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ACK

The Stables  
Bewsley Farm  
Copplesstone  
Crediton  
EX17 5NX



20 March 2014

Dear Sir

We are writing concerning the Local Development Plan for Copplesstone for the following sites: Bewsley Farm, Dulings Meadow and the old abattoir site.

**Objections to the Bewsley Farm proposal**

Proposed number of houses is 50; however, the site appears to be in excess of 6 hectares and as stated by the Planning Officer there can be 40 houses per hectare, so if application was granted an excess of 240 houses could be built. This application therefore appears to be misleading.

Road infrastructure through Sunnymead could not cope with the extra traffic involved and access on to Bewsley Hill and the main road is already congested and difficult.

Sunnymead stream already floods the park and the situation would only get worse with building on a sloping site.

**Objections to land along back of Dulings Meadow proposal**

118 houses would create serious traffic problems whether exiting onto the main A377 or via Bewsley Hill.

As experienced since Dulings Meadow was developed in 2005, a 50% increase in flooding of Salix stream.

The school is already over-subscribed and any extension could mean the loss of its rural status.

**Old abattoir site**

The recent Parish Council housing survey identified the need for a total of 44 homes following government guidelines. The proposal of 48 houses seems to fulfil this criterion.

There is access on to the A377 on the outskirts of the village already and so there would be limited disruption.

### **General objections**

Any development greater than 48 houses would completely alter the identity of the village and be entirely unsustainable due to the lack of a whole range of facilities:

Road infrastructure

Utilities infrastructure

School provision

Leisure facilities

Employment

Social

Flooding

In the last 10 years the village has increased by nearly 60% and these current plans could see a further 50% and possibly more to follow. For a small Devon village this is totally unacceptable.

Yours faithfully

GAIL PROUT