace Memorial Playing Fields.

EN15

Para 21.35 - the light pollution from existing installations should be checked and controlled or reduced - e.g Colyton Sports Centre. The floodlights on their Astrotrurf pitches create a blinding image in the midst of the Axe Valley dark sky.

EN17

Developers should be made to contribute to improvements in the local sewerage systems - Seaton failed the Marine Conservation Society standard last year. With the Tesco development the opportunity should have been taken to improve and enlarge the Seaton sewage facility to ensure it coped with all storm conditions.

TO6

Paras 108 - 110 - the East Devon Way must be prompted as a significant visitor attraction, it would bring business to the interior of East Devon instead of the coastal concentration.

RE2

Para21.05 - you forget Wiscombe Park hill climb venue, I don't believe it is closing down.

TA1

Para 21.20 - "Where developments will have significant transport implications a transport assessment will be required to be submitted with any planning application." - this was patently not done effectively for the Seaton Tesco development. Such an assessment must not be done by the applicant for any development but must be an independent assessment involving the local residents in the greater development area. In that way Axmouth may now

have a relief road instead of having to endure HGVs through the village.

TA5 para 21.131 - fully agree with the inclusion of the Colyton - Seaton Junction route. It is a great shame it was ever dismantled. There should be a full investigation to see if all or part could ever be resurrected as an extension of the Seaton tram line or a cycle/footpath. TA8 - add relief road for Axmouth

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3245.D1 C021 172

Representor: **3245 Colyton Parish Council:**

Representation S6

Final comments from Colyton & Colyford PC on the consultation of the Local Plan. Colyton & Colyford Parish Council would like to follow up their previous submission of September 20th. We would like to emphasize that, after full consultation, in the parishes, the final conclusion is that future development should be limited to in-fill and affordable housing only. However we would like to underline and strongly support your policy in Part Two, the Development Management Policies - S6 on page 174, Your policy of preserving the green wedge between the communities of Colyton, Colyford & Seaton. It is very important that no 'creeping development' should allow these communities to coalesce. We hope that these green wedges will be kept sacred as far as no future development on them is concerned. Yours sincerely, Andrew Parr Chairman of Colyton Parish Council

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