

About you

- First name: Timothy
- Surname: Garratt
- Address: [REDACTED]
- I am completing this form as: Other
- If other, please specify: A property joint owner and local resident
- Job title: Retired
- Organisation: •
- On behalf of: •
- Email address: [REDACTED]
- Did you submit comments on the Regulation 18 (First Draft) Local Plan?: Yes
- Local Plan Consultee List: I would like to be added to the Local Plan consultee list

Share your comments

- Does your comment relate to a paragraph, policy or policies map?: Paragraph
- Please tell us which paragraph/policy your comment relates to: 7.8 (2) especially sub-paragraph c.
- Do you consider the Local Plan to be legally compliant?: Yes
- Do you consider the Local Plan to be sound?: Yes
- Do you consider the Local Plan to be Yes

compliant with the duty to co-operate?:

- Please tell us why you have answered yes and/or no to the questions above:

On balance those parts of the plan that concern me as a resident and property owner in the area look sensible, in the main, and many paragraphs are a distinct improvement on previous Local Plans. However, on the question of the paragraphs and sub-paragraphs to which I referred above, there is a fundamental flaw in the reasoning behind the proposal.

The proposal as drafted requires the developer of the existing Chagford Market site, as a site for light industrial use, to "enable" improvements to foot and cycle traffic between Chagford residential area and the site at Crannafords. The requirements of sub paragraphs a and b look to be capable of compliance. However, given the alignment and characteristics of the unclassified main road into Chagford, the lack of any sort of verge for most of its length, the myriad ownerships of adjoining land and the presence, intermittently along the roadside, of a number of private houses, the provision of the required facilities appears impossible of implementation. Even with compulsory powers, by the time necessary land acquisitions have been made and the work undertaken, it is doubtful whether there would be any funds remaining to deliver the development of the site, given the necessity also of providing foul drainage, bunded surface water drainage and other services. In any event, the development should extend to the whole of the land (including the back land) in this ownership, instead of being restricted to the roadside field, for two reasons:- 1. Leaving the back area undeveloped will leave it landlocked, in that any access through the proposed development, that would be necessary, would create difficulties in gaining maximum utility of the developed area. The back area, which is erroneously described in the SHLAA as "grazing land", is in fact part of the existing market site and, as much as the market is currently used as such, is a part of the market area, as will be readily seen on any market day. The only difference is that the back area is currently unpaved. 2. Unless the developed area is enlarged to include the back land, and bearing in mind the requirements for basic infrastructure improvements and installations (even disregarding the removal of "condition c"), there will be no economic incentive for the land to be brought forward for development because of the heavy share of infrastructure cost which each unit would be burdened with. In any event, without the development of the back land, there

- What modifications do you consider necessary to make the Local Plan legally compliant and/or sound?:

will be insufficient developable land to meet the local demand for such employment opportunities. It is thought that almost all the land currently allocated in the proposed plan is likely to be taken up by the existing motor engineering businesses that are currently sited in the Crannafords Estate and which, self evidently, are so cramped for space that they cannot function efficiently. The recent and current development of c.100 houses in the Bellacouch area of Chagford necessitates a corresponding suitable area for many of those residents to conduct businesses. If local Chagford residents have to travel to other centres for their employment, the provision of extra housing to encourage more local residents for the purpose of trading with local shops will have been totally negated. This was a part of the Village Design Statement which promoted the Bellacouch Development in the first place, and was why that development received such widespread local support when first proposed. Additional documents, mainly supporting plans, will be forwarded by separate cover.

- Do you wish to participate in hearing session(s)?:

Yes, I wish to participate in hearing session(s)
- If you answered yes to the hearing session(s), please tell us why you consider this to be necessary:

I am not certain that the small amount of space given in this form, to make the case, enables it to be adequately understood without verbal explanation.