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**Sandra Hutchings**

**From:** Mark & Emily  
**Sent:** 23 March 2014 19:48  
**To:** DPD  
**Subject:** Local Plan Review - Land Proposed For Potential Development In Coplestone

Emily & Mark Johnson  
15 Bewsley Hill  
Coplestone  
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EX17 5NU



Dear Sir / Madam,

**Re: Local Plan Review - Land Proposed For Potential Development In Coplestone**

I am writing to put forward our views as current residents within Coplestone following attendance to our Parish Council meeting on 4<sup>th</sup> March 2014. We are of the understanding that there are three sites that have been highlighted for potential development; Dulings Meadow, Bewsley Farm (at the back of Sunnymead) and land at the old abattoir site.

We are primarily against a large housing development within Coplestone as, in our opinion, the infrastructure of the village will not allow for a significant increase in both traffic and people. The extra pressure on utilities, such as water, sewerage, power, gas etc. will have a huge effect on the village and our infrastructure will simply not cope with the increase. Traffic is another major issue in our opinion and as there are only a very small number of roads through the village (that cannot be significantly changed or re-routed) any increase in cars will have a big negative impact. Bewsley Hill, where we live, is regularly has issues with school traffic and as the bottom of the road has no pavement it is already a danger to all pedestrians, including any children using the route to walk up to the school. As there will be more people adding to the village population, the school will be pushed to increase in size as it is already oversubscribed. We all value the school as a small, local and friendly and it is a huge worry of ours that increasing its size will be of significant detriment to its ethos.

There are very few facilities for youths in the village, with no village hall and limited play park facilities. We're aware of problems in the housing development near the train station where youths endlessly drive round on scooters and generally upset the peace. Here on Bewsley Hill there have been numerous issues in recent years surrounding antisocial behaviour in Coplestone carpark as youths regularly use it to play loud music, rev engines, have races on scooters down side streets and generally cause quite a bit of disturbance to residents. It's our opinion that adding more people to Coplestone will add to our problems as there are not the support facilities to cope with the situation now, let alone with more.

In addition, the design of the houses close to the station are very poor. They are not in-keeping with surrounding housing or the village as a whole. There are so many crammed together and the height of the townhouses are totally inappropriate for the surroundings. The 'open' garages are an eyesore and as they are far too small to realistically fit a car into, they are used as open fronted storage units which makes the area look like a dumping site. As these were only built a number of years ago and obviously went through a stringent planning process, we have no confidence that if a development were to go ahead, as a village, we are the ones that suffer with planning and design 'mistakes' that are evident further down the line.

To confirm our opinions regarding the different sites:

**Land at Dulings Meadow** – It is our opinion that there are significant flood risks associated with this site. The development that was completed in 2005 increased flooding from Salix stream by 50% therefore further

development close to this site is not plausible, especially with the increase in general flash flooding shown in recent years. The number of houses within the space is also a major concern and totally inappropriate for the village.

**Bewsley Farm** – Again, we believe that building on this land will increase flooding substantially as the Sunnymead stream already floods the park area. It is a huge site and although the number of houses proposed are only minimal for now, we know that in the future the remainder of the land will be prime for development and Copplestone cannot accommodate this.

**Abottoir Site** – Realistically and given the number of issues surrounding a new development within Copplestone we do not believe that any housing should be added to Copplestone. The numerous issues raised throughout this letter obviously apply to this site but if we must accommodate more housing we believe that this is the only site should even be considered. If we are forced to accommodate new dwellings, we must only have a minimal amount, i.e 20-30 houses.

If you would like any further discussion on any of the points raised please do not hesitate to contact us.

Kind regards,

Emily & Mark Johnson