

Sandra Hutchings

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**From:** David Dornom <[redacted]>  
**Sent:** 13 March 2014 17:06  
**To:** Forward Planning  
**Subject:** Re- Locan Plan Review - Yeoford  
**Attachments:** Re the Local Plan Review Yeoford 2014.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Sirs,

Having seen the notices in and around the village (Yeoford), I have some observations and comments regarding the plans. I am attaching my comments for your consideration. I would also point out that the e-mail address shown on your notice is incorrect and does not work, not only that your own staff in Tiverton do not recognise it either!

Regards Mrs.Paddy Dornom , Larkhill, Yeoford Tel.



Larkhill, Yeoford,  
Crediton EX17 5JF

13<sup>th</sup> March 2014.  
Re the Local Plan Review

The proposed land considered for housing development is in the wrong place and ill conceived for the following reasons:

1. It is too close to a flood plain and still on land that is capable of flooding
2. The Road entrances would be blind and straight onto one of the most dangerous bends . Also heavy Farm traffic.
3. Infra Structure of the Village for such a large development.
4. Facilities within the Village.

1. The lower section floods easily and this year has proved that. Have we not learnt by now after this Winter NOT to build on or near Flood Plains. The other side has in the past been open to flooding on many occasions. Concrete and surface water in an area which is liable to flooding has been proved to be disastrous.

2. More importantly, that bend takes all the Farm Transport which is big and plentiful and the exits from both sides would be blind . The layout of the road leading from that point to the village is a rather elongated S bend and most dangerous with the speed people drive and the very heavy traffic. The Farm is now extended which is great to see, but the amount of traffic is numerous through the day. It would have to be pretty major remake of that corner and roads leading up to it.

3.& 4. Infra Structure is minimal. We have an excellent school which I suspect would have difficulty in absorbing the prospect of 30 plus children. Secondly we have no bus service so there will have to be at least two cars per property. We have no shop and the Pub is of no great help to the village. The New Village Hall is an asset but will it give the young people opportunities?? More traffic movement to go to and fro from Crediton and Exeter and the roads to and from the village are certainly not of the best.

I agree with the idea of spreading some of the town building to the Villages as long as it is in keeping with what the Village can cope with. 17 properties is too many, especially with the possibility of a further 3 or 5 properties at the Old Village Hall, that would almost certainly mean more traffic. I should hope the Highways and Police have been involved in discussions regarding safety. It would be better if you could find some land on the Hittisleigh side which would split the pressure and mean the two roads in and out of the Village could share it. As the Farm has expanded considerably and all credit to the farmer but the really heavy traffic has increased. In the summer harvesting the Contractors race through the village and their speed is of great concern to most villagers. It is too close to a large working farm for many reasons.

One last point is How can the farmer who I greatly admire but whose land it is and who is a Parish Councillor wrestle with Vested Interests.

I really do earnestly suggest you look again and give serious thought to your problem. I cannot help feeling this was a rather rushed idea as suddenly time was running out and, " well it would do". Not good enough. Having been a Parish Councillor for 15 years concerned with Planning, my observations are not personal in any way but very wide looking for the benefit and safety of the village, as was my remit.

Paddy Dornom.

