

To the Chief planning officer, MID DEVON DISTRICT COUNCIL, PHEONIX HOUSE, TIVERTON DEVON

Letter sent in response to the invitation relating to the Mid Devon Development plan, Local review.

Deadline March 24th 2014

SENDER; Miss Sandra Pearcey, JOINT OWNER OF THE LAND KNOWN AS BEWSLEY FARM,
COPPLESTONE, CREDITON, EX17 5NX.

Part of which has been put forward for residential development, recreational, and possible retail purposes.

[1] BEWSLEY FARM; From 1958 until the present time.

Farmed as a family dairy unit until May 2000. Land currently rented out to two local farmers.

My brother Mr Graham Pearcey has send you details of the history of land sold for development, as well as proposed developments which for various reasons have not been pursued.



POSSIBLE IDEAS FOR CONCERNING FUTURE DEVELOPMENT taking into account needs and improving the quality of life in the area.

I would be interested in my share of the property being used partly to enhance the community, providing amenities for the village. I would like to see the needs of older people considered and also that of carers who are not as free as others travel to local towns for goods or for recreational activities and community events. Another consideration is the need for housing for younger people as it is important to have a balance of ages.

The field near Sunnymead is central to the village and within safe access to the school.

In 1960 the village had several shops and amenities including a cycle shop, a saddlers shop, two grocery shops, butcher, and a meat outlet at the "slaughter house", a haberdashery shop, a cattle market and railway and police stations. The population has increased and now most people shop by internet or travel local towns. Both of these involve more travel miles, carbon footprints and emissions. Plus the fact that there is no local fuel outlet so inhabitants need to travel miles so refuel.

I am not sure that the passing of time has improved life in Copplestone in the retail and recreational sense.

Bear in mind that there was a village hall that was used quite frequently both by the village itself and local communities. I accept that with the increase of traffic on the road it was in a dangerous place for walkers. However people now need to use alternative venues.

A Doctor's branch surgery would also be helpful as it would safe to people in need on medical attention having to travel to Crediton and find parking. Again it would be a few travelling to Copplestone instead of more travelling out. This would also help to reduce pollution.

Trusting that you will carefully consider the future needs of the community as well as government targets.

Furthermore I believe that the Bewsley site would be preferable. There is scope for access to the school from the west side in the form of a footpath which would ease the situation on Bewsley Hill, especially when the children are travelling to and from school. It could also ease traffic congestion if there were parking facilities nearby. The traffic from the west would not need to go through the street by the chapel at all then or Bewsley Hill. This would ease congestion and pollution.

On this site there is room for a green area, further expansion of the school, sites for self- build houses and affordable housing. The other sites will just extend the village and make more road miles to be travelled either on foot or by vehicles on busy main roads. The land is well above any flood plain. The site to the west of Copplestone is lower and could be at risk of flooding.

Bearing these things in mind I feel that due consideration should be given to the advantages of choosing this site for Copplestone's future needs not just for housing needs but for everyone in the community not forgetting the needs of the minority who do not own vehicles and young people growing up in the community. As we are aiming to be greener we need to think about the best ways of limiting pollution.

Trusting that you will find this helpful in your considered future planning.

Yours sincerely,

Sandra Pearcey