

Subject: proposed development newton st cyres

From:

To: k;

Cc:

Date: Friday, 28 February 2014, 10:10

Kim Clarke
4, Tytheing Close,
Newton St. Cyres,
Exeter,
EX5 5DB

Dear Sir/Madam,

I write with reference to the proposed plans for housing development in the village of Newton st Cyres. First of all, I wish to register the strongest objection to any such extensive development within our village, and to the fields bounding Tytheing Close in particular. I object to the sites adjacent to Tytheing Close, not only because I have no wish to live next to a large estate, but also because all of the proposed sites are next to council/ex-council properties. The fields next to Tytheing Close are prime agricultural land, there are other sites that have been fallow or little used for a number of years that would have much less of a social impact on our community (e.g. at the top of Tinpit Lane). It leads me to wonder if John Quicke volunteered these sites initially or if the council asked him if he would be interested in letting this land go. If so, why are all the sites next to current Local Authority dwellings? There is no equity in this.

When my family and myself moved to Newton st Cyres some years ago, we did so in order to live in a quiet, rural location. Now we have the threat of suburbia.

The Public Health Report 2012-13 states that local authorities are responsible for 'public health and health improvement' and that they must 'help people in their neighbourhoods to live healthier and happier lives'. Given the amount of stress the plans are causing to myself and my neighbours, the local authority is failing to meet these requirements.

As there are so many new developments in urban/suburban areas in and around Exeter, please build these extra dwellings there. If some new houses are needed in Newton st Cyres, then I am requesting that other sites are also considered (e.g not only next to local authority properties) in order to come to a more equitable solution.

Kind regards,
Kim Clarke



Local Plan Review: Options Consultation

The Local Plan Review is intended to supersede existing adopted planning policies for Mid Devon, including the Core Strategy (adopted 2007), the Allocations and Infrastructure plan (adopted 2010) and Development Management policies (adopted 2013). Initial consultation on the scope and broad options for planning strategy took place in July/August 2013 and the Council has now produced draft policies and options for consultation.

In order to take part in the consultation, please ensure you read the options document, available at www.middevon.gov.uk/localplanreview, and submit your response by 24 March 2014. Thank you for your time.

Do you agree with the Vision and Spatial Strategy?

- Yes
- No
- Not sure



Is there anything else we should change or include in the Vision and Spatial Strategy?

I don't know what the V+SS is so can't comment.

Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development.

What is your opinion about these policies?

- Support
- Object
- Other

Do you have any specific comments about these policies?

Building on green spaces, particularly prime agricultural land should not be a consideration.
If you want to build, extend the towns, don't build on our declining countryside

Local Plan Review: Options Consultation

Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below.

Which option do you prefer and are there alternative options we should consider?

- Option 1: Continue to focus most development in the towns up to 2033
- Option 2: Focus development after 2026 in a new community
- Other

Are there any alternative options we should consider?

Fewer people (EEC)

If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?

- Option 2(a) - Land at Junction 27 and adjoining Willand
- Option 2(b) - East Cullompton (east of Junction 28)
- Other

Are there other locations we should consider and why?

continue to extend existing towns,
we do not want or need to
turn our villages into suburbs

Local Plan Review: Options Consultation

Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery.

Do you support these policies or have suggestions on how they could be improved?

Support

Object

Other

Do you have suggestions for how these policies could be improved?



Economy and infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery.

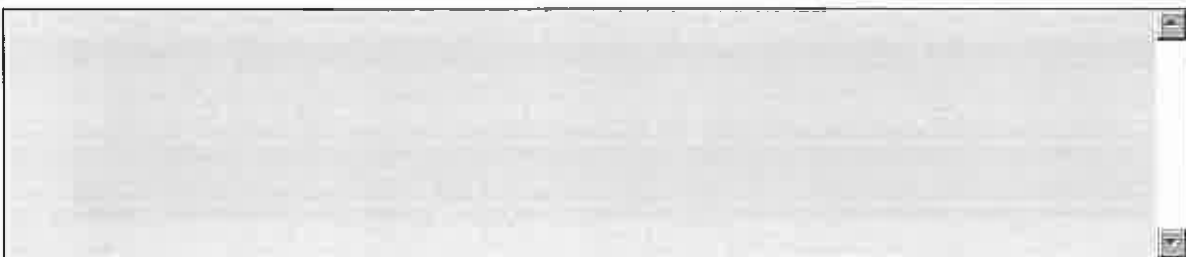
Do you support these policies or have suggestions about how they could be improved?

Support

Object

Other

How could we improve these policies?



Local Plan Review: Options Consultation

Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change.

Do you support this policy and do you have suggestions about how it could be improved?

- Support
 Object
 Other

How could the policy be improved?

Have not read policy, but losing greenspace + hedges, trees etc is not conducive to minimising climate change - if you believe in it.

Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development).

Do you support these policies and do you have suggestions about how they can be improved?

- Support
 Object
 Other

How might these policies be improved?

?

Local Plan Review: Options Consultation

The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate.

Please tell us your opinion on specific sites in this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.

Site - Tytheing Field, Clarke's Field and field
near to School, Newton St Cyres.
+ next to Court Orchard.

Objection - i) No equity in landowner preferring sites (John Quick) which will lower the value of property in Tytheing Clee while he makes a huge profit

ii) All sites offered are next to council/excouncil properties. WHY ARE NO SITES DESIGNATED NEXT TO NON-COUNCIL?

THERE IS NO EQUITY IN THIS.

- iii) I do not wish to see Newton St Cyres become suburban with new developments.
- iv) The A377 would not cope with any more traffic volume - it is horrendous enough trying to get out of Tytheing close now.
- v) We have chosen to live in a rural environment, which could be taken away, and we have potentially no control over this.
- vi) Under the new Health Policies, the council have an obligation to promote public health (including mental health). A new housing estate is not conducive to my mental wellbeing.

Local Plan Review: Options Consultation

The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered.

Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?

Not read.

It seems these policies are not easily available / accessible

Local Plan Review: Options Consultation

*** NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

Name

*** Please provide your postal address**

House No.

Address 1

Address 2

Town

Postcode

Thank you for taking part

