

RESPONSE TO MID DEVON LOCAL PLAN

IN RELATION TO CULMSTOCK, GLEBE AND RACKFIELDS



I object to the inclusion of this area in the Local Plan for development for the following reasons:

- **Such a development would be out of keeping with the surrounding area of the village,** much of which is a conservation area. This south side of the river derives its character and attraction from individual historic houses developed over many years, together with a few bungalows of different types and ages without any block development of the type proposed. Such a development would change the character of this side of the village significantly and adversely affect the adjoining conservation area.
- **The land designated in the outline plan is significantly higher than the properties fronting the road.** (Fore Street and Hemyock Road). This would have two consequences.

Any houses built on this land, even if relatively low rise, would loom over the existing houses and have a very deleterious effect on the residents. This is especially the case as a number of these properties are bungalows of which the windows, including kitchens and bedrooms, face in that direction and the field boundary is very close (c.7metres) to these residences.

In addition, these fields absorb much rain and run off from the hills behind them. If the land were developed it would risk flooding to the house and gardens below. (The driveway to the Old Vicarage pours water into the road in wet weather, demonstrating what happens where there is no grassland to provide drainage.)

- **Infrastructure.** ForeSt/Hemyock Road has the most severe corner in Culmstock. (Amen Corner). The road is narrow and walls and porches on the corner are frequently damaged by vehicles. The proposed development would add to this problem by increasing traffic devolving onto this road at a very dangerous point. Traffic would also be increased over the packhorse bridge as residents access the A38 and M5. The bridge is already under great pressure from traffic and this is also a problem for pedestrians. As a pedestrian I have been hit by cars on the bridge twice in the past year.
- **Need.** New building in small conservation area villages should be to meet identified local need. I am not aware that need on this scale has been identified in Culmstock. Houses are frequently for sale and one local property has been on the market for many months. There is little if any employment within the village and it does not seem sensible to add large numbers of residents who then have to increase the road traffic problems by travelling to work elsewhere.

For these reasons I would request the Council to reconsider this proposal.

Alice Harding