

12 Godolphin Close  
Newton St Cyres  
Exeter  
Devon  
EX5 5BZ

Mr David Baker  
Chairman  
Newton St Cyres Parish Council  
The Sidings  
Three Horsehoes  
Cowley  
EX5 5EU



26 Feb 2013

Dear Mr Chairman

**Re: MDDC Plan for possible housing/school relocation in Newton St Cyres**

I am writing in my capacity as a householder of Godolphin Close regarding your recent letter relating to the above plans for possible housing development and primary school relocation in Newton St Cyres and your request for comments from residents.

**Station Road**

Relocation of the school would most certainly enhance the safety of the brave lollipop man on the A377, reduce the amount of on-road parking when dropping off and picking up the children and permit access to and from the school by tradespeople.

However, I feel that a relocation to Station Road could also increase the risk of accidents along this narrow lane due to the bottle neck effect that would be created at either end. If this traffic was increased by a housing estate, school runs, and general school activities such as evening meetings and so on, not forgetting the use of the Recreation Ground for sports events on a regular basis, the local road infrastructure is simply not in place to cope with this. Exiting Station Road onto the A377 through the narrow gap would cause massive traffic congestion in both directions.

There does not appear to be an easy way for Station Road to be widened either. If traffic was routed in the opposite direction, not only are the bridges over the Creedy and the railway single track, there are minimal passing places and the road is too narrow for the potential volume of traffic. We have already seen an increase in traffic along this road just in the past few days due to road closures in Cowley, and there has been a nasty accident on the bridge over the railway by the Beer Engine pub this week.

**Run off and Flooding**

Given the recent problems seen on the Somerset Levels, not to mention locally along Station Road in November 2013 and again last week, building on a flood plain has been shown to be expensive and dangerous. The map of the proposed location in Station Road clearly shows that a good proportion of this field is flood plain. I would be concerned if lessons learnt the hard way by other householders were ignored by planners in this area as well. Any housing or building development will also increase run off into Shuttern Brook which runs to the East of Godolphin Close. Although this tributary of the Creedy has not flooded since the houses in Godolphin Close were built, there is a likelihood given a

change in use of this land of this having the potential to flood further upstream, particularly if there are any obstructions to the flow. This would affect properties in the centre of the village.

### **West and East Tything Close**

Newton St Cyres is a small village of mainly elderly people and the school is primarily used by children from outside the village. I believe that in order for our village to grow, there needs to be a carefully considered, affordable housing development as well as a primary school built in a safe area, away from the busy main A377. The alternative sites proposed on the West and East side of Tything Close have potential for such a development. In particular, the field to the East of Tything Close already has access through the Close and a track which currently leads to the waterworks and the A377. The possibility of developing this site, especially for the school, seems logically more sensible as it is on high, relatively level ground. We would also be concerned about run off from any housing development on the West side of Tything Close, again having the potential to cause Shuttern Brook to flood and threatening our properties.

If plans to build on the East Tything Close area were considered as an option the A377 could be widened opposite the waterworks track and a roundabout created which would then make the road into the village much calmer at peak times. Alternative sites within the village should also be considered after discussion with the local landowners.

yours sincerely

Dr Sally Simmons