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THE OLD SCHOOL HOUSE  
FORE STREET  
CULMSTOCK  
CULLOMPTON  
DEVON  
EX15 3JD

19<sup>th</sup> March 2014



Local Plan Review  
Forward Planning  
Phoenix House  
Phoenix Lane  
Tiverton  
Devon  
EX16 6PP

Dear Sirs

**Proposed development, Culmstock – Glebe & Rackfields, Local Plan Review 2014-2033**

I note in your local plan review currently at the consultation stage, there is a potential option for 25 “dwellings” in the fields which you name Glebe and Rackfields. One of these fields (the larger of the two) is almost immediately behind my house, separated from my property only by a pathway from the disused buildings of the Ilminster Stage pub to what was its beer garden.

I strongly object to this development for a number of reasons:

1. Should there be any development in the fields there would be a considerable increase in traffic into and out of the village – and there are enough traffic and parking difficulties in the village at the moment. Furthermore, where would the entrance/exit to the area be? Surely not into the corner of the Uffculme road south of Thornbank House.
2. The loss of green areas in Britain is serious enough as it is, but to lose such a large area to housing in a small village such as Culmstock would be awful.
3. There are already considerable problems with storm-water drainage in the Village (which I agree have been aggravated by the recent wet weather) any addition would undoubtedly cause further disposal difficulties. Nationwide we know that housing developments with “concreted front gardens” are one of the causes of flooding. There would also be a dramatic increase in foul waste, are the current facilities capable of handling it?

Y,

Mrs J Pickard