

Sandra Hutchings

From: Newton St Cyres PC Clerk
Sent: 14 March 2014 10:45
To: DPD
Cc: Margaret Squires; Peter Hare-Scott; All Councillors
Subject: Local Plan Review Consultation



Dear Sir or Madam,

Newton St Cyres Parish Council have a local plan dated 2008. This states the need to keep the rural character of the Parish with only limited development of new housing and this being principally by sensitive infill. The local plan was drawn up following consultation with parishioners and had an 87% response rate so is felt to be very representative. Over 50 residents attended the Parish Council meeting held on 3 March 2014 to discuss the Local Plan Review. Discussion went on for one and a quarter hours.

The Parish Council's response is based on the feedback from this meeting and the twelve letters and e-mails that have been received by the Parish Council (these have been posted to MDDC).

The Parish Council do not agree with the proposal for approximately 144 houses to be build across three sites identified in the Local Plan Review Document. This does not meet with the requirement detailed in the Parish Plan. The Parish Council are determined to maintain the character of the village which means only small pockets of development be permitted.

The Parish Council are opposed to any development east or west of Tytheing Close. The land east of Tytheing Close would extend the village envelope too much. The land west of Tytheing Close is on a slope and would lead to problems of water running off down towards Court Barton and Godolphin Close, thereby increasing the amount of water flowing in the Shutten Brook which could lead to possible flooding. There is also a problem of access onto the A377.

With regard to the third area identified for possible development, Court Orchard. If the Primary School does relocate to Station Road, there would be an opportunity for some housing close to the new School as long as the houses were not built on the flood plain area near to Shuttern Brook. The Parish Council would support the relocation of the School to Station Road to a site well above the flood plain line.

If the Primary school is moved from its current site, the Parish Council would support a small development of housing on the old school site which incorporated safe passage onto the A377.

The Parish Council would request that consideration be given to extending the building line to allow some sensitive infill in Half Moon village.

The Parish Council and residents remain very concerned about the A377 and its ability to take more traffic. Additional traffic will be generated not only from any new homes that are built in Newton St Cyres, but any new developments north of Newton St Cyres. We ask that MDDC consider very carefully the impact that new developments will have on traffic levels on the A377.

The Parish Council would also request that consideration be given for any Community Infrastructure levy funding raised from developments north of the village be allocated towards improving the road infrastructure south of Crediton. For example, a pedestrian crossing in the village and a safe walkway from Court Orchard, past the new school site and on to the Recreation Ground.

Yours faithfully

Jane Hole

Clerk to Newton St Cyres Parish Council

(Postal Address for Parish Council correspondence: The Cellar, Pump Street, Newton St Cyres, EX5 5DA)