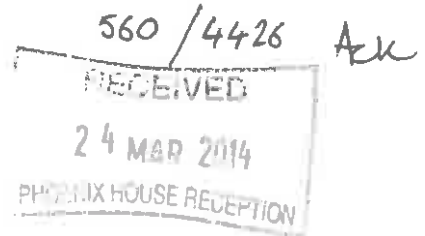


LOCAL PLAN REVIEW,
FORWARD PLANNING,
M.D.D.C.
EX16 6PP

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RE: PROPOSED DEVELOPMENT at COPPLESTONE.

Date: 22nd March 2014.

Dear Sir/Madam,

We are writing to object to some of the development plan for Copplestone, for the following general reasons;

Transport congestion on the roads around the junctions at the ancient monument are already complicated and there is "bottlenecking." There is sometimes a 10 minute wait to be able to move in traffic from and into Bewley Hill. It only takes one school bus, lorry or a couple of cars to create a standstill here. There is no pathway to the main road running from the public car park which makes for risky pedestrian access particularly with school-children and the "blind" turn from the A377 upwards into Bewley Hill.

The facilities for villagers are almost non-existent; The nearest doctors is a round-trip of 8 miles and Dentist is a 10 mile round trip all necessitating the use of powered transport at a time when humans need to reduce their carbon footprint.

I believe that employment opportunities should already be in place before any major development occurs. We do not feel it is good practice to build houses and fill them with people who compete for the few available jobs - This is unfair on local people. Where are the people coming from to fill these new developments? - surely Copplestone residents can't be breeding

that quickly!

Having looked at the development plan proposals for other villages in Mid Devon, it does seem that Coplestone has been given more than its fair share of housing quotas.

I note that the amount of houses in total has been mopped out to 216. If this number can be decided and proposed then why at the same time haven't the other necessary facilities such as Doctors, Dentist, Employment and Industrial sites, Greener transport encouragement been addressed?

This development would only encourage the dependency on fossil fuels, due to residents having to travel to access amenities.

The school is already oversubscribed - any extension to school would increase traffic flow.

Specifically and in addition to the objections we have raised - we object to any and all development at land adjoining

Dulings Meadow due to:

increased flooding from Salix and Sunnymead streams. Increased traffic and access to Bewsley Hill/A377 which will cause further congestion. Views from Public Footpaths would be ruined reducing the likelihood of encouraging fitness through countryside walking.

We object to any and all development at Bewsley Farm running along the back of the school wrapping around Sunnymead and Bassetts Close, due to:

Increased traffic flow through Sunnymead onto Bewsley Hill

near the school and onto the junction at the Monument.
 We believe it would be wrong to "box in" the school nature-
 reserve woodland as this would reduce the enjoyment for
 children using it and may discourage certain types of wildlife
 due to close proximity of housing.

We recognise the need for "affordable" homes and a gradual
 and small expansion of any village/town therefore we
 would recommend that any development taking place should
 be at the Old Abattoir site, but no more than 45 homes
 as we understand that the village has already expanded
 by over 59% in the last 10 years. This site would give more
 easy access to the A377
 I would very much like to know how much "affordable" homes
 are likely to cost given that a lot of households I know
 might bring in approx. £20,000 p.a. if you times this by what
 the banks/building societies might loan (perhaps 4 times a
 wage) you end up with houses that should cost £80,000!
 where are these cheap houses? Why don't councils
 allow more caravan sites or propose similar?

yours faithfully

RICHARD LONG

DIEUWKE LODENEEGS

MR R. LONG & MISS D. LODENEEGS
 2 BENSLEY HILL
 COPPLESTONE
 DEVON EX17 5NU.

