

**Sandra Hutchings**

**From:** JONATHON SAMPSON <  
**Sent:** 24 March 2014 12:02  
**To:** DPD  
**Subject:** Local Plan Review - Culmstock



Dear Sirs

We are writing to object to the scale of development proposed at Culmstock under the Local Plan Review for the following reasons:-

1. The development is in contrast to the Local Plan drawn up by the Parish Council.
2. The scale of development will overwhelm the small close knit community of our village. The facilities, employment and bus services in the village are limited. Culmstock does not have a Doctors Surgery and the surgeries in nearby villages are unable to accommodate further patients to this extent.
3. Therefore potentially 100 extra cars created from the proposed development will add to commuting traffic in the village. Culmstock has already seen a significant number of commuting traffic since the increase of housing in Hemyock and business development at Dunkeswell causing congestion problems at busy times. The narrow road through Culmstock is limited to single lane at the bridge and in Station Road and also several places along the route where cars are parked in the road. We live in Silver Street and have experienced near miss accident situations when attempting to exit Silver Street because the main through road on this four way junction is not wide enough to have a white line in the middle. There have been no traffic calming measures put in place by the Authorities to alleviate Culmstock's volume of traffic.
4. Culmstock's drains and Sewerage works is now working beyond it's capacity and could not cope with the floods in 2012. This would have to be addressed with the proposed development. The sewage works are situated in the middle of the village close to housing. Our own house is approx 60 metres away. We would be very concerned about the expansion of the sewage works site, being in such close proximity and having already experienced odour problems.

We hope you will consider our objections.

Thank you

Mr J K & Mrs S J Sampson  
 Barnbrook  
 Silver Street  
 Culmstock  
 Cullompton  
 Devon EX15 3PF  
 Tel:

The There has been no road traffic safety measures put in place