

591 / 856 ACU

BIDSTON
THE MEADOWS
YEOFORD, CREDITON
DEVON EX17 5PN
Phone



The Chief Planning Officer
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton Devon EX16 6PP.

20,3.14.

RE: Local Plan Review January 2014.
Policies Map Options Yeoford.

Dear Sir,

I wish to object to the inclusion of both the housing consultation sites shown on this 1.6000 Plan for the following reasons:-


- (1) If it is proposed to build 17 dwellings on these two sites it would constitute urbanisation of part of this village, which would alter its rural character.
- (2) The densities of development would be much too high for part of a rural village where the existing densities are much lower
- (3) The land involved is unsuitable for housing development as although it is not on the existing flood plain:- (a) the field on the north side of Lower Road ponds after heavy rain above and to the north of the proposed site indicating that the current flood plain levels in this area need amendment and extension to cope with modern climatic conditions and so that this proposed site would then form part of an amended flood plain. The position is aggravated by the fact that the topography of this site is such that the large field of which this site forms a part naturally drains into the area of the site. (b) Part of the land on the south side of Lower Road floods in heavy rain. (c) It would be difficult to drain both these sites and the additional water caused by the run off from the roofs of the proposed new buildings would only exacerbate the surface water disposal problem in the village.
- (4) The T Junction formed by Lower Road and the Yeoford to Coplestone Road is an extremely hazardous one with poor sight lines. Consequently, traffic generated by houses on these sites would make it even more dangerous and constitute a highways hazard. Yeoford has only one bus service a week, the railway station has no parking and it would be reasonable to assume that

two cars per dwelling would result from this proposed development (i.e. more than the normal 1.4 average.) 34 additional cars using this junction or congesting the roads around it at peak hours would be asking for accidents to happen.

- (5) Yeoford has no post office or shop and future development should be limited to small in filling within the present settlement limits.
- (6) If, which is not admitted, these sites could properly be used for housing development, then such development should be limited to a maximum of two houses on each site.

I trust that my objections will be given due consideration and remain,

Yours faithfully.


Ronald J. Trott.
Barrister-at- Law F.Inst.P.
(Retired).