

Sandra Hutchings

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**From:** Lynn and Jo.  
**Sent:** 21 March 2014 19:06  
**To:** DPD  
**Subject:** 1) Allocation and Infrastructure Development Plan Document: 2) Appraisal of Individual Sites Document.

We have read the above documents and we are encouraged by the following:

- a) Brown sites are to be built upon before green sites wherever possible.
- b) Traffic congestion, and air quality is very much taken into account for the Crediton High Street area and consequently new building is not to be planned for the Western side of town.
- c) The plans seem to seriously take into account the welfare of the region's wildlife and plant life.
- d) The plans seem to reflect the importance of maintaining and promoting a pleasant and green environment for the next and subsequent generations.

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 In general the idea of building a new town fairly close to the M5 is quite a good one.



Springing up new housing estates all over the place is often not very sound, roads and services can become overwhelmed and often large developments especially in small towns and villages, can permanently change those existing environments and not always in a good way. Previously we lived in Exwick for 20 years, and had the Farm Hill estate gradually establish itself around the community.

In contrast our daughter lives in Cranbrook, and everyone is motivated and excited to be part of the town as it steadily grows in geographical and population size, evolving into a town that all its inhabitants have "signed" up to.

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 We only feel qualified to discuss the Chapel Downs and Chiddenbrook sites in depth, because we live close to these. (CRE10, CRE11)

We are relieved that these sites have continued to remain "unallocated". Our major concern being the risk of flooding, if these two sites were ever to be developed.

The brook which borders our property already does flood into the garden at times and most often the entire field adjacent to the stream is completely saturated.

The brook also at times overflows into the roadway – at both ends of Westernlea, and indeed many of the properties at this end of Westernlea are below the level of the road.

Even with a complex and sophisticated urban drainage system, we doubt very much that our local brook and culvert would cope with the extra run off of rainwater produced from a steeply sloped development area containing 380 dwellings all upstream from ourselves! \*

\* ALDPD – states CRE10. 50 dwellings, CRE11. 120 dwellings

\* Appraisal document states Chapel Downs 250 dwellings, Chiddenbrook 130 dwellings.

Thankyou for this opportunity to be consulted.

Yours sincerely

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