

210./3991

Adc

Miss Ellen Stronach and Mr Ashley Elworthy  
31 Fernworthy Park  
Coplestone  
Credton  
EX17 5LX



Dear Sir/Madam,

In relation to the three proposed sites highlighted in the Local Plan Review for Coplestone, we are writing to inform you that we **object to two of the three sites** highlighted. The reasons below express the concerns and reasons for not wanting any development on Site 1 and Site 2.

Highlighted in the Local Plan Review are three sites;

**Site 1 – Land adjoining Dulings Meadow, Fernworthy Park and Fernworthy Gardens. **Objection.****

**Site 2 – Bewsley Farm. Land running around the back of Coplestone Primary School and all around Sunnymead. **Objection.****

**Site 3 – Land on the old abattoir site. **Site plausible.****

The village of Coplestone has increased in size by nearly 60% in the last 10 years and the current plans would see the village grow again by a further 50%, which would affect all aspects of village life and would be detrimental to the village community. A recent Housing Needs Survey states that Coplestone has a requirement for just 13 affordable homes at this current time. We understand that within any development, at least 35% should be affordable homes, making a total development of 37 homes. We also understand that Government guidelines recommend a realistic 20% additional buffer to accommodate any future needs. This makes a total of 44 homes including 16 affordable homes required between now and 2033. In an ideal world it would be preferable for no development to go ahead on any of the three sites, however, this is not a realistic approach and we realise that we cannot reject every option. The old abattoir site (site 3) includes provision for 48 homes and would therefore be able to fulfil this need with the least amount of disruption to the village as a whole.

**Below are the following reasons for objection to the development of Site 1 and Site 2:**

**Social impact** – Site 1 and Site 2 are used not only for farming purposes but also by the rest of the village community for recreation. The school and local residents use these Sites for walking and other leisure activities.

New residents need local social networks and shared community experiences to build a sense of belonging and identity. Schools and other amenities are important in this role but the current infrastructure of the village would not be able to provide this for a large increase in population. This could be hugely detrimental to the sense of community already experienced by existing locals as well as possibly leading to an increase in crime levels.

**School provisions** - The proposed development would put huge pressure on Coplestone Primary School which is already full to capacity, as well as Queen Elizabeth's school in Credton.

**Flooding**- There would be a risk to surface water drainage if development took place, particularly in the field behind Site 1. This field not only absorbs a lot of rain water but captures run-off from the fields above and adequately drains excess water to the Salix stream below. Flooding has already

become an issue for many residents who live next to the A377 where the culvert passes under the road. Further building in this field would be likely to increase the risk of flooding to homes and could affect the integrity of the road.

**Road infrastructure** - If the proposed development of all three sites went ahead there would be massive pressure on local roads, in particular the already busy A377. This would cause further delays and inconvenience for commuters travelling to nearby villages, towns and cities. Numerous stretches of the A377 have also experienced flooding which has added to traffic delays and caused road closures effecting commuters and commercial traffic. Extra vehicles caused by mass development would add great stress to the local road systems.

**Transport infrastructure** - The proposed development would put extra pressure on an already limited public transport system if it were to go ahead.

**Privacy** - There would be a loss of privacy to Copplestone Primary School and properties that surround Site 1 and Site 2. Site 1 in particular has a fairly substantial incline which would mean any new development would be looking down on current houses in Fernworthy Park, Fernworthy Gardens and Dulings Meadow.

**Nature and Biodiversity** - Nature and Biodiversity would be massively affected if Site 1 and Site 2 were to be developed. Site 1 in particular is known to have Barn owls that can regularly be seen and heard in the gardens of the properties in Fernworthy Park. It goes without saying that this farmland is important habitat and hunting ground for these animals and the loss of this land could affect their local population. In order to go ahead with any development on these sites a full survey would need to be carried out and provisions would need to be made to cater for these birds. A diverse population of small birds and mammals also rely on Site 1 and Site 2.

**Local Farming Community** – Proposed development of Site 1 would mean the loss of valuable and rich farmland used by local farms for arable farming. The loss of this land would be financially detrimental and would also impact on the farming community as a whole.

**Employment** - There is a lack of employment opportunities within the village which puts pressure on the transport systems and local roads as residents need to travel, sometimes great distances, to get to their workplace.

**Disruption** – If all three sites were to be developed there would be a huge amount of disruption to local residents. Site traffic on such a scale would create a huge amount of noise, dust and mud.

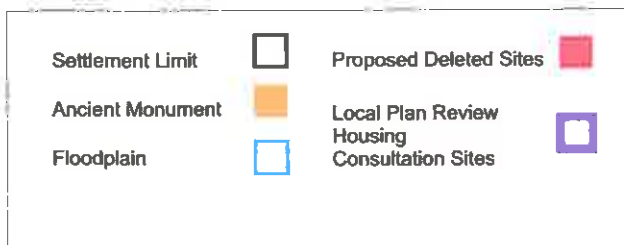
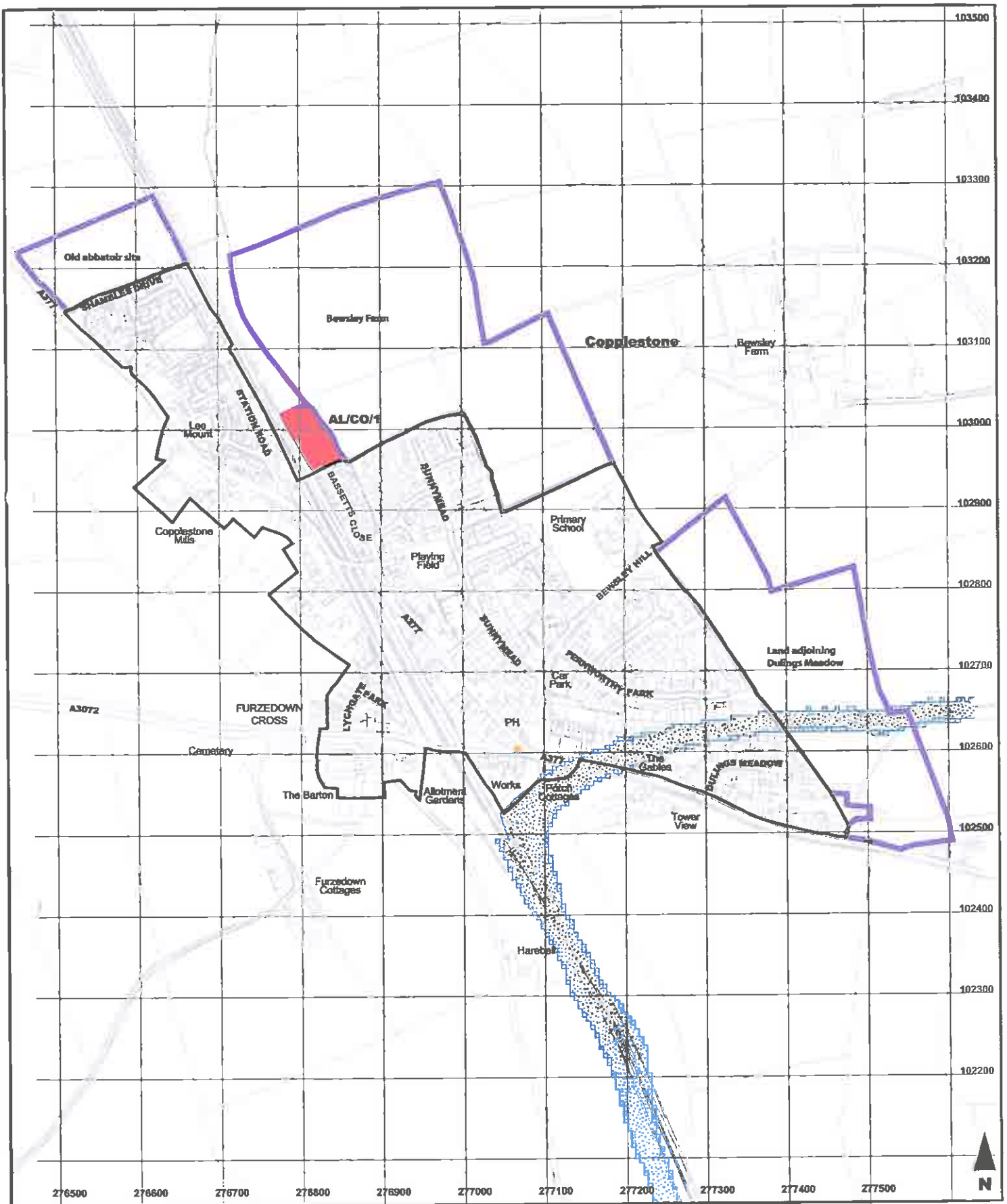
The development of the smallest, old abattoir site (Site 3) would be the most appropriate as it would have the least amount of impact on the village. Many of the points highlighted above would only become an issue if building were to go ahead on Site 1 and/or Site 2 due to the size and nature of them.

We thank you for taking the time to read our letter and hope you take into consideration the points made.

Kind Regards,

Ellen Stronach.

Ashley Stephen Elworthy.



**Local Plan Review**  
**Policies Map - Options**  
**Coplestone**

Notes: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.  
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Scale 1:6000

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