

Hillside
Sand Down Lane
Newton St Cyres
Exeter
EX5 5DE

20th March 2014

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



Dear Sirs

MDDC Local Plan Review

We write to object to the proposals contained in the Mid Devon District Council Local Plan Review Policies Map – Options.

Development East and West of Tything Close

We object to this proposal on the following grounds.

- The proposal will be highly visible from the surrounding countryside which is a fine example of Mid Devon Farmland.
- The existing development is intrusive and this should not be intensified by adding further development.
- The shape of the proposed site is poor and would lead to a strange looking, long, narrow development along the skyline when viewed from many areas.
- The proposed sites would elongate the existing development and would be completely out of character and scale with the present village settlement.
- This stretch of the A377 is very busy with poor visibility, particularly westwards, when emerging from Tything Close and should not be allowed on highway grounds.

These sites should be removed from the Table in paragraph 3.107 of the 'Local Plan Review Options Consultation'.

Proposed Development North of Court Orchard

We support a small development adjoining Court Orchard.

- This development should provide housing for local people as with the recent development of affordable housing. This needs to be small scale to fit in with the character of the existing dwellings and the village.
- Any development in this area must avoid the flood plain.
- The access from this area onto the A377 is poor and only a small development should be allowed on highway grounds.

Existing School Site

We strongly object to the relocation of the existing school.

We strongly object to any residential development on the school site.

- **We do not believe there is a case for the relocation of the existing school. Some of the buildings are unfit for purpose and there should be a redevelopment of the school on its existing site.**
- **Traffic outside the school is a problem but only for a limited time each day.**
- **A new pre-school unit was built there only two years ago and we believe there is sufficient space to redevelop the existing site in a similar manner.**
- **The proposed site north of Court Orchard is a poor site for a school particularly as many of the pupils come from Exeter and their journey would be extended through the village.**
- **The access to Station Road from the A377 is very poor and already gets congested at times.**
- **Providing traffic lights at this junction would cause traffic to queue through the village at peak times, particularly in the evenings, increasing traffic fume pollution in the village.**
- **It is wrong to suggest that there would be more disruption to local residents by redeveloping the school in its present site than there would be if the school were developed on a new site and a residential development were to take place on the school site. In fact moving the school will cause more disruption than leaving it where it is.**

We ask that you take these observations into consideration during the Local Plan Review process.

Yours sincerely