

To the Chief planning officer, MID DEVON DISTRICT COUNCIL, PHEONIX HOUSE, TIVERTON
DEVON

Letter sent in response to the invitation relating to the Mid Devon Development plan, Local
review.

Deadline March 24th 2014

SENDER; MR. JULIAN JAMES PEARCEY, of BEWSLEY FARM, COPPLESTONE, CREDITON, EX17
5NX.

Dear Sir/Madam,

I am writing to voice my opinion on the matter of additional Housing in Copplestone.

I don't envy your position of having to achieve the housing targets set out by the
government, I would imagine that in virtually all localities you will come up against
opposition for the building of ANY houses 'Not in my back yard' I think it is termed.

From attending the meeting " CONSULTATION MEETING FOR COPPLESTONE RESIDENTS
ORGANISED BY THE PARISH COUNCIL AND THE MDDC 4TH MARCH 2014 " I felt that there
were plenty of objections that would come under the above category.

There were of course some valid concerns, chiefly:

- A) Traffic. Particularly Traffic to and from the school.
- B) The Size of the school.
- C) Doctors/medical centre/Facilities/Car park



I am unfortunately a little tied up with a move of business premises, so I will have to keep it
brief

A) I note that the Parish council, who originally were opposed to the housing completely,
have now encouraged villagers to 'vote' for 'the old abattoir site'.

Bearing in mind that the majority of the traffic for the new homes, one would assume,
would be travelling to and from the closest Town and City (Crediton and Exeter
Respectively), the Abattoir site would be the worst position in terms of traffic, as every car
would have to pass through the Copplestone. Those Children attending school would have a
long and dangerous walk, if they chose to travel on foot. Due to the length of the journey it
is likely that parents would consider it safer to travel by car, leading to more congestion
outside of the school.

The Bewsley Farm site is close enough for travel on foot, and, particularly if expansion of the
school is integrated, there could easily be a purpose built footpath for those attending.

There could be a car park, again, leading from the development via footpath, into the rear of the school, REDUCING the overall congestion at the school.

B) The Bewsley Farm site, is the only site that could allow for expansion of the school, and I would be happy to this worked into the plan for Coplestone.

The size of the school becoming too large for the Staff, and losing its 'ethos' was a argument, that clearly falls under the 'not in my back yard' way of thinking, the school is still a small local village school.

C) The Bewsley Farm site, being central to both new and old Coplestone would be the most obvious place for any of these facilities, again, due to the close proximity to the majority of Coplestone Residents, and not having a dangerous walk, as they would if any of these facilities were located at the old abattoir site (if indeed there was space)

Having a Doctors Surgery, and other conveniences in Coplestone would of course go a long way to reducing the amount of traffic in and out of coplestone generated by the additional homes built.

The owners of the Bewsley Farm site and myself, would like to see any new development to be in the interests of Coplestone and its residents, and would be keen to work with the planners to incorporate the additional facilities into the plan for Coplestone, rather than just a short term solution to the housing target.

Kind Regards

Julian Pearcey