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Ack

Sandra Hutchings

From: g hall
Sent: 22 March 2014 18:49
To: DPD
Subject: Local Plan Review: Housing Copplestone.



Dear Sir or Madam,

My name is Geoff Hallsworth. 13 Fernworthy Park, Copplestone. EX17 5LX.

I wish to make a response to the local plan for housing in Copplestone.

In my view the amount of housing is entirely dis-proportionate and unsustainable, it would completely change the character of the village.

The best way forward I would have thought would be to increase the housing by a proportionate amount in every town and village. Even a small hamlet could absorb 2 or 3 new houses.

Access to the A377 is likely to cause traffic problems if all the houses are built. Many people would be trying to get out and return at similar times as employment is not likely to be found locally and people would mostly be commuting to Exeter. Whatever the final plan the traffic cannot be expected to join the 377 at the Copplestone/Cross Hotel or thread its way through the already existing housing. The old abattoir site would seem to be the most reasonable site to build housing of the options suggested both for traffic reasons and as a fairly proportionate increase in property in the village..

The amount of housing suggested would overwhelm Copplestones available leisure, transport and educational facilities.

I am also concerned about the proposal to build 118 houses on the 4.9 hectares of the Dulings Meadow site but only 60 houses on the 9.7 hectares of the Sunnymead proposal. I can only assume that the intention is for a socially divisive high density housing in one part of the village and more exclusive housing in another part of the village. I suspect this is to try and attract builders who wish to provide that level of, I understand higher profit, accommodation. This may be a wise move financially but I would like to see some evidence that the social consequences of this plan have been thought through. My understanding is that housing policy has identified socially mixed projects as being most sustainable and stable environments for most people.

Yours Faithfully

Geoff Hallsworth