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**Sandra Hutchings**

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**From:** Peter Ashelford  
**Sent:** 22 March 2014 11:11  
**To:** DPD  
**Subject:** Local Plan - Newton st Cyres  
  
**Importance:** High



Dear Sirs

Further to our letter that was sent to the planning team on 18th March, we again write to share our concerns with the way in which the Parish Council has handled the proposed Local Plan as well as the meeting held on the 3rd March.

As I attended the meeting the Councilors did nothing to calm the fears of the parishioners, they clearly showed that the decision had already been reached and the views of the residents held no weight. The repeated reference to a report gathered 6 years ago in 2008 seems weak and out of date as many of the residents had little to do with this report. A more recent survey ought to have been carried out which would have included more recent residents.

I have received a letter from the Parish Council Chairman, David Baker, stating the reasons why they have opposed development either side of Tytheing Close. He suggests that from discussions during the March 3rd meeting that it was agreed that no development should take place either side of Tytheing Close. I can relay that this was not the opinion of the people that attended the meeting for the discussion. Along with this he states that it was agreed that the School should be relocated to Station Road, again this was not the opinion of the residents in attendance of the meeting. The residents were in no way in favor of the Station Road junction being widened yet despite this the Parish Council continue to support this expensive solution to a problem that needn't exist.

David Baker goes on to suggest that any development near Tytheing Close would create major disruption to the Tytheing Close residents, and would result in traffic problems, yet seems not to be concerned with the disruption to the residents of Court Orchard or the traffic problems that would be created in the narrow stretch of Station Road. Along with this he explains that a small redevelopment on the old School site could be created with a safe entrance off of the A377. This contradicts the issue of building on the east side of Tytheing Close which already has a ready made entrance already situated that is currently used occasionally by South West Water. I believe that the money saved from the ludicrous road widening at the station road junction would be better spent creating a second footpath on the left hand side of the A377 heading towards Exeter. Thus creating a safe means for School attendee's and residents to travel by foot around the village. On 21st March there was a School event at the Recreational Grounds on Station Road. On collection there were traffic problems accumulating along this road as there are many points such as the approaching junction to the main road, which are simply not wide enough for 2 vehicles to pass. These potential bottle neck issues will not go away when the proposed slight widening of the road is carried out. It is becoming very apparent that the local Councilors have not thought this through and do not have first hand knowledge of the problems.

There is almost certainly a lack of voice from the residents of Court Orchard as it is an elderly area of the village and they have not been able to report to yourselves their feelings on the matter. The residents that we have spoken to are not in favor of the School or housing site behind Court Orchard. Our back garden has a 1 meter high stockpile fence surrounding it, this of course backs into the Orchard in question. The building plans for the garden stated that a 2 meter high close boarded fence was supposed to be placed around the garden, the garden plans showed a stockpile fence with a Devon bank with plantings to form a hedge. In 2010 I queried this with my Housing Association, Hastoe Housing and MDDC, specifically talking to enforcement officer Reg Willings. It took both parties over a year to go over the plans for a decision to be made that there was a discrepancy between the 2 drawings. I was told no close boarded fence cannot be erected because there had to be natural edging to blend into the surroundings and not to impose on the image of the environment. My point being if a 2 meter high fence is not in keeping with the natural surroundings, my questions are where does a School and car park fit in this criteria? How will our privacy be enforced if there is a School built in the Orchard and who will fund the erection of a close boarded fence to our garden?

As it stands, we were asked to come to the meeting on March 3rd to discuss plans on the development of the village. All that seemed to happen was that our concerns were not listened to and the decisions went on regardless.

We do very much hope that our views can be taken seriously, as residents of Court Orchard and having first hand experience, it is our lives and surrounding area that is directly affected.

We look forward to hearing from you.

Yours faithfully

Mr Peter Ashelford and Ms Louise Andrews  
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Newton St Cyres  
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Dear Sirs,

I am writing with regard to the planned relocation of Newton St Cyres Primary School and the building of 20 new homes in the village of Newton St Cyres. There have been 3 sites proposed for the relocation and development, East of Tytheing Close, West of Tytheing Close and the Station side of Court Orchard.

I would like to state that my feeling for the site next to Court Orchard should be rejected on the ground that the access from the main A377 is not sufficient to support the extra traffic that would be created from added development and the building of a new school and that it is a partially blind junction and not suitable for parents to be exiting on to the A377 with children.. At the Parish meeting it was suggested that the Station Road/A377 junction could be widened. This would be an overly expensive engineering project and would seriously impact Primrose cottage which is a one of the older cottages of the village and must be protected from extra traffic abuse. I would like to bring the attention toward the impact on residents of Court Orchard. As we are all aware the traffic problems around Tytheing Close are unsuitable. Moving the School and housing to Station Road only moves the problem and does not solve the issue. It would not be long before complaints would be received from residents of Court Orchard due to parking at the Court Orchard junction. I am aware that the School site would have a drop off point but from experience from the Alphington School site that has a similar layout, this system soon becomes choked and parents will park away from the premises and walk into school from outside the School site. In addition to this, the extra pollution from vehicles servicing the school along with parent's cars would be detrimental to the atmosphere of the current housing which is predominantly older residents and also not in line with reducing air pollution in the village that is on the A377. May it be remembered that Tytheing close was built mainly for families and thus would be better served by a school on the East of Tytheing Close site and that further residential development would be more fitting with the appearance of the village on what would be the old School site.

The West Side of Tytheing Close would also share the same issues as the Station Road site and have too large an impact on the main village. Along with this and the Court Orchard site, there would be issues with the run off of rain water leading into the brook that runs through the village which already gets to extremely high levels during the winter months. In addition to this I believe that any prospective buyer of a new property would greatly appreciate the views from the top of the village rather than being in the lower levels of the village on the Station Road site. I would also like to suggest that the old orchard behind Court Orchard should be protected and embraced as a historic part of the village and also contains a large amount of wildlife. It could be transformed into a beautiful natural area for villagers and visitors to spend time.

With the reasons above, the prime location for the school and housing development would be the East of Tytheing Close site and the land where the old school currently stands. The stretch of A377 leading past the East of Tytheing Close site is the straightest and widest piece of road that would be far easier to develop into a safe junction for parents to drop off and collect their children. It would have least impact on the main centre of the village and would also provide a means to slow traffic down entering the village from the Exeter direction. Any rain run-off could also be directed away from the main village waterways thus ensuring that any further climate change or freak weather would not have such a great impact on the village. Along with the advantage of placing the school to the East of Tytheing Close would be that a better entrance for the Allotments could be created as the traffic would now be slower on this stretch of road.

I feel the choices need to be looked at objectively by the Parish Council and should not be swayed by recent issues surrounding parking at Tytheing Close.

Yours faithfully

Peter Ashelford & Louise Andrews