



35, Dulings Meadow  
Coplestone  
Credton  
Devon  
EX17 5PE

17<sup>th</sup> March 2014

Dear Sir,

I am writing with regards to the Local Development Plan, in particular to its potential impact on Coplestone.

In general, the building of a large number of houses in Coplestone will have a hugely detrimental effect on the infrastructure in and around the village. Currently the village suffers from a poor Public Transport infrastructure, buses only run on an hourly basis, only up to mid evening, with no service at all on a Sunday. The trains are as infrequent, and similarly there is no support for late evening running except on a Friday. With this in mind a significant population increase in Coplestone will inevitably mean more commuting traffic on the A377, which is already at times a congested and dangerous road. The A377 is a major route between Exeter and Barnstable and Coplestone is the meeting of the A377 and the A3072 and there is already significant HGV traffic passing through the village.

The village also suffers from a lack of leisure facilities. There is no Village Hall and lack of public places, particularly for the youths in the village, a potentially significant increase in the teenage population may lead to unrest and disharmony.

The village is struggling to cope with demand for Internet access. There is appreciable degradation of speed of access that the telephone exchange is able to provide in peak periods, and with no plans for the village to be linked to the fibre optic network in the foreseeable future this will only get worse.

The Coplestone Primary School is an Ofsted awarded "Outstanding" school. It has an excellent reputation and a caring and all-encompassing ethos. In its current location there is limited scope for physical extension and it is currently oversubscribed. A significant increase in the primary school aged population of Coplestone will degrade the ability of the school to continue providing such a valuable service to the village and its immediate surrounding areas.

Specifically, to comment on the proposed land allocation adjoining Dulings Meadow. The latest development in Dulings Meadow has put a considerable stress on drainage. Salix stream, which flows between Dulings Meadow and Fernworthy Park has shown an increase in flow, mainly down to the run-off from the last development. This has led to a doubling of flooding events in the village. The proposed allocation and potential development of the land adjacent to Dulings Meadow will directly affect the stream dynamic and the environmental impact will be significant.

There is a public footpath passing through the proposed land allocation adjoining Dulings Meadow. It is regularly used by the villagers for pleasurable walks in the rural areas around the village, it is a safe walk for children and would be a great loss if this area were to be developed.

The proposed allocation and potential development of the land at the back of Sunnymead will have a considerable impact on the village as a whole and for the school specifically. It is probable that access to this site will increase the traffic through the centre of the village, past the Copplestone Cross and in Bewsley Hill. Currently there is a great deal of congestion in these areas during the school start and finish times, there is little that can be done to alleviate this problem. There is no footpath on the lower part of Bewsley Hill and increased traffic will mean that there will be an increase in danger for the school children and their parents who have to walk up Bewsley Hill to and from school.

Please consider the immense impact that building a further large number of houses will have on this village and its community when you're allocating land for development.

Yours faithfully,

Julian Lowden