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

Mr AG Duguid
8 Fernworthy Park,
Coplestone,
Devon,
EX17 5LX.

20th March 2014

Local Plan Review

To whom it may concern

As a Parrish Councillor I object to what appears to be an assault on our rural community, we recognise the need for more housing in Mid Devon but it is the general view of our parishioners that the Villiage has already been overdeveloped. In the last 10 years the Villiage has had a population increase of sum 59.6% with no improvement in the general infrastructure, social amenities (apart from the villiage football pitch that the villiage worked hard to get), no employment opportunities have been created, which means people have to commute adding to the already overloaded commuter traffic on the A377, rail and bus routs. The School is at capacity even after it's recent increase of size.

Three sections of land have been selected for consideration,

The land at Dulings Farm I consider is unsuitable for the following reasons, since the previous development on Dulings there has been incidences of flooding of the Salix stream affecting houses and onto the A377, there is also a frequently used pathway. The accessibility is not adequate for increased car usage.

The land at Bewsley Farm has similar issues, it affects two roads both Bewsley Hill and the A377. There has been previous flooding in Sunnymead Park and the road access is limited, especially as the Villiage Primary School is located on Bewsley Hill and the "walk to school" is very dangerous due to the lack of pathway.

The land at the Old Abattoir site to Shambles Drive on the A377 does provide direct access to the main road. There was previously a provision for a development in this location which did not come to fruition for various reasons. I consider that if any development were to happen within the Coplestone boundary, the most suitable site for this would be at the old abattoir site.

Although this site is the only one that I feel is suitable, I would strongly urge any developer along with MDDC and DCC to consider the Community needs. This includes Villiage amenities, road and transport infrastructure along with utilities such as gas, water (fresh and foul) electricity telephone, broadband of course the need for affordable homes. I would hope that any contractor would have to contribute a major sum towards the Villiage amenities as part of any contract.

The tracts of land outlined on your map showing the proposed area's of development far exceed the requirement for the proposed housing needs. Please don't include these tracts of land in the villiage boundary, it could open the whole area for future development on an unprecedented scale.

Yours faithfully

Coplestone Parrish-Councillor