



25 DULINGS MEADOW
 COPPLESTONE
 DEVON
 EX17 5PE

17 March 2014

Dear Sir

RE : LOCAL DEVELOPMENT PLANS - COPPLESTONE.

We are writing with regards to the local development plan for sites in Coplestone, Devon. Having reviewed the proposed plans for development of houses across 3 proposed areas, within the area we oppose very strongly the plans for the following sites:-

(118) Land at Dulings Meadow / Bewstey Farm at back Sunnymead (50)

We are opposing these developments for following reasons:

1. Utilities Infrastructure

Power supplies having historically been troublesome, with frequent power failures.

Telephone + broadband speeds are at an unacceptable level at present, and will be adversely affected by an increase in such large numbers of additional homes

2. Road Infrastructure

Gaining access from Dulings Meadow onto the A377 at peak times of the day is hazardous at best, with constant flows of traffic coming in both directions, but particularly from Coplestone village, heading into

Credition. With a significant increase in homes as proposed under these two sites, the traffic congestion will significantly increase on the A377, and also the junction joining the A377, off Bewsey Hill. This will necessitate installation of 3 way traffic lights to control traffic, attempting to turn right, off the A377, to go up Bewsey Hill, which would only cause additional traffic jams, with the bus stop located immediately after turning left at 'The Cross', and increase the danger for pedestrians leaving the bus, to cross the roads.

3. School Provision

We also understand that Copplesstone Primary School is over subscribed already; with limited room for extension of the school buildings, and additionally no further room available in the pre-school.

Land at old abattoir site (48)

Whilst we strongly oppose the development on the other two sites; the abattoir with only 48 homes proposed, at the site located at the exterior of the village is preferable. Although, this will still place additional pressure on the road infrastructure, hopefully the affects would be lessened slightly.

In summary, the infrastructure of the village in terms of local amenities is very poor, and we believe that any significant increase in homes would not be sustainable for the future, without additional investment.

3

We trust that you will take note of our comments, when considering the proposed development of homes on these sites in Koppalstone.

Yours faithfully

MR C M + MRS L M BRENNAN