

Sandra Hutchings

From: Laurie Mulliner ·
Sent: 12 March 2014 12:22
To: DPD
Subject: Fw: MDDC Local Plan Review
Attachments: P1020589.JPG; P1020591.JPG

----- Forwarded Message -----

From: Laurie Mulliner ·
To: "planningconsultations@middevon.gov.co.uk" <planningconsultations@middevon.gov.co.uk>
Sent: Wednesday, 12 March 2014, 11:50
Subject: Fw: MDDC Local Plan Review

Have been using wrong address....now corrected

----- Forwarded Message -----

From: Laurie Mulliner ·
To: "planningconsultations@middevon.co.uk" <planningconsultations@middevon.co.uk>
Sent: Friday, 7 March 2014, 14:17
Subject: MDDC Local Plan Review



Mr. Laurie & Mrs. Janet Mulliner
 2 Parklands
 Hemyock EX15 3RY
 Tel. _____ ail: _____

As residents of Hemyock for a considerable time, my wife and I have experience of living in the village and feel competent to comment on this and the way it has developed and changed in recent times. We are not in receipt of all the facts relating to Devon as a whole but instinctively feel that it would be to everyone's advantage if any required increase in population could be centred either in existing large towns and/or in a new development which contains all the elements to sustain the requirements of the people living there.

In our view there are a number of reasons why building more houses in Hemyock is undesirable. Among them are:

Flooding problems, at times making access to and from the village impossible.

The existing road system and in particular some bottlenecks cannot be improved without taking extreme measures like demolition of houses which in no circumstances could be justified and in no case are improvements likely to be undertaken in the current financial climate.

The existing facilities are already under extreme pressure with the current population level.

The doctors surgery cannot offer appointments without considerable delay and the parking provisions at the surgery are inadequate. Furthermore, there is no room for expansion at the present site.

The primary school is also at full capacity in certain aspects and the access roads to it are inadequate and a constant cause of tension especially as schools require large coaches these days to fulfil their functions properly.

With only two provisions shops in the village, the customer parking that they attract is already a problem at times with obstruction to the traffic flow and any additional residents can only make the problem worse.

The three development sites at present under consideration each present problems, be it flooding consequences or exiting onto narrow roads at times busy with large vehicles, commuter and through traffic.

There are areas of the village where flood water at times makes the road impassable. This is due to the topography and cannot be prevented. At one point there has to be a raised walkway to at least allow pedestrian access when vehicles cannot get through. It seems entirely possible that with climate change this situation could get worse. There is very little employment within the village which means that any increase in the working population will entail people having to travel out of the village to find employment. Surely it would be a mistake to encourage people to move to the village only to find that on some occasions they could not reach their work ,or, if another route in the opposite direction is still passable , they have to make a long detour and then quite likely encounter flooding on the A38. Houses would be better built close to where employment is currently or likely to be provided.

Devon benefits from the tourist trade which relies on our beautiful countryside remaining unspoiled and also villages which have attractive points of interest and charm. Hemyock is surrounded by farmland and has an interesting history, evident from it's castle and church and many older buildings often, as reflecting the needs of their time, built directly on the edge of the road. Residents of these properties often have no choice but to park on the road outside. This inevitably creates some restriction to traffic, but, with goodwill on all sides, heavy vehicles, coaches and buses manage to negotiate this, even if with difficulty and at one point unfortunately occasionally at the expense of the small wall protecting the war memorial. However, any extra housing development will bleed more traffic into these problem areas and exacerbate the situation....not conducive to impressing visitors.

Present views of the village from the hill on the approach road are attractive to visitors, but, if the housing sprawls outwards this will tend to spoil the effect.

I attach two photos of the village road flooded when the water was on the wane



