

102 / 4047
Harriet Burf.
Ash

Sandra Hutchings

From: Jack Hookway <>
Sent: 02 March 2014 18:40
To: DPD
Subject: Planning Proposal of Newton St Cyres



To Whom it may concern,

After reviewing the appropriate documents concerning the development proposals for Newton St. Cyres, I must express my view with the concerns and effects of this preposterous idea.

At this moment in time the A377 is the only main road link into Exeter, which is already overused by commuters to work. When there has been road works or problems on the road operated between Newton St Cyres and Exeter it always becomes literally gridlocked. The only alternative route which is via the treacherous 'crater-like' pot-hole back roads; in which incidentally only last week I witnessed Three road traffic collisions. One in which resulted in a casualty attending hospital. It doesn't take a lot of common sense to work out that by adding further housing this will only add to the already strained road. Both Friday the 14th of February and Friday the 21st highlighted how this road cannot cope already with unforeseen events occurring. Further adding to my point about the overly used road, wouldn't an increase in traffic raise pollution levels due to traffic and thus fume increase. I thought the big idea of the council was to tackle environmental harms not increase hazardous fumes into the atmosphere.

Another point, which I would like to address, is the issue of building a new school. How many children attend school from the village? Many drive from Exeter when the drive past schools to get to Newton St Cyres. Furthermore, to my Knowledge the school has had large amounts of money recently spent on its development such as the pre-school, music room, kitchen and small classrooms? Would this not be a complete waste of spent money to then build a new school?

I am guilty of NIMBY feelings towards this proposed development but in terms of 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 to be more 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. Surely adding housing to tons would be more appropriate as this kind of development would deter from the villages quaint beauty.

The 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. My fear stems from watching Coplestone, the centre of Devon be slowly destroyed and lose its village feel and has thus now adopted town status as a result of over housing.

I would like to see a Village Design Statement 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.

Finally I would like to leave you with a question to ponder... Why do we need any more people here, is there not already a strain caused by population increase, a shortage of jobs and pollution? How many is too many? Please consider the points I have made and seriously think if you were in this position, would you want this to happen in your village which you have grown up in; A community with a soul. Rip it out and watch this loving, community spirited, quaint village deteriorate. This big society proposed is only gaining in literal size but none of the ideology is occurring.

Regards

Jack Thomas Hookway
13 Tytheing Close
Newton St Cyres
Exeter

And

Harriet Francis Burt
Pines
Wykes Lane
Newton St Cyres