

Enniskerry  
Sand Down Lane  
Newton St Cyres  
Exeter  
EX5 5DE  
22<sup>nd</sup> March 2014

Mid Devon District Council  
Local Plan Review  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP



Dear Sir/Madam

**RE : PROPOSED DEVELOPMENTS IN NEWTON ST CYRES**

I am writing to voice my concerns over future proposed development in Newton St Cyres and to object to the following identified sites being East of Tything Close and West of Tything Close..

My main concern is the increased volume of traffic on the A377 which is already at saturation point and I have had difficulty arriving at and leaving my property recently due to accidents, flooding and land slips this has resulted in road closures and extremely long detours. This situation will be worse if more houses are built in Newton St Cyres and more worryingly rumours of 2000 houses at Crediton and numerous other villages that all use the A377 to get to Exeter.

Another area of concern which isn't in the local plan is Newton St Cyres Parish Councils desire to move Newton St Cyres Primary School from it's existing site adjoining Sand Down Lane to Station Road. This will create a very dangerous highways issue in the village itself with increased traffic at peak travel times trying to turn right into Station Road which is only one car wide for the first 100-150 feet. This junction will stop traffic on the very busy A377 as Station Road will block with cars trying to enter and exit.

To conclude I fully support the EFA's desire to extend the existing school building or to build an entirely new school building on the existing school site. I am also supportive of building up to 10 new houses at Court Orchard, off Station Road this would top up the existing 12 new properties built in Newton St Cyres since 2008 when the Parish Plan concluding there was a requirement for up to 25 new properties by way of sensitive infill. There are also other properties within the village which have large gardens where a small number of additional sensitive infill properties could be built.

**I believe that the above would be in keeping with the current picturesque status that the beautiful village of Newton St Cyres affords and why so many of the existing residents chose to live here. The above proposal would also meet the requirement for people who work locally as there is very little work in this rural location and in keeping with the governments green policy I agree that more house should be built in the larger proposed development sites like Willand , Cullompton and Tiverton where there is more work for younger people.**

**Yours sincerely**

**Stephen Murphy**