

Mr L J Woolley  
21 Fernworthy Gardens  
Coplestone Crediton EX17 5LY

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



18/03/2014

Dear Sir

**Local Development Plan Review – Coplestone Village**

I am writing to object to the land proposed for development within Coplestone at Dulings Meadow, Bewsley Farm at the back of Sunnymead / land at the old abattoir site.

I am objecting to these proposed sites on the following grounds:-

1. **Schools Provision** – the primary school is already over subscribed and any extension would potentially mean the loss of its rural status and alter the school ethos. There is limited room for extension of the premises and additionally no further room in the pre-school.
2. **Road Infrastructure** – the A377 currently floods in several places. There is no footpath along the whole length of Bewsley Hill for walk to school purposes. Sequencing of traffic lights to enable safe disembarking from buses. Additional traffic on an already over used road.
3. **Transport Infrastructure** – there is a need for an increase in bus services along with the inclusion of a route to RD&E hospital and extension of the 377 service. Extra carriages are already needed on the train services at peak times.
4. **Leisure Infrastructure** – lack of facilities for young people, no village hall, limited play park facilities and lack of public spaces.
5. **Employment** – lack of employment opportunities within the village meaning inevitable commuting.
6. **Social** – community cohesion required instead of the extension of a segregated village.
7. **Flooding** – environmental changes have increased flooding. The building of Dulings Meadow in 2005 increased flooding from Salix stream by 50% and Sunnymead stream already floods the park. Any increase in housing on the Dulings Meadow site will likely further increase the risk of flooding.

Coplestone has had its fair share of development over the last 10 years and has increased in size by 59.6%. The proposed development will see the village increase in size again by a further 50% and

this would require an increase in the existing settlement limit. This could then potentially allow further building in the future eventually leading to Coplestone becoming a town. I firmly object to this increase and suggest any housing needed within Mid Devon is developed where current infrastructures already exist to support any further housing.

Yours faithfully

Luke Woolley