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26 Tytheing Close
Newton St Cyres
Exeter
EX5 5DB

2 March 2014

Mid Devon District Council
Local Plan Review
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



Dear Mr Baker

RE: PROPOSED DEVELOPMENT AT TYTHEING CLOSE, NEWTON ST CYRES

I am writing to you to object to the proposal to include Tytheing Close for development within the Local Plan.

I am objecting on a number of grounds.

The development is of a size that is out of scale. It would dwarf the village and in addition would be highly visible from all directions.

It would completely change the character of the village, much of which is traditional, contains listed buildings and is within a Conservation Area. The fact that this Conservation Area is a matter of yards from the proposed site makes it even more unacceptable.

Even though there is an existing development, adding more houses can not be justified for a number of reasons.

Apart from the obvious over load on the infrastructure including sewage and water, for instance. It will completely change the character of the rural landscape – the main attraction for people who live here, and indeed anyone else who might consider coming here.

The village is already prone to flooding. As are other parts of the A377 which dip down. Concreting over large areas of pasture is known to contribute to flooding because it runs off having no other place to go. Even concreting over drives and gardens is now considered undesirable by some government departments.

But the biggest objection I have is the problem of traffic and Highway safety.

There are 12,000 trips a day (each way) on the the A377, and I have been told there have been 32 accidents on the stretch between Cowley bridge and Tesco in the years 2008 – 2012 . (The figures are not yet available for 2013)! We do not have an **A377 Action Group** involving the village, local government and the police for nothing. They are worried about the safety of this road!

We have had Speed Watch activities and police operations which seem to make no difference to the appalling way in which people drive and in any case would have not effect on the sheer volume of traffic which the development would add to.

The road is extremely dangerous with lots of hidden bends - all of which are beside potential accesses for this proposed development.

The rush hour is a nightmare. Traffic is regularly backed up, and seriously congested when *regular* road works etc take place.

Getting out of Tytheing Close and Sand Down Lane is a joke. And as for crossing the road, forget it!

We have had constant problems with school parking. We can not park on our own street. We cannot get out on to the A377 (or in) because of them. It is too dangerous, even worse when a bus is at the bus stop. You take your life in your hands. As you know we have had incidents and near misses including the destruction of the bus stop by a lorry trying to gain access to the A377 from the school. Even if the school moves any subsequent development will increase the problems for us, re access and parking, because people have too many cars and will park where they want to when there is not enough room at their own houses.

We have asked for help many times but nothing is ever done. Now the solution seems to be to build more houses! And have more cars (200 probably) not only using the road but trying to turn into and off it!

There will not be *enough* parking for them. There never is . And we will get the overspill.

I am not being a NIMBY, and I know affordable houses for *local* people have to be built somewhere. I just do not think the implications of building houses *here* has been properly thought through and I would ask you to look at it again.

Yours Faithfully

Ms E Vousden