



Rose Cottage
Tedburrow
Hemyock
CULLOMPTON
Devon
EX15 3RL

19 March 2014

Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
Devon
EX16 6PP

Dear Sirs

PROPOSED LOCAL PLAN REVIEW OF NEW HOUSES IN HEMYOCK PARISH

My husband and I have lived just outside Hemyock for nearly 18 years now and have seen an awful lot of development going on in the village during that time.

In our opinion, the village has now reached its critical limit with regards to new house building for the reasons outlined below.

The main reason is the road infrastructure is totally inadequate and unsuitable for dealing with more vehicles. At most times during the day Station road is a single track road due to the amount of cars parked on it and waiting times can be quite considerable in rush hour. Likewise, Penncross Hill is virtually a single track road in some parts and ill equipped to cope with the level of traffic now, without introducing more. If a coach and a lorry meet on that hill, chaos ensues with one line of vehicles having to reverse considerable distances in order for them to pass one another.

Flooding is a major problem in Hemyock and whereas when we first moved here it was a 'once in a blue moon' event, these days it is a common occurrence and only a few days of rain can render the river at the far end of the village impassable for all but 4 x 4s and often the water levels are too much for even them to cope with. This situation seems to have definitely worsened since the building of the St Ivel factory development with mass water runoff from the tarmac roads and pavements. We fear a further two potential developments on the edge of the flood plain (Culmbridge Farm) would only exacerbate the problem.

We feel the village infrastructure itself cannot cope with further housing developments with both the school and surgery at bursting point. At the recent Open Meeting we attended about the proposed developments, there was a spokesperson from the surgery who confirmed they could not take on any new patients. Whilst a spokesperson from the school advised that there was only a few spare places for children and that they already have to have double-sittings at lunchtimes due to over-crowding. The class sizes would have to increase to unmanageable levels to facilitate more pupils.

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Car parking facilities within the village are extremely limited at present. The surgery car park is usually overflowing onto the main road outside, which often makes that portion of road single track. The roads around the school are equally chaotic at dropping off and collecting times and an overload of more vehicles due to new housing developments would make these situations even worse.

Hemyock is within an area of Outstanding Natural Beauty and as such we believe should be protected from too much new housing development. Otherwise the very nature that makes it an AOB will be threatened and potentially ruined.

Finally, as horse owners we once enjoyed driving our pony and carriage around the lanes of Hemyock. Unfortunately, due to the busy nature of the main roads now and the lack of any bridleways that our vehicle can fit in, we find our choice of routes extremely limited, which is a great shame. Most people who visit the countryside and an Area of Outstanding Natural Beauty like to be able to see things like pony and traps when out walking, but unfortunately an increase of vehicles due to more house building will probably drive us and many horse riders off the roads completely.

We do hope you will consider the points we have raised above when considering where to place the new housing developments within the Mid Devon Local Plan. We really think that Hemyock has had enough new houses built and it is time to consider other village locations instead.

Yours faithfully

Tracey and Mark Reader-Hoer