

Filtered Data Export

Full name: Cllr David Valentine

Organisation (where relevant): Gittisham Parish Council

Other party name (if relevant):

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Proposal:

5. Development in the Towns and Villages

1. To which part of the Development in the Towns and Villages chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SD03

2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?: Yes

2(a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:

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2(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible.:

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2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

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3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?: No

3(a). If yes, and you wish to support the soundness of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:

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3(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.:

OBJECTION - LOCAL PLAN CONSULTATION DRAFT

This is a representation made on behalf of GITTISHAM PARISH COUNCIL

STRATEGIC POLICY SD03 : Honiton and it's development allocations. Land West of Hayne Lane (Gitti_03, Gitti_04 and Gitti_05) HONITON GROWTH - EMPLOYMENT The amount of employment land proposed (14.6ha) in the plan is in excess of that realistically needed to meet the requirement to support the suggested growth in dwelling numbers. In relation to employment land it is inevitable that the continuing development of high quality employment opportunities at Cranbrooke, the second new settlement, Skypark, Exeter Science Park, the Enterprise Zone and other employment developments in proximity to the M5 will detract from the attractiveness of other employment sites in East Devon along the A30 corridor and in particular the 14.6ha of employment land at Honiton. Allocation Reference Gitti_03 and Gitti_04 The Gittisham Parish Council OBJECT to these allocations. The reasons are summarised as follows:

- This has been an allocated employment site for in excess of 15 years and remains undeveloped. There are clearly viability issues which so far have proved to be unsurmountable. If the site cannot come forward within the plan period for development then it should not be allocated.
- The employment allocation extends west of Hayne Lane for 800 metres and will, if developed, result in a highly visible and unacceptable ribbon development
- The development will jut prominently into open countryside leading to a perceived threat of coalescence between Honiton and Gittisham village
- The development will be detrimental to the setting of two designated National Landscapes (NL) formerly The Blackdown Hills AONB and the East Devon AONB. The developments would be particularly visible from high ground to the north of the allocation
- Although the Otter valley west of Honiton including the allocation site is not in itself within an NL, it is of great landscape value and contributes to Honiton's attractive setting

- This employment allocation of 14.6ha is significantly in excess of what is necessary to serve the needs of Honiton and the surrounding area. There is no statistical evidence of a need for 14.6ha
- Any viability concerns must not be an over-riding justification for bad planning
- The “local need” for employment and commercial land can be found with existing vacant land and regeneration opportunities at Heathpark
- The development would result in the unnecessary loss of high quality, productive agricultural land
- The local highways infrastructure is inadequate to serve 14.6ha of employment land and due to the residential development at Hayne Farm will add additional danger to both pedestrian and residential traffic on Devonshire Road
- The services (gas, water, electricity, foul and surface water sewers, sewage treatment etc) are inadequate to serve this proposed development and will require considerable investment
- The biodiversity qualities of the existing landscape will be seriously compromised
- Localised flooding occurs regularly and disrupts traffic on the A30. A 14.6ha employment development will increase the regularity and intensification of flooding on the A30 and on the local highways network.

HONITON GROWTH - RESIDENTIAL The Gittisham Parish Council OBJECT to the proposed allocation Gitti_05. The reasons for this objection are summarised as follows:

- The allocation clearly does not meet sustainability criteria;
- The detrimental impact development will have on the setting of Gittisham Village and its conservation area;
- Development will have a detrimental visual impact on the designated National Landscape, formerly the East Devon AONB and on the setting of the NL;
- Vehicular access to this allocation is only available via Devonshire Road and it is not appropriate to increase further residentially generated traffic and pedestrian movements through the Heathpark industrial estate. The combination of additional employment and residential growth to the west of Honiton being accessed via Devonshire Road will be detrimental to public safety.
- Additional traffic accessing Hayne Lane or the existing Hayne Farm development will be detrimental to vehicular and pedestrian safety;

- Further development will increase pressure on already overstretched health, social and education services. The local primary school is at capacity and is predicted to continue so;
- Highways, sewers, sewage treatment and surface water infrastructure already at capacity;
- Development of Gitti_5 would fail to meet your sustainability criteria. The town centre services together with the railway station, the hospital and doctors surgery are located for both vehicle and pedestrian travel at distances between 3300m at best and 3900m at worst. Your sustainability criteria advises a distance of no greater than 1600m. The distance to the Community College is even greater and the nearest primary school between 2800m and 3400m. The further west you move into the site the greater the distance becomes. The nearest supermarket (Lidl) will be between 1600 m and 2200m. The inevitable consequence of this will be multiple car movements contrary to your sustainability objectives and policies. This is not a sustainable site for residential development and is contrary to your sustainability objectives.
- Access to Public transport is poor;
- The development would result in the unnecessary loss of high quality, productive agricultural land
- The services (gas, water, electricity, foul and surface water sewers, sewage treatment etc) are inadequate to serve this proposed development and will require considerable investment
- The biodiversity qualities of the existing landscape will be seriously compromised
- Localised flooding occurs regularly and disrupts traffic on the A30. Any further significant residential development will increase the regularity and intensification of flooding on the A30 and on the local highways network.
- Lack of provision of any accessible community facilities to serve this isolated community.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the

relevant policy or paragraph. Please be as precise as possible.: Delete policy in relation to: Land west of Hayne Lane (Gitti_03, Gitti_04 and Gitti_05)

4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?: Yes

4(a). If yes, and you wish to support this part of the Development in the Towns and Villages chapter's compliance with the duty to co-operate, please use this box to set out your comments.:

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4(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter fails to comply with the duty to co-operate. Please be as precise as possible.:

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5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: To ensure that all the relevant planning issues are taken into consideration