

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



Dear Sir or Madam,

Re Local Development plan for Coplestone- Land at Dulings Meadow, Bewsley Farm at the back of Sunneymead and Land at old abattoir site.

I write with regard to the above and wish my views to be registered.

I understand the proposals for development in the village of Coplestone include the above sites and the following amount of houses; the Land at Dulings Meadow 118, Bewsley Farm at the back of Sunneymead 50 and Land at the abattoir site, 48.

I oppose the proposal for this level of development for the following reasons;

Such an increase would constitute a further 50% of growth without the necessary infrastructure:

- the Primary School is currently oversubscribed. Extending existing provision would incur additional cost and alter the integrity of the rural status of the school
- utilities infrastructure would need to be increased in order to avoid the diminishing of quality and inadequate provision
- there is an existing lack of facilities for children and young people- no youth centre and limited play and green space areas
- there is no village hall for the day provision of community activities for parents with pre-school children, day provision for older people and a variety of evening and week-end cultural activities for all members of the community
- public transport- both bus and train provision would be insufficient to meet increased need
- there would be an increase in traffic on the A377- an already busy road, particularly at peak times. Increased car use would be inevitable as a lack of local employment would necessitate commuting to work; wear and tear on the road would be increased, necessitating more public expenditure on repairs. Forcing the need to commute increases energy consumption and pollution

-development on the Dulings Meadow and Bewsley Farm would necessitate increased access routes to the main A377- current routes would not cope with additional traffic.

The proposal for 118 houses on 4.9 hectares of land (Land at Dulings Meadow) and for 50 houses on 9.7 hectares of land (Bewsley Farm and the back of Sunneymead) inevitably means one development of dense smaller accommodation and another of larger more exclusive accommodation- promoting segregation, rather than social cohesion.

Increased building potentially creates more run off from rainfall; existing drainage may be compromised, the potential for increased flooding, raised. I am informed the building of Dulings Meadow in 2005 increased the flooding from Salix stream by 50%.

I appreciate the need for good quality, affordable housing and am not opposed to some additional building in Copplestone, but consider the proposals as set out at the beginning of this letter are too great an imposition on the village; poorly thought out, without consideration of the needs of the community, and the impact on the community.

I consider a development of 48 houses on the abattoir site would cause least imposition to the community, minimise public expenditure and create least environmental impact.

Yours faithfully

J Jones

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