

Apple Tree
Hemyock Road
Culmstock
Cullompton
Devon
EX15 3JB



Te
Email:

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

20th March 2014

Dear Mr Guscott

Thank you for your time at the Village Hall on Tuesday evening, your presentation and for answering our queries.

Mid Devon District Council Local Plan Review

Settlement: **Culmstock**
Site Reference and Name: Site 3, Culmstock Glebe & Rackfields

We wish to register our objection to the inclusion of this site in any allocation of sites for housing development, for the following reasons:

(quotes in 'italics' are taken from the Assessment Document pages 90/91)

Traffic:

The existing roads within the village and the access roads to the village are not capable of supporting an intensification of use.

'The local highway network consists of narrow roads having restrictive alignments'.

'There is poor access via a steep winding road'.

'The C391 is unsuitable to provide access due to inadequate visibility with it's junction to Uffculme road.'

Even if a junction was able to be made safely, the road continues into the village via a double bend and there is then a blind corner at the junction with Silver Street and Fore Street, a narrow single lane bridge over the River Culm, with poor forward visibility, and then a narrow stretch, with no pavement for pedestrians, towards the School and the junction with Blackwater Road.

The addition of up to 50 extra vehicles plus service/ delivery vehicles from this site would be an unsupportable intensification of use, a danger to public safety and give rise to more noise and pollution.

At a packed meeting in the Village Hall on 18th March it was evident that this issue is most important to Culmstock Residents.

Environment

Development on this site would overshadow and overlook the conservation area, with several Listed Buildings, and would *'Impact on the setting of the Church'* -

'Consideration of the impact on the conservation area will affect compatibility'

In addition *'The site.. would be visible from afar, resulting in landscape impacts'*

At the meeting the Parish Council made it clear that they are opposed to any development outside the Settlement Area of the Village.

Services etc

There have already been complaints and problems with drainage in the Village; both of foul and surface water. Any development would intensify these problems and lead to more run off, impacting on flooding and on the wells of several of the Listed Buildings on Fore Street.

Schooling

Although the Local Authority has a statutory duty to provide school places:-

'The school is forecast to be at capacity but has very limited capacity to expand'.

This could well mean that children would have to be taken to other schools, affecting their inclusion in the community and further impacting on the traffic problems in the village.

We hope that the Planning Committee will see and understand these important issues and will consider this site in Culmstock as being unsuitable to take forward for inclusion in the Development Plan.

However we are in favour of the Council's current policy of siting larger housing developments within, or close to, larger Urban areas where there is better infrastructure, opportunities for employment, shops, schooling and general facilities.

Yours faithfully