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13 Bewsley Hill  
Coplestone  
Crediton  
Devon  
EX17 5NU

Local Plan Review, Forward Planning  
Mid Devon District Council  
Phoenix House  
Tiverton  
Devon  
Ex16 6PP



20 March 2014

Dear Sir/Madam

**Coplestone Local Plan Review**

Having attended the Parish Council meeting at Coplestone I am writing with regard to the review of future housing needs and the 3 sites put forward by landowners. I have lived all my life in the village, - over 60 years, and was surprised and disappointed to see from the map that so much more development could happen so soon after the 4 developments built in recent years.

I consider that in the Mid Devon area, Coplestone has already seen much more development than most other villages. I understand this village size has increased by 59.6% and, as a long-time resident I have seen that it made a huge impact on this community.

The developments added to the number of children attending the Local Primary school and required more coaches to transport older children to Senior schools. Bewsley Hill and Sunnymead Road are quite dangerous with so much more traffic at drop-off and pick-up times, Station users have problems with parking. In fact the road is narrower in places now than when I lived in Station Terrace as a child and is very congested with all the Bellway estate traffic too.

I cannot really understand how that development was allowed. 98 three-storey city houses and town houses squashed into that site still look out of place surrounded by thatched cottages and houses built of locally-quarried stone. - No green spaces left, no play areas, inadequate parking.

In view of this, and also because so many new residents, living in Dulings Meadow and Sunnymead were against so much more housing in those areas, I think that future development should be only at the old abattoir site. The site and size is the most suitable to include affordable homes and meet the needs of this village. It would also make the Bellway site less of an eyesore at that end of the village. Development on the other sites would be far more than this community could be expected to take.

I also consider that the other sites would require major changes:-  
Road improvements - More parking at the station, improved bus services for attending appointments at doctors or hospital and commuting for employment.  
Utilities infrastructure. Water and sewerage improvements.  
Extension to school. Play and leisure facilities for youth and older people.  
NB Coplestone's old village hall disappeared in a day when the Lychgate Park development was built with no replacement.  
Flooding - problems already exist following Sunnymead and Dulings Meadow development. Flooding also often occurs in Bewsley Hill and on the A377.

Coplestone has greatly increased in size in recent years so I object to further development here in the near future other than at the old abattoir site. - If more developments are built in all the other villages, increasing their size by almost 60%, as has happened here, I am sure that the rural houses requirement will easily be met.

Yours faithfully

Angela Leach (Miss)