

2014 Local Plan Review – Yeoford

Background

There are a number of inconsistencies within the “Yeoford Settlement Limit” criteria and an increase in properties over the last 30 year of approximately 100%.

During this period the infrastructure of the village has had no improvement and amenities have declined e.g. the Post Office and Shop have closed and no further investment offered. Bus services have decreased to the point where that on offer has no benefit and the train service, while available, has a timetable inconsistent with demand. For example there is no possibility to attend work in Exeter before 08:30 and the next option is to attend work at 10:00. On a Sunday despite the fact that employment now includes this day it is impossible to arrive before 10:30.

Any increase in housing with associated increase in Cars and people requiring commuting and personal travel arrangement will place additional burden. Indeed to meet the flexibility of modern life it will significantly increase road traffic.

Yeoford has traditionally been a small, rural conurbation with a consistent character that over recent years has inexorably been eroded. Developments have been enlarged to meet changes in policy resulting in, on the last occasion, 3 storey town houses presenting an inconsistent look, feel and deviation from village ambience.

Further developments, similar to that proposed will no doubt contribute to this dilution. It should be possible to create smaller, more sympathetic developments on land within the village restricting design and quantity criteria to reflect the village environment.

Specific Objections

Please consider the following:

- Why is there a need for additional dwellings in Yeoford?
- What is the business case for this development?
- Previous development at Chapel View (location of the 3 storey houses) developed an increased number of properties that took a considerable time to sell or rent
- One of the locations of the proposed dwellings has flooding potential due to “run off from the road and higher ground”
- The proposed development is outside the “settlement limit” and should not proceed
- Location is in a narrow lane with the access to both sites opposite each other and close to a “blind bend” significantly increasing risks to all pedestrians (e.g. local riding school) and vehicles
- No investment in roads or infrastructure has been made, this development will significantly increase demand on both
- Increased responsibility for Emergency Services and increased risk of increased response times due to increased traffic. Potential access problems depending on design of access etc.
- Local amenities are non-existent again increasing road use even for shopping, schooling etc.



- Increased road use will by definition increase pollution.
- The utility situation i.e. lack of natural gas will necessitate properties utilising, electricity, oil or LPG none of which are consistent with a desire to improve environmental impacts
- Local school is near capacity with limited opportunity to expand, where will families in these developments obtain education facilities
- Public transport services are inadequate and cannot sustain increased demand
- Employment in Yeoford is non-existent so additional travel etc.

While not directly relevant to this proposed development the Chapel View and current development seek to progress a 21st Century vision and as mentioned deviates from the traditional rural environment view. However, it should be pointed out that any potential resident needs to be aware that 20th Century services are prevalent in Yeoford; mobile service is virtually non-existent and broadband services poor quality. Additional customers on the telephone/broadband services will degrade further that available to residents. This is an issue for local MPs and exacerbated by development plans.

In summary the objections can be quantified under a group of headings:

- Public safety
- Environmental degradation
- Inadequate infrastructure
- Inadequate amenities
- Inappropriate property design