

Sandra Hutchings

From: Phil Burnett
Sent: 24 March 2014 00:30
To: DPD
Subject: Local Plan Review - Yeoford



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

We wish to object to the proposed development plan for the following reasons:

- a. There has been no neighbourhood plan developed or community consultation undertaken identifying future housing needs within the village as mentioned in MDDC's strategic planning policies.
- b. Developing farmland would alter the rural character on this main approach into the village and should be considered outside the settlement boundary. Furthermore the site is adjacent to a busy working farm entrance which generates high flows of agricultural and other commercial vehicles along the narrow approach road. Currently large articulated lorries making deliveries are required to park on the main narrow road outside the proposed development to allow unloading to take place. It is likely this would conflict on any new development.
- c. The plan review do not appraise the old redundant village hall site or other possible infill sites within the village.
- d. The development site adjoins a flood plain that regularly floods during heavy rainfall. The site itself also becomes waterlogged possibly due to the natural drain off from the higher surrounding fields. The increase in surface water drainage from a likely development in this area raises issues with regards to flood risk to existing properties further up stream.
- e. It should be noted that the narrow road outside the development site is the main Crediton in and out route from the village. The lane can be very hazardous at this point with poor site lines, bends and with minimal passing for vehicles. Development on this site will increase traffic flows making it even more dangerous and especially for pedestrians who will need to negotiate the section of road leading to the village,
- f. A development of this size cannot be regarded as sustainable due to deficiencies in respect of existing employment and social facilities. The village school is at full capacity so young children will need to be driven to a nearest available school as currently happens, there is no village shop/post office, no frequent bus service (currently one return service on a Tuesday and one return service on a Friday), employment opportunities are non-existent etc.

I hope you take these objections into account at your next planning review consultations which I wait with interest.

Yours faithfully,

P. Burnett