

Riverdale
The Meadows
Yeoford
EX17 5PN

M Vallance Esq
Myrtle Cottage
Sandford
Credton
EX17 4LZ

20 March 2014

Dear Mr Vallance,



LOCAL PLAN REVIEW – YEOFORD SITE (Land North and North West of Hill Barton, refer to attached plan with the sites highlighted in yellow)

We set out our objections to the inclusion of Site (as detailed above) below particularly in the context of National Planning Policy Framework (NPPF) Paragraphs 150 -177.

1. We cannot properly consider the proposed site allocation (and neither can the Council) because:
 - There has been no Heritage Impact Assessment considering any impact on the adjacent Conservation Area.
 - There has been no Landscape and Visual Impact Assessment concerning any impact on the landscape setting of the village and Conservation Area.
 - No detailed ecological studies have been undertaken to identify any presence of wildlife protected by European legislation.
 - No Housing Needs Surveys have been undertaken identifying the requirement for additional housing within the Village and no Affordable Housing Needs surveys have been undertaken either. (Here we highlight that Yeoford is a village setting with approximately 157 houses and the provision of an additional 17 houses i.e.11% of the total village provision is not sustainable.)
 - The proposed sites are not provided with public footpaths and these would be impossible to provide in view of the existing physical constraints of the public highways. Public footpaths have been introduced in other parts of the village to alleviate such a Health and Safety risk. Furthermore, little or no street lighting is provided to the public highway.
 - The adjacent farm is extremely active with extended working hours with tractor and trailer movements especially during the summer months that can easily extend between 5am to midnight. The noise this creates would conflict with housing and residents.

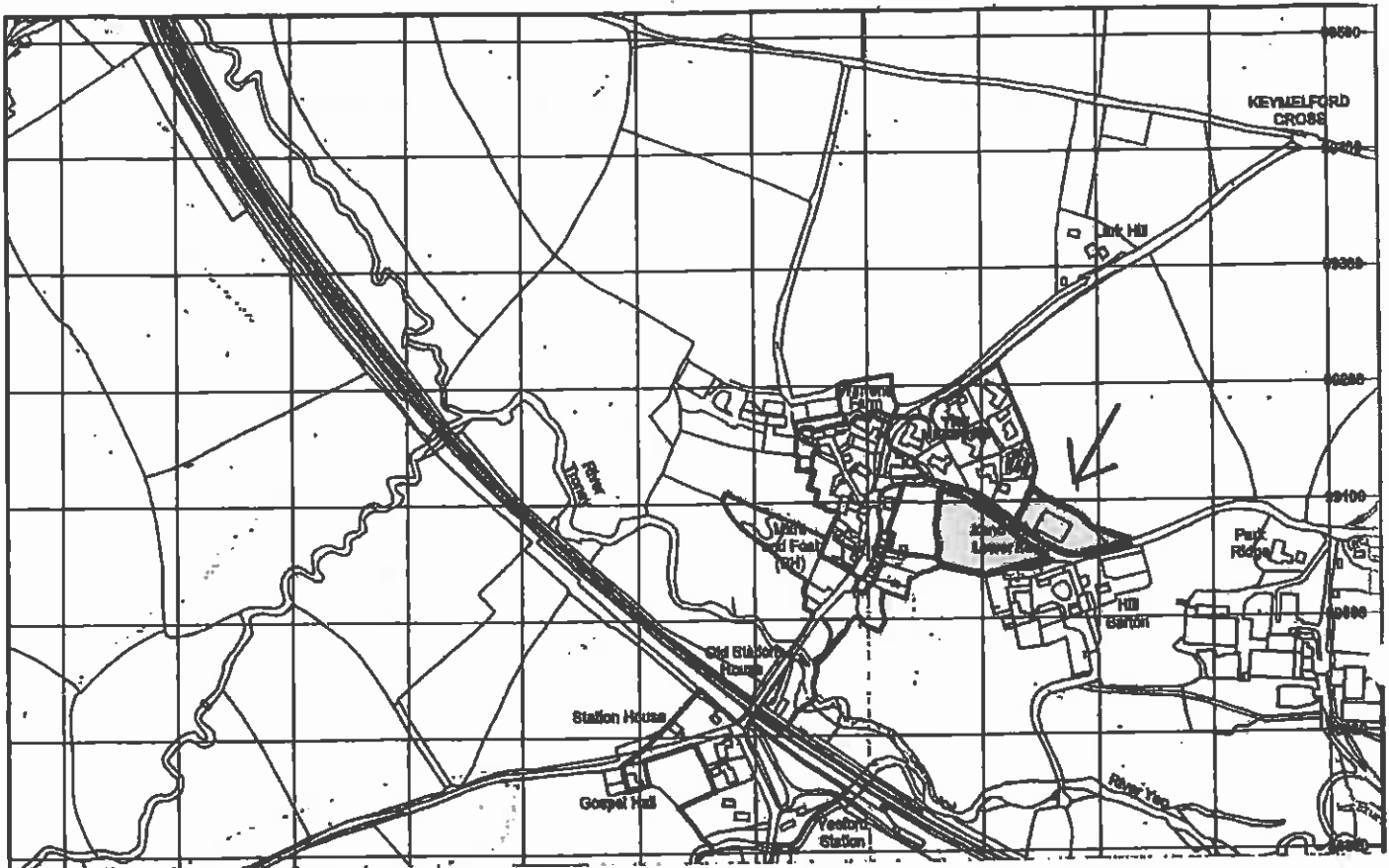
2. The village school is at capacity, there is no village shop and the bus service is infrequent (providing a service twice a day on Tuesdays and Friday's only) all reinforcing, beyond reasonable doubt, the fact that the site is in an unsustainable location. In line with best planning practice new development should be driven to towns and villages where the vast majority of existing and proposed infrastructure (physical, social and community) exists.

It is for these reasons that we object to the proposed allocation of the two Sites at this time. We thank you for the opportunity to comment and trust that you will take the foregoing into account moving forward.

~~Yours sincerely,~~

David Slee BSc (Hons) MRICS & Claire Slee

Encs



LOCAL PLAN REVIEW - YEOFORD

URGENT PLEASE READ

Land has been put forward near to Hill Barton to be considered for housing development. Please see the map above and the area outlined in purple.

Please make your comments to either the Parish Clerk:

Malcolm Vallance

Myrtle Cottage,

Sandford,

CREDITON

EX17 4LZ

e mail:

mal.vallance@crediton.gov.uk

Or

Local Plan Review,

Forward Planning,

Mid Devon District Council

Phoenix House,

TIVERTON

EX16 6PP

e mail:

planning@middevon.gov.uk

YOUR COMMENTS MUST BE IN BY MARCH 24TH 2014

Settlement Limit	<input type="checkbox"/>
Conservation Area	<input type="checkbox"/>
Floodplain	<input type="checkbox"/>
Local Plan Review Housing Consultation Site	<input type="checkbox"/>

Local Plan Review
**Policies Map - Options
Yeoford**

Scale
1:5000

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.
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January
2014