

496 / 4379 Adc



Mr D Harris & Miss Ewelina Dulewicz

Thornbank Farm

Fore Street

Culmstock, Cullompton

Devon, EX15 3JD

Local Plan Review Consultation

Forward Planning

Mid Devon District Council

Phoenix House

Tiverton, EX16 6PP

Response to MDDC Local Plan Review

Date 19<sup>th</sup> March 2014

Dear Planning Department

I write to completely object to your local plan options for the village of Culmstock, especially the inclusion of the Glebe and Rackfields land at the top end of the village.

First and foremost the area surrounding our historic church is a conservation area and as such should be left well alone and unspoilt. The oldest properties in the village are around this area and most back onto these fields, likewise these fields are outside of our current building line and settlement limit.

Other important factors I have considered in placing my objection with you are the following;

- You propose to build on ancient fields that sit above the village, our village already suffers from water run-off and our drainage system is already insufficient and cannot cope, refer to flooding issues in 2012 and 2013, by building properties here and increasing the water run-off will only make these matters worse and potentially increase the flood risk lower in the village.
- Likewise, we have a poor waste drainage system, in recent years, again refer to floods in 2012 & 2013 raw sewage has been back forced into people's houses because our system is insufficient, adding additional houses will simply impact this situation.
- Our village first school is full, adding additional properties will have a massively detrimental effect to the efficient running and teaching standards of the school and additional facilities will have to be considered or children will simply be turned away – that does not befit village life!
- I anticipate that the building of an additional 50 houses, as you have outlined will add at least 75-100 cars using the road infrastructure in and around our village, this is simple

madness! The road system in Culmstock is already fit to bursting point with HGV lorries using our village as a rat-run to and from the quarries, commuters from surrounding villages and towns doing the same and in some cases traffic using the village as a rat-run to link the A303 to the M5, in the middle of our village we have a Grade listed bridge of extreme local importance, during the last 4 years this bridge has been repaired more time than I can remember due to simple over use – this repair cost has to meet by the tax payer!. As already stated I live at the top of the village below the Glebe fields which are in your option, currently there is no pathway for pedestrians on the Uffculme road into the village and I see school children every morning dicing with traffic just to be able to walk to their school bus. within these narrows, there is no option to add a pathway either!

- The Glebe fields outlined in your proposal can only be accessed from one side currently, unless additional land is purchased for road infrastructure, the lane that would feed this field is one car wide and comes out on an extremely dangerous corner on the Uffculme road, this is a serious consideration for additional housing.
- Due to the historical relevance of the houses in the conservation area around the Church, all the properties along Fore Street (these all back onto the Glebe and Rackfields land) have an internal house well and in my case I have two, one in the garden and one in the house, most properties have cellars too, so by building on land approximately 40/50 feet above Fore Street, MDDC run the risk of increasing the height of the water table, thus increasing the possibility for internal flooding or problems associated with the water level.
- Due to the “valley” location of our village we are lucky enough to maintain a small population of barn owls and other owls, some of our local farmers have even designated barns for their success, the fields outlined in your options (and others of course) are prime hunting territory for these beautiful creatures and as such even a small loss of habitat will be detrimental to their success. Likewise any loss of flora or fauna will have an adverse effect of lots of bird and animal life.

I would like to point out that although I am making objections based on factual elements for Culmstock I am personally in favour of regeneration of urban areas, and would like to see sensible and sympathetic extensions to our local towns and regeneration of the local town’s high street and amenities.

I hope very much that my fact based objections for the local plan options for Culmstock meet with your criteria and that my views will make a difference?

Yours Sincere

*D. Harri*

David Harris

**CULMSTOCK PARISH COUNCIL**  
**Response to MDDC Local Plan Review**

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



Response to MDDC Local Plan Review

Date 23<sup>RD</sup> March 2014

Dear Planning Department

Further to the Parish Council's earlier objection, we write to outline specific concerns brought to the attention of the Parish Council by parishioners along with a list of parishioner's signatures supporting their comments and the original objection.

In particular the majority of objections we have received span the three option sites you have outlined for the village of Culmstock, these being the Linhay 3<sup>rd</sup> Phase, Highfield's and the Glebe / Rackfield's land.

- The MDDC local plan review options involves development of land currently outside the settlement limit and to this end MDDC have not demonstrated that the settlement limit change proposal provides a substantial public benefit in accordance with the requirements of the National planning policy framework DM27
- It is anticipated that the building of an additional 50 houses across three sites, as you have outlined will add at least 75-100 cars using the road infrastructure in and around the village, The road system in Culmstock is already fit to bursting point with HGV lorries using our village as a to and from the quarries, commuters from surrounding villages and towns doing the same and in some cases HGV'S using the village as a rat-run to link the A303 to the M5, in the middle of our village we have a listed bridge of extreme historic importance, during

the last few years this bridge has been damaged / repaired numerous times and at substantial cost!

- Particularly, access to the Highfield's site has to pass a local primary schools and the village playing fields entrance and the potential for an incident here is only increase by further development, likewise there is no current road infrastructure suitable for the development option at the Glebe and Rackfield's, this site also suffers from dangerous corners to both sides increasing the danger and likelihood of traffic accidents, there is also no foot path on the Uffculme road and no potential to install one.
- Of the three sites chosen, two of the sites that MDDC propose to build on fields that sit above the village on two sides, Culmstock already suffers from water run- off and our drainage system is already insufficient and cannot cope, refer to flooding issues in 2012 and 2013, by building properties here and increasing the water run- off will only make these matters worse and potentially increase the flood risk lower in the village.
- Culmstock has a poor waste drainage system, in recent years, again refer to floods in 2012 & 2013 raw sewage has been back forced into houses at the lowest point in the village because our system is insufficient, adding additional houses will simply impact this situation.
- Our village primary school is full, adding additional properties will result in children being turned away by the school and/or additional infrastructure being required at the school to increase class sizes; this can only have a detrimental effect on the teaching standards provided.
- The Culmstock church is an important, historic heritage asset for the community with its literal links and well published tree growing from the tower and set within a conservation area. The proposed Glebe and Rackfields land sits to the back of the Church and as such the ridge line of a standard house will be above the height of the Church tower adversely changing the views of the village from the Culmstock beacon and surrounding Blackdown hills within the AONB.
- Due to the historical relevance of the houses in the conservation area around the Church, all the properties along Fore Street (these all back onto the Glebe and Rackfields land) have house wells, so by building on land approximately 40/50 feet above Fore Street, MDDC run the risk of increasing the height of the water table, thus increasing the possibility for internal flooding or problems associated with the water level.
- Generally if the option sites become adopted there will be a huge loss of green fields surrounding the village and with that a loss of flora or fauna will have an adverse effect of lots of bird and animal life.

The points raised here are a true reflection of the feeling of the parishioners within the village and as such hope that sensitivity and common sense will prevail when further investigation of the outlined sites suitability comes under question at the next stage.

Yours Sincerely

*D. Harris*

David Harris

Chairman – Culmstock Parish Council

## Local Plan Review for Culmstock

I have attended the Culmstock Parish Meeting on 18th March 2014 to voice my objections/agreement with the proposed building developments for Culmstock within the MDDC Local plan.

Name	Address	Objection/Agreement
1 Tom Luxton 1078 / 4879	Coburg Cottage, Culmstock, EX15 3TD	Objeit
2 STEVE BAEREST 767 / 4600	20 GREAT ROSE EX15 3HD	increase in development area especially out of scale
3 Pam Zoelcer 811 / 4635	1 THREADNEEDLE STREET EX15 3JS.	DISPROPORTIONATE size of development
4 DAUE FISHER 1079 / 4880	Blumar HOSE CULMSTOCK EX15 3JN	TRAFFIC ROAD CONDITIONS FOR PEDESTRIANS SEWER DEAMINATE AMINITE
5 Sally Clark 1086 / 4881	Dove (stage) Henyock & Culmstock EX15 3JD	Traffic - increase
6 Kay Conblid 885 / 4532	Bridge meuss Culmstock EX15 3JD	object - obje of Drainage school.
7 MARK GUNDERER 1081 / 4882	Bridfte Meuss, Culmstock EX15 3JS	Capacity sewerage, increased road loading + 1st round traffic.
8 Tristan Gidding 1082 / 4883	L THE STAND CULMSTOCK EX15 3JH	No. LEG HAVE SMALL COAL DORATOR.
9 Kim Howson 1083 / 4884	L THE SRAND CULMSTOCK EX15 3JH	
10 Sarah Mansson 1084 / 4885	9 Blackwaters Rd Culmstock EX15 3HF	I object as houses would not be integrated with the village

Name	Address	Objection/Agreement
11 Angela Butterwood 1067 / 4868	Churchville The Clove EX15 3JR	Object
12 Matthew Harris 678 / 4526	Hunters way 9 Hunters way Culmstock. EX15 3HS	Object?
13 N.E. Myers. 1063 / 4869	2 Tine adweale Street EX15 3SS	object.
14 Svenne Lambert 713 / 4557	Crown Cottage, The Clove Culmstock. EX15 3SR	Object.
15 Julie & Murray 1064 / 4870	Hedgefields EX15 3HL	Object
16 Colin Skouris 1076 / 4921	Silver Stream, Culmstock EX15 3SE	Object
17 Robin Skouris 1071 / 4872	Hedgefields EX15 3HL	Object
18 Nicola Pike 1072 / 4873	Bensington cottage EX15 3HW	object
19 J.E. Skouris 1024 / 4834	Colletts, The Clove, Culmstock EX15 3SR	object / infrastructure
20 R. THOMAS. 1074 / 4875	Dardons Barn, Silver St EX15 3JE	OBJECT.
21 L RAULZ 1075 / 4876	1 Ruler Cross Culmstock EX15 3JA	objection to too much growth of small villages or spreading infrastructure.
22 John Mannonion 1076 / 4877	Township Cottage, Culmstock EX15 3SQ	OR SECT ROADS / TRAFFIC WOODS
23 Amy Willis 1077 / 4878	Cadbury Cottage, Culmstock EX15 3JD	OBJECT Traffic / give doctors / fac. / cant cope

Please specify your objection or if won't count!

**Local Plan Review for Culmstock**

I have attended the Culmstock Parish Meeting on 18th March 2014 to voice my objections/agreement with the proposed building developments for Culmstock within the MDDC Local plan.

Name	Address	Objection/Agreement
1 Alexandra Stanford 1066 / 4861	1 Tythe Barn Cottages, Culmstock, Devon EX15 3HN	Object to market buying - infrastructure
2 <del>Geoffrey</del> Bass		
3 Ewelina Dubovica 496 / 4339	Thornbank Farm, Fore Street, Culmstock EX15 3JD	Object to market housing.
4 TIMOTHY BROWN 1061 / 4862	THE OLD MILLS, EX15	OBJECT
5 Julie WARD 1062 / 4863	THE SIDINGS, CULMSTOCK EX15 3JY	OBJECT TO MARKET HOUSING WITHOUT PROX INFRASTRUCTURE
6 Jennifer Day 1063 / 4864	2 Huntley Hill Culmstock EX15 3HH	OBJECT
7 Katarina Hajduk 1064 / 4865	5 The Strand Culmstock, EX15 3JH	Object to market housing
8 F 1065 / 4866	Bridges FANELL, THE SPREAD, CULMSTOCK EX15 3JX	OBJECT
9 Geoffrey Bax 681 / 4529	CADDISBY HOUSE FORE STREET EX15 3JD.	Object to extension of settlement limit
10 Christina Fox 1066 / 4867	Wardens Barn, Silver St. EX15 3JE	OBJECT