

Ack

Sandra Hutchings

From: Nikki Johnston < - - >
Sent: 23 March 2014 21:39
To: DPD
Subject: Local Plan Review for Coplestone



Dear Sirs

We are writing in relation to the planning consultations proposed for Coplestone.

We object to the current proposed developments sites (three in total) as we consider it would drastically change the character of the village and also have a significant impact on travel, leisure and utilities infrastructures and in relation to the provision of schooling.

We would like to address the following objections to the proposed sites:

Land at Dulings Meadow

We consider that the proposed development to this area would have a significant impact on the actual size and character of Coplestone.

Our particular concerns relates to the impact this would have on the utilities infrastructure. Our phone lines and internet availability (both choice of network and speed) is poor at the best of times let alone with a further 118 plus homes using the same facilities.

There is already a lack of facilities for young people both children and teenagers that this number of addition homes in the area would overwhelm the facilities.

There are no real employment opportunities in Coplestone and therefore it is very likely that people will travel outside of the area. This poses a further problem and would almost certainly overwhelm the transport links (train and buses). I, myself, am a user of public transport to get to and from work. I stopped using the train because of the fact it was over run by students in term time meaning I paid to stand on the train to get to Exeter. I now use the bus which is much better in terms of overcrowding, however, the times are very limited.

In addition, the A377 has suffered from significant flooding recently and a landslip. Further traffic using this road will simply increase the volume of traffic on an already overused road.

My partner and I do not have children at this stage, however, when we moved to Coplestone, one of the main reasons was the school and it's outstanding ofsted inspections. We are intending to have children shortly and therefore we consider this is a relevant consideration for us. By building the number of homes suggested at this site it would create a huge influx of children applying to an already over subscribed school. There is limited scope for extending the school and to create a larger school in this village would take away from the traditional nature of a village school.

Land at Bewsley Farm at the back of Sunnymead

We have the same objections to the development in this area of 50 houses.

Firstly, the negative impact it would have on the telephone and broadband.

Secondly, the impact it would have on the already limited transport links provided to Coplestone and the volume of traffic it would have on the main road through Coplestone to Exeter, Okehampton, and Barnstaple would create further congestion. As noted above the a377 has had a number of difficulties recently with flooding and landslips. In

addition the road seems to be falling apart with large potholes sprouting up along the road caused by the traffic and the weather conditions.

Thirdly, we are concerned that building additional homes will increase the strain on the local primary school. There is limited scope for extending the school and to do so would break away from its rural status.

Finally, we are concerned that building in this specific area would create an increased flooding risk to the village. The village has previously suffered from flooding in the past and therefore by building additional homes takes away from the natural flood-plains and drainage.

Land at old abattoir site

In addition to the same concerns noted above, we are particularly concerned about the increased risk of flooding in this area given the proximity to the train line. We are concerned that there would be insufficient drainage to cope with an increased number of houses in that area.

Whilst we appreciate that Mid Devon Council needs to allow development of a certain number of homes across the area, we consider there are suitable alternatives available to Mid Devon Council such as building a new development at junction 27 by the M5.

If development was needed in Coplestone then the preferable site would be the land at the old abattoir site as this is the smallest development. Although it must be stressed that flood prevention methods must be put into place in order to stop or reduce the risk of homes and businesses around this area flooding.

We trust you will take the above objections into consideration in the consultation.

Thank you.

Kind regards

Nicola and Chris Johnston
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Sent from my iPad