

Sandra Hutchings

ACK

From: John Davis
Sent: 17 March 2014 18:13
To: DPD
Subject: Local Plan Review - Copplestone, Devon



Sir

Following a meeting of the local parish council in regard to changes being considered under the local plan review for Devon and Copplestone in particular.

The three areas identified being land adjacent to Dulings Meadow, Bewsley Farm/Sunnymead and the Old Abattoir site adjacent to the A377.

This village has already seen substantial growth over the last ten years and it's local infrastructure is already at breaking point or beyond, any further development will pose a serious risk to an already fragile situation.

In particular, the land adjacent to Dulings Meadow if developed will cause significant flooding risk in the Salix Stream due to run off, part already constitutes a flood plain, in addition to further loss of valuable agricultural land. The defined eastern boundary of the village is definitive and regular, the redefined building line would allow for further significant infill by default.

The same argument can be made for Bewsley Farm/Sunnymead, both sites would increase traffic flows on the A377 already constricted both in the village and Crediton.

Further increase in building would need substantial revision of most of the villages amenities, the local primary school is to capacity as is Queen Elizabeth Secondary in Crediton. The local health care, the nearest being Crediton, is already over stretched, 4/5 days wait for an appointment being the norm already, total lack of employment and social recreation.

While I understand the need for local "affordable housing" and limited future expansion the only logical site would be the old abattoir, this having existing access and maintaining the overall village structure.

I trust my objections and observations will be noted.

Yours faithfully

John Davis

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Sent from my iPad