

**Sandra Hutchings**

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ACK

**From:** Pam Zoeller  
**Sent:** 22 March 2014 12:48  
**To:** DPD  
**Subject:** Development proposal for Culmstock

Dear Sirs

I would like to register my objection to the proposal for expansion to the southern settlement boundary.

My objections are:

That the land proposed represents a disproportionate area compared to the conservation area of the village which it borders, rendering it out of scale and character with the existing settlement.

There will be a loss of privacy to properties on Hemyock Road and Fore Street.

The increased traffic will challenge already vulnerable roads and bridges in the vicinity.

Yours faithfully  
Pamela Zoeller  
1 Threadneedle Street  
Culmstock EX15 3JS



**CULMSTOCK PARISH COUNCIL**  
**Response to MDDC Local Plan Review**

Local Plan Review Consultation

Forward Planning

Mid Devon District Council

Phoenix House

Tiverton, EX16 6PP



Response to MDDC Local Plan Review

Date 23<sup>RD</sup> March 2014

Dear Planning Department

Further to the Parish Council's earlier objection, we write to outline specific concerns brought to the attention of the Parish Council by parishioners along with a list of parishioner's signatures supporting their comments and the original objection.

In particular the majority of objections we have received span the three option sites you have outlined for the village of Culmstock, these being the Linhay 3<sup>rd</sup> Phase, Highfield's and the Glebe / Rackfield's land.

- The MDDC local plan review options involves development of land currently outside the settlement limit and to this end MDDC have not demonstrated that the settlement limit change proposal provides a substantial public benefit in accordance with the requirements of the National planning policy framework DM27
- It is anticipated that the building of an additional 50 houses across three sites, as you have outlined will add at least 75-100 cars using the road infrastructure in and around the village, The road system in Culmstock is already fit to bursting point with HGV lorries using our village as a to and from the quarries, commuters from surrounding villages and towns doing the same and in some cases HGV'S using the village as a rat-run to link the A303 to the M5, in the middle of our village we have a listed bridge of extreme historic importance, during

the last few years this bridge has been damaged / repaired numerous times and at substantial cost!

- Particularly, access to the Highfield's site has to pass a local primary schools and the village playing fields entrance and the potential for an incident here is only increase by further development, likewise there is no current road infrastructure suitable for the development option at the Glebe and Rackfield's, this site also suffers from dangerous corners to both sides increasing the danger and likelihood of traffic accidents, there is also no foot path on the Uffculme road and no potential to install one.
- Of the three sites chosen, two of the sites that MDDC propose to build on fields that sit above the village on two sides, Culmstock already suffers from water run- off and our drainage system is already insufficient and cannot cope, refer to flooding issues in 2012 and 2013, by building properties here and increasing the water run- off will only make these matters worse and potentially increase the flood risk lower in the village.
- Culmstock has a poor waste drainage system, in recent years, again refer to floods in 2012 & 2013 raw sewage has been back forced into houses at the lowest point in the village because our system is insufficient, adding additional houses will simply impact this situation.
- Our village primary school is full, adding additional properties will result in children being turned away by the school and/or additional infrastructure being required at the school to increase class sizes; this can only have a detrimental effect on the teaching standards provided.
- The Culmstock church is an important, historic heritage asset for the community with its literal links and well published tree growing from the tower and set within a conservation area. The proposed Glebe and Rackfields land sits to the back of the Church and as such the ridge line of a standard house will be above the height of the Church tower adversely changing the views of the village from the Culmstock beacon and surrounding Blackdown hills within the AONB.
- Due to the historical relevance of the houses in the conservation area around the Church, all the properties along Fore Street (these all back onto the Glebe and Rackfields land) have house wells, so by building on land approximately 40/50 feet above Fore Street, MDDC run the risk of increasing the height of the water table, thus increasing the possibility for internal flooding or problems associated with the water level.
- Generally if the option sites become adopted there will be a huge loss of green fields surrounding the village and with that a loss of flora or fauna will have an adverse effect of lots of bird and animal life.

The points raised here are a true reflection of the feeling of the parishioners within the village and as such hope that sensitivity and common sense will prevail when further investigation of the outlined sites suitability comes under question at the next stage.

Yours Sincerely

*D. Harris*

David Harris

Chairman – Culmstock Parish Council

## Local Plan Review for Culmstock

I have attended the Culmstock Parish Meeting on 18th March 2014 to voice my objections/agreement with the proposed building developments for Culmstock within the MDDC Local plan.

Name	Address	Objection/Agreement
1 Tom Luxton 1078 / 4879	Coburg Cottage, Culmstock, EX15 3TD	Objeit
2 STEVE BAKERET 767 / 4605	20 GREAT ROSE EX15 3HD	I've been in at least 2 years before out of sale DISPROPORTIONATE size of development
3 Pam Zoelcer 811 / 4635	1 THREADLEBLE STREET EX15 3JS.	TRAFFIC ROAD CONDITIONS FOR PEDESTRIANS SLOW DEARINGS ANTI TRAFFIC INCREASE
4 DAUE FISHER 1079 / 4880	Blumar HOSE CULMSTOCK EX15 3JN	object - subject of Traffic school.
5 Sally Clark. 1086 / 4881	Dove Cottage. Henyock & Culmstock EX15 3JD	Capacity sewerage, w/ several other buildings PT stand off traffic.
6 Kay Conbridge 1085 / 4532	Bridge mews Culmstock EX15 3JJ	No. LEG HAVE SMALL LOCAL DEVELOP.
7 MARK GUNDERER 1081 / 4882	Bridfte Mews, Culmstock EX15 3JJ	
8 Tristan Gidding 1082 / 4883	L THE STAND CULMSTOCK EX15 3JH	
9 Kim Howson 1083 / 4884	L THE STAND CULMSTOCK EX15 3JH	
10 Sarah Hanson 1084 / 4885	9 Blackwaters rd Culmstock EX15 3HF	I object as houses, road may be uncapable with the road development village

Name	Address	Objection/Agreement
11 Angela Butterwood 1067 / 4868	Churchville The Clove EX15 3JR	Object
12 Matthews / Harris 678 / 4526	Hunters way 9 Hunters way Culmstock. EX15 3HS	Object?
13 N.E. Myers. 1068 / 4869	2 Tine adweale Street EX15 3SS	object.
14 Svane Lambert 713 / 4557	Caven Cottage, The Clove Culmstock. EX15 3SR	Object.
15 Jul & Jimmy 1064 / 4870	Stephfields EX15 3HL	Object
16 Colin Skour 1070 / 4971	Silver Stream, Culmstock EX15 3SE	Object
17 Robin Skour 1071 / 4972	Hagfields EX15 3HL	Object
18 Nicola Pike 1072 / 4873	Benswayne cottage EX15 3HW	Object
19 J.E. Skour 1074 / 4874	Collets The Clove, Culmstock EX15 3SR	Object / In protest
20 R. THOMAS. 1074 / 4875	Wardens Barn, Silver St EX15 3SE	OBJECT.
21 L RAWE 1075 / 4876	1 Ruler Cross Culmstock EX15 3SA	objection to too much growth of small villages or spreading infrastructure
22 Aiden Morrison 1076 / 4877	Townhill Cottage, Culmstock EX15 3SA	OBJECT / Traffic / slow
23 Amy Willis 1077 / 4878	Cadbury Cottage, Culmstock EX15 3JD	OBJECT / Traffic / slow / can't cope

Please specify your objection or if won't court!

**Local Plan Review for Culmstock**

I have attended the Culmstock Parish Meeting on 18th March 2014 to voice my objections/agreement with the proposed building developments for Culmstock within the MDDC Local plan.

Name	Address	Objection/Agreement
1 Alexandra Stanford 1060 / 4861	1 Tyne Barn Cottages, Culmstock, Devon EX15 3HH	Object to market housing in this area
2 Emma Bass		
3 Emelina Oliveira 496 / 4339	Thornbank Farm, Fore Street, Culmstock EX15 3JD	Object to market housing.
4 Timothy Brown 1061 / 4862	THE OLD MILLS. EX15	OBJECT
5 Julie Wares 1062 / 4863	THE STONES, CULMSTOCK EX15 3J5	OBJECT TO MARKET HOUSING WITHIN PROXIMITY INFRASTRUCTURE
6 Jennifer Day 1063 / 4864	2 Hunters Hill Culmstock EX15 3HH	OBJECT
7 Katarina Hayduk 1064 / 4865	5 The Strand Culmstock, EX15 3JH	Object to market housing
8 F 1065 / 4866	BRIDGE FANES, THE SPREAD, CULMSTOCK EX15 3J5	OBJECT
9 Geoff Sars 681 / 4529	CADBURY HOUSE FORE STREET EX15 3JD.	Object to extension of settlement limit
10 Christina Fox 1066 / 4867	Wardens Barn, Silver St. EX15 3JE	OBJECT