

Sandra Hutchings

From: John Sedgwick <[redacted]@[redacted].com>
Sent: 20 March 2014 14:37
To: DPD
Subject: Culmstock - Proposed development



Dear Sir/Madam,

I write to express my concern in relation to proposed development in Culmstock, particularly at 'Culmstock Glebe and Rackfields'. Below I lay out my reasons for why I believe the proposed development is inappropriate. My primary concern is that the overall proposed developments are excessive in scale. My view is that the number of new dwellings within culmstock (beyond infill) should be limited to circa 10.

1. Greenfield

The land is greenfield as opposed to brownfield, in a rural setting on the edge of the black down hills an area of outstanding natural beauty.

2. Conservation area

The proposed Glebe / Rackfield's development area borders the conservation area. Any significant development such as the proposed would negatively detract from the existing buildings within the conservation area.

3. Education facilities

The local primary school does not have sufficient capacity to support the needs of additional children associated with new development of this scale.

4. Excessive development

The proposed land and development are excessive and certainly cannot be considered to be 'small scale'. The proposed areas of land for development at glebe/rackfields are significant in size and have the potential to accommodate significantly more dwellings than proposed. The developers would use this to their advantage i.e increasing the number of houses further should any initial permission be granted.

5. Road infrastructure

The single track Culmstock bridge in the centre of the village is not designed to cope with significant traffic. Culmstock already has a significant through flow of vehicles (many large and inappropriate for the existing roads) using the bridge associated with traffic between the A38 and Dunkeswell/Hemyock. The level of traffic is already excessive and any development in Culmstock/Hemyock would add to this.

6. Lack of Employment

There are insufficient employment opportunities within the village and surrounding area to support the development.

7. There is currently no pavement to allow safe walking from the proposed site at Glebe / Rackfields via Uffculme road to the centre of the village nor is there any scope to widen the section of road to accommodate pedestrians.

Yours faithfully,

John Sedgwick
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