

Ack

Sandra Hutchings

From: Holloway, Patricia
Sent: 23 March 2014 23:50
To: DPD
Subject: Local development plan - Mid Devon -Coplestone

Importance: High

From: Miss P Holloway
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Re ; Local development plan - Mid Devon –Coplestone

I would like to register my objection to the following which is being proposed in the Local development plan review for Coplestone:

- **Land proposed for housing at Bewsley Farm at the back of Sunnymead.** There is insufficient infrastructure to support the proposed development in terms of road access, public transport, utilities, school capacity and leisure facilities and there would also be a significant negative social and environmental impact:

Road infrastructure - Sunnymead is a long straight road ending in a cul de sac and already has a high proportion of traffic, bringing with it ongoing issues with speeding and parking congestion. Any extra traffic using the road to access a new development would exacerbate this as well as causing undue road noise, extra pollution and be unsafe for children.

As there are no employment opportunities in Coplestone and surrounding villages, and not a lot of employment in Crediton, the majority of those in any new housing developments would be working in Exeter. This will cause even more traffic on the A377 which is already a very busy road at commuter times and suffers from flooding and poor maintenance.

Public transport - Coplestone is served by bus and train, but both are already inadequate for existing local needs . The bus service needs increasing with a direct bus to the RDE and extension of the 377 service and more carriages are needed on the train at peak times.

Utilities – Poor water, power and gas supplies. Slow broadband speed.

School capacity – the primary school is oversubscribed with limited room for extension of its premises. There is no further room in its pre-school.

Leisure facilities and social impact – Coplestone has a lack of facilities for youth which is already a cause of antisocial behaviour. The impact of the extended development on the social cohesion of the village as a whole would be detrimental.

Environmental impact – Environmental changes have increased flooding. Sunnymead stream already floods the park. Any further hard landscaping and house building on greenfield land that currently absorbs a lot of water would lead to further flooding problems. Both bats and barn owls are resident in trees and hedgerows and hunt around the proposed site and the development of the site would be too their detriment.

- **Land at Dulings Meadow.** There is insufficient infrastructure to support the proposed development in terms of road access, public transport, utilities, school capacity and leisure facilities and there would also be a significant negative social and environmental impact:

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Environmental impact – The building of Dulings Meadow in 2005 increased flooding by 50%, any further development on this greenfield site would make the flooding worse.

A recent survey by the Parish Council in 2013 indicated the village had a current need for 13 affordable homes. If 48 homes were built at the Old Abattoir site with the required percentage being affordable homes that would meet this need and provide extra open market housing. There is current access onto the A377 from this industrial/brownfield site and the development would not swamp the village.

Sufficient housing to meet future needs is of course important and has to be addressed. Coplestone should play its part but please don't swamp us with new homes and change us out of all recognition. We have had an increase in the size of the village of nearly 60% in the last 10 years. Rather than adding hundreds of homes to villages, that do not have the required infrastructure to support them or the social and leisure facilities for the people who would live in them, it would seem more prudent to plan for the majority of the housing need to be met by a large development or new town such as proposed in Option 2a.

Yours sincerely

Patricia Holloway