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Sandra Hutchings

From: Dawn
Sent: 22 February 2014 15:06
To: DPD
Subject: Planning Development in Newton St Cyres



To whom it may concern,

We have had the opportunity to review the documents issued concerning the development proposals for Newton St. Cyres and we would like to express our view that we have some concerns as to how they fit into the long term development of the village and where such proposals may lead.

Currently the A377 is the only main road link into Exeter and at many times becomes grid locked with vehicles queuing back through the village. With limited public transport the road would be unable to cope with traffic generation onto an already busy road making the plan unsustainable. A focus on alternative road schemes needs to be sought before any developments can be considered.

We would also like to pose the question, what is the character of the village that we as residents wish to retain and what plan exists to provide guidelines for the the growth of the village in the future. Whilst we appreciate change will occur in all towns and villages we should identify the key characteristics that Newton St. Cyres possesses and ensure that positives are reinforced and the negatives are diminished. The professional advise we have sought in reviewing the plan issued for public consultation has highlighted this need in the light of the disparate development proposals illustrated.

The desire of Mid Devon District County to develop villages to accommodate the housing shortfall can be addressed by careful consideration to future goals. The current proposal of a ribbon like development to the east may have a significant effect on the character of the village which is currently 'centred' or clustered around the village post office, green and church with residential roads radiating away from this area. A focus on 'filling the gaps' seems, simplistically, to be appropriate while it could be considered that the original Tytheing Close development was opportunistic rather than belonging to any specific plan to reinforce the character of the village, at this point in time we believe a further extension to the east will exacerbate that error and detract form the current character of the village.

We understand that East Devon Council has already a framework written to assist village development, known as a Village Design Statement (VDS). Previous statements produced across East Devon have already been adopted as part of the East Devon Plan and they provide the benefit of supplementary planning guidance.

To clarify, the VDS is described by the District Council as providing...

'clear and simple guidance for the design of all development in a village, based on its character. It is an advisory document produced by the village community' but with the support of the District Council, and where it is particularly relevant is that VDS describes the distinctive character of a village and its surrounding countryside, illustrating how character can be identified at three levels, noted as:

- **the landscape setting of the village,**
- **the shape of the settlement,**

- the nature of the buildings themselves

While we do currently have some initial negative opinions to the current proposals we also accept that those opinions should be considered objectively in the context of a long term plan for village expansion and the identification of the important traits of Newton St. Cyres. Therefore, can we propose that a Village Design Statement is undertaken as part of the Public Consultation process to ensure that all residents understand the implications of any development plans from the Council and that we all may appreciate how they may best fit into the long term plan for managed growth of Newton St. Cyres.

Yours faithfully,

Andrew & Dawn Hookway
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Sent from my iPhone

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