

Sandra Hutchings

Ack

From: scott bennett <
Sent: 23 March 2014 21:14
To: DPD
Subject: LOCAL PLAN REVIEW CULMSTOCK



Dear Sir/Madam.

I am writing regarding the local plans for Culmstock as I object to the developments sites proposed.

The Glebe and Rackfields proposed development position to the village of Culmstock is terrible and I object for the following reasons:

1. I believe the visual impact from the Culmstock Beacon a wonderful natural heathland that draws people to Culmstock and the Blackdown Hills an area of AONB will be severely effected detrimentally by this development.
2. The access to the development site will be extremely difficult as the only road leading to it is only a single track lane which is already busy with traffic heading to Dunkeswell.
3. I believe that the housing estate would have a significant impact on the local roads, for both vehicles and pedestrians. There is no foot paths leading from that end of the village to the shop, school or pub and the layout of the old village does not lend itself to being able to add them putting pedestrians and in particular school kids at risk.
4. Because this development site is on top of the hill, higher than any of the original buildings in the village and directly behind many listed buildings including the church I believe there could easily be a significant flood risk to the older properties during heavy rain/flash flooding. The properties closer to river would also be at risk from floods building from the flash flooding caused up on the hill. Last year a significant number of properties in Culmstock flooded proving how delicate the rain water catchment and drain off is already in the village. I also don't see how the sewage system can cope with the new houses proposed.
5. In the past planning applications have been put in for this development but planning was refused for good reasons.
6. I believe there will be a cumulative impact on the village in a detrimental way should these houses be built on this piece of land. There are other pieces of land, further downstream on the river which would be much more suitable and almost guaranteed not to effect flooding in the existing old village. Further downstream the land also has much better road access.

I also believe the proposed local plan for Uffculme, Hemyock and Culmstock combined will have a significant effect on the on local roads which needs to be taken into account.

Kind Regards,

SCOTT BENNETT

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