

**Nick Cardnell**

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**From:** Dunn, Barnaby  
**Sent:** 21 March 2014 16:04  
**To:** Nick Cardnell  
**Subject:** RE: Mid Devon Local Plan Review

Dear Nick,

Thanks for your message. Our address is:

Coniston  
Sanddown Lane  
Newton St Cyres  
Ex5 5de.

If the school in Newton St Cyres does eventually decide to move (and it sounds like it needs to if it is to meet the needs of the community!), we would appreciate being kept abreast of any developments about selling the land off for housing. This would potentially would have a significant impact on our property (which is immediately adjacent to the school).

Best regards,

Barney Dunn.

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**From:** Nick Cardnell  
**Sent:** 21 March 2014 16:00  
**To:** Dunn, Barnaby  
**Subject:** Mid Devon Local Plan Review

Dear Barnaby & Sophie

Thank you for your representation to the 'Mid Devon Local Plan Review Options Consultation' which has been forwarded onto us by Mr Barker.

However in order to register your response formally I need to record your information against a postal address.

If you are able to supply this information, please let me know as soon as practical so that the Council can then take it into account at the next stage in the Plans preparation.

Kind Regards,

Nick Cardnell  
Forward Planning Officer  
Mid Devon District Council

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Subject: comments on mid Devon local plan review consultation – Newton St Cyres school relocation

From: Dunn, Barnaby

To:

Date: Sunday, 2 March 2014, 15:15

Dear Mr Baker,

Thank you very much for the information in your letter dated 6<sup>th</sup> February 2014 about possible plans for redevelopment in Newton St Cyres as part of the mid Devon district council local plan review consultation. I am responding to your invitation for Parishioners' comments.

We are residents on Sand Down Lane in Newton St Cyres and our property would potentially be affected by possible redevelopment of the current primary school site into housing should the school relocate to Court Orchard. We also have two children who we hope will attend the school. Therefore, my comments focus solely on this aspect of the proposal.

We attended the public exhibition in Cridton on Saturday 15<sup>th</sup> February to find out more details about the planned relocation of the school, but unfortunately the council staff at this event said this was not currently formally part of the local plan and no planning application had been submitted around it. This meant they had no further information about the planned relocation of the school. It is therefore difficult to meaningfully respond at this stage. However, here are some preliminary thoughts.

We are relatively new to the village, but as I understand it people in the community generally agree there is a need to increase the facilities and infrastructure for the school. Therefore, any investment in schooling seems a very good thing for the village. Nevertheless, it seems important to ensure that any redevelopment is done optimally.

I do not know enough of the background to comment on the viability of redeveloping the existing school site. In terms of the proposed relocation to, and additional housing development, at Court Orchard, it appears that this area in parts is in a flood plain and may be at risk of flooding. Given possible climate change this flood risk is likely to increase in the coming years. As a stated aim of the local plan is to "manage flood risk and reduce the potential effects of climate change on future communities" it would seem important to ensure any development at Court Orchard: a) is protected from flooding; and b) does not exacerbate flood risk in surrounding areas (e.g. through increasing surface run off).

As no plans have been put forward about the nature of the possible new school site, it is hard to comment if this would provide better facilities for pupils and the community. It would seem important to ensure that any new school site has continuing easy and safe access to outside green space that is not prone to waterlogging/flooding to promote physical exercise in pupils. Given the importance of the school for the village, I wonder if when plans firm up around this issue it would make sense to have a consultation solely regarding the design/location of the school.

Should the school move, I wonder if there is a case to keep the current school playing field as designated playing field land. If I understand it correctly, the playing fields down at the Sweetham end of the village are prone to waterlogging and flooding and this leads to fixtures being postponed. The current school playing field could serve as a valuable alternative recreational venue at these times (and is also closer and safer to access to those people living in the Newton St Cyres rather than Sweetham end of the village). The local plan acknowledges that "changes in land use, agricultural practices and new developments are all threats to the quality of Mid Devon's environment". This suggestion potentially minimises land use change and preserves a useful community resource for villagers.

Should the school move and if housing redevelopment is the selected option for the existing school site, we would be keen to ensure that this is done in a way that is consistent with the local plan (i.e. "...new development will be located, designed and constructed in ways that reinforce local distinctiveness and provide positive impact on the environment and natural resources."). It would seem appropriate for any development to be of a sympathetic design (i.e. similar in scale, proportion and density) to existing property on Sand Down Lane and related areas. This however may not easily fit in with the local plan objective of ensuring that any residential development is "affordable housing meeting a local need". Further, we would be keen to ensure that affected properties on Sand Down Lane would not suffer from a loss of light, privacy and/or overlooking from any redevelopment. Given how busy the A377 can be through the village, it would also be important to ensure that the redevelopment does not lead to increased traffic volume and/or reduced Highway Safety on Sand Down Lane and the A377.

Given the lack of information currently available about relocation/redevelopment of the school, we would be very grateful if you could send on us any further details at these become available.

Yours sincerely,

Barnaby & Sophie Dunn

Cranton

Newton St Cyres