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Local Planning Review
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP

24 March 2014

For the attention of the Planning Officer



Dear Sir / Madam

Reference: Local Area Planning, Coplestone, Mid Devon: Housing at Land at Dulings Meadow, Bewsley Farm, Land at old abattoir site.

My family and I have lived in Coplestone since April 2002, and my daughter attends Coplestone Primary School.

I write in connection with the above planning proposals. I have examined the plans and I know the sites well. I wish to object strongly to the development of two of these sites, Dulings Meadow and the Bewsley Farm site.

Dulings Meadow: Since the development of the Dulings Meadow site in 2005, there has been a **substantial increase in flooding** of the Salix stream, causing distress and a lot of damage to the residence at the bottom of the hill.

The increased housing will put **enormous strain on the existing schools provision**, which has a limited room for extension and no spaces in the pre-school, which only recently has been granted a new building.

The **infrastructure of utilities**, such as water, gas, power, sewerage, telephone, and broadband are already poor and will not meet the needs of any substantial extra housing.

The current **leisure facilities** are virtually non-existent, as we are trying to get funding to build a community hall, which in this economic climate is proving somewhat difficult. The premium that the village would receive from developers to provide for such facilities is not enough to make any sort of impact toward the costs.

The **road infrastructure** is already in under strain, especially the road up toward the school, Bewsley Hill, and Sunnymead, which is extremely narrow, not to mention the increased traffic on the narrow country lanes, which would cause havoc with drop off and pick up times at school.

Bewsley Farm: I am very concerned that any building on such steep plot and with increased road surfaces would cause a lot of **flooding** for those further down the hill.

As mentioned above, the **road infrastructure** is already in under strain, especially the road up toward the school, Bewsley Hill, and Sunnymead, which is extremely narrow, not to mention the increased traffic on the narrow country lanes, which would cause havoc with drop off and pick up times at school.

As mentioned above, the increased housing will put **enormous strain on the existing schools provision**, which has a limited room for extension and no spaces in the pre-school, which only recently has been granted a new building.

Again, as with the Dulings Meadow site, the **infrastructure of utilities**, such as water, gas, power, sewerage, telephone, and broadband are already poor and will not meet the needs of any substantial extra housing.

And yet again, the current **leisure facilities** are virtually non-existent, as we are trying to get funding to build a community hall, which in this economic climate is proving somewhat difficult. The premium that the village would receive from developers to provide for such facilities is not enough to make any sort of impact toward the costs.

I am of the strong opinion that the very large increase in the proposed housing will strip the village of what is left of the community cohesion that Copplestone has left since the last bout of building. The transport links are extremely poor, which forces almost everyone to travel by car. I understand that the council's hands are tied in this regard, but it still needs to be taken into consideration.

The lack of any serious employment opportunities is also a consideration as the increase in commuting to and from Exeter and the poor transport links, will do nothing to help with decreasing congestion and environmental pollution.

However, I am mindful that there is a need for extra housing and since there already has been land earmarked for such housing in the past at the old Abattoir site adjacent the A377 toward Morchard Road, I have no objection to this land being developed. The access is easy and the plot is not likely to cause any flooding. The limited amount of housing proposed for this site would cause only a minor increase in school places. I am presuming that the facilities that supply the Shambles Drive estate will be adequate or easily upgraded to fulfil the needs of any housing on the abattoir site. Although a childrens park for those nearby would be a welcome addition.

I hope that the points I have made above have some bearing on the final decision as to where the additional housing needs are to be situated.

Yours sincerely

Stefanie Uter