

Sandra Hutchings

From:
Sent: 20 March 2014 11:58
To: DPD
Subject: Copplesstone local plans
Attachments: Copplesstone Report. (1).doc

March 20 2014.

Mr and Mrs PR Turner.

Russets Barn. Bewsley Farm, Bewsley Hill,

Copplesstone EX17 5NX.

Dear Sir/ Madam.

Local Development Plan Copplesstone.

This letter is in response to the proposed development plans submitted by local landowners within the parish of Copplesstone. These being three sites namely Dulings Meadow, Bewsley Farm and The Old Abattoir site.

I would state the following.

My understanding being that Copplesstone has grown by over 50% in housing in the past ten years, with little thought having been put in place to the infrastructure with regard to Transport, namely inadequate roads and paving for the volume of traffic and pedestrians, lack of leisure activities leaving youths loitering in the streets and park area causing anti social behaviour issues within the village. The school is also at this time at maximum capacity and would therefore not be in a position at this time to deal with proposed development, unless substantial money is invested in either a second school or major extension. I have not been made aware of any such money being available for this development. The bus running into Crediton and onto Exeter only runs until 8pm in the evening and again does not support extended growth unless we are now encouraging major traffic growth which I am led to believe is against Mid Devon Planning strategy. I would also question where the demand for such housing volume is within Copplesstone after a recent housing survey commissioned by the Parish council identified a need for a further 13 affordable houses which would link to approximately 37 new homes. I am aware of the Mid Devon Plan and the identified need for new homes but fail to see how Copplesstone meets a requirement when judged against issues such as Employment, Infrastructure and Schooling.

The Dulings meadow estate proposal would see Greenfield development within the village with no viable road infrastructure to support the development. It would not appear viable to have traffic coming onto the Bewsley Hill Road which is narrow only one car passing in places which will travel against the flow of school traffic coming up Bewsley hill. Bewsley Hill also has no pavement in places and if put in place would be too narrow for traffic. The issues reference the school would again be impactive as a proposed 120 plus houses would increase school capacity dramatically and again would necessitate growth. I am aware that the previous Dulling estate has impacted on flooding within the Salix stream and this number can only exacerbate the issues causing misery to many. This would also add to local youth problems due to number of people moving in and no improvement to issues such as village hall for youth club or any other amenities



to support the younger generation. I would also question where is the need for 120 plus houses against an identified need of 38 new homes.

The Bewsley Farm development backing onto Sunnymead again causes issues with regard to transport infrastructure as I presume all traffic would go through the Sunnymead Road which is small and congested at present without another alleged 50 homes. Here is my major issue, the Bewsley site is clearly the largest of the three sites and has only a proposal for 50 houses. If held against Dulings site of 128 then Bewsley would be at least 150 houses on a conservative estimate. This would cause major issues to the traffic within the village, the size of the school would never be able to manage this volume and again as stated on the Dulings site where is the identified need. There are no leisure activities within the village and the issue reference anti social behaviour with youths in town would be massively exasperated. This is prime Greenfield site and as far as I am aware is against government policy to build on viable arable land.

The Old Abattoir site with the recommendation of 48 houses would appear to fit the need identified within the village, and with it being on the main road would not cause any major issues with regard to traffic access onto the A377, as there is already a road going into the site parallel. This would also negate the need to use Greenfield sites not required to accommodate identified needs within the village whose only benefit would be financial gain to the landowners at the expense of the community within Coppleshole. However there is still the issues from the previous sites namely the school is not large enough to accommodate any significant increase in numbers and there would still be nowhere for the local youths, as no village hall, or any leisure activities within the village.

Therefore I would suggest that this site is suitable, however the council will need to factor in some development on the issues mentioned to support this development, thereby ensuring that the village is allowed to absorb the housing increase with well informed and sponsored growth in identified key areas namely schooling, village hall.

Mr PR Turner

Mrs SJ Turner.

20th March 2014.

Mr and Mrs PR Turner.

Russets Barn. Bewsley Farm, Bewsley Hill,

Copplestone EX17 5NX.

Dear Sir/ Madam.

Local Development Plan Copplestone.

This letter is in response to the proposed development plans submitted by local landowners within the parish of Copplestone. These being three sites namely Dulings Meadow, Bewsley Farm and The Old Abattoir site.

I would state the following.

My understanding being that Copplestone has grown by over 50% in housing in the past ten years, with little thought having been put in place to the infrastructure with regard to Transport, namely inadequate roads and paving for the volume of traffic and pedestrians, lack of leisure activities leaving youths loitering in the streets and park area causing anti social behaviour issues within the village. The school is also at this time at maximum capacity and would therefore not be in a position at this time to deal with proposed development, unless substantial money is invested in either a second school or major extension. I have not been made aware of any such money being available for this development. The bus running into Crediton and onto Exeter only runs until 8pm in the evening and again does not support extended growth unless we are now encouraging major traffic growth which I am led to believe is against Mid Devon Planning strategy. I would also question where the demand for such housing volume is within Copplestone after a recent housing survey commissioned by the Parish council identified a need for a further 13 affordable houses which would link to approximately 37 new homes. I am aware of the Mid Devon Plan and the identified need for new homes but fail to see how Copplestone meets a requirement when judged against issues such as Employment, Infrastructure and Schooling.

The Dulings meadow estate proposal would see Greenfield development within the village with no viable road infrastructure to support the development. It would not appear viable to have traffic coming onto the Bewsley Hill Road which is narrow only one car passing in places which will travel against the flow of school traffic coming up Bewsley hill. Bewsley Hill also has no pavement in places and if put in place would be too narrow for traffic. The issues reference the school would again be impactive as a proposed 120 plus houses would increase school capacity dramatically and again would necessitate growth. I am aware that the previous Dulling estate has impacted on flooding within the Salix stream and this number can only exacerbate the issues causing misery to many. This would also add to local youth problems due to number of people moving in and no improvement to issues such as village hall for youth club or any other amenities to support the younger generation. I would also question where is the need for 120 plus houses against an identified need of 38 new homes.

The Bewsley Farm development backing onto Sunnymead again causes issues with regard to transport infrastructure as I presume all traffic would go through the Sunnymead Road which is small and congested at present without another alleged 50 homes. Here is my major issue, the Bewsley site is clearly the largest of the three sites and has only a proposal for 50 houses. If held against Dulings site of 128 then Bewsley would be at least 150 houses on a conservative estimate. This would cause major issues to the traffic within the village, the size of the school would never be able to manage this volume and again as stated on the Dulings site where is the identified need. There are no leisure activities within the village and the issue reference anti social behaviour with youths in town would be massively exasperated. This is prime Greenfield site and as far as I am aware is against government policy to build on viable arable land.

The Old Abattoir site with the recommendation of 48 houses would appear to fit the need identified within the village, and with it being on the main road would not cause any major issues with regard to traffic access onto the A377, as there is already a road going into the site parallel. This would also negate the need to use Greenfield sites not required to accommodate identified needs within the village whose only benefit would be financial gain to the landowners at the expense of the community within Copplestone. However there is still the issues from the previous sites namely the school is not large enough to accommodate any significant increase in numbers and there would still be nowhere for the local youths, as no village hall, or any leisure activities within the village.

Therefore I would suggest that this site is suitable, however the council will need to factor in some development on the issues mentioned to support this development, thereby ensuring that the village is allowed to absorb the housing increase with well informed and sponsored growth in identified key areas namely schooling, village hall.

Mr PR Turner

Mrs SJ Turner.