

Sandra Hutchings

Ack

From: Coppleshone Parish Council
Sent: 21 March 2014 16:32
To: DPD
Subject: Local Plan review Response from Coppleshone Parish Council

Please find below, the response to the Local Plan Review from Coppleshone Parish Council.

Regards

Clare Higglesden
 Clerk to Coppleshone Parish Council



Coppleshone Parish Council have met to consider the land proposals under the Mid-Devon Local Plan. We have considered the current population and their thoughts along with the local land and business owners. The Parish Councils response would be that we fully accept the need for development within Mid Devon and that each individual community has to take their part in this development. However, it is widely considered that Coppleshone has had a huge amount of development itself over the last 10 years - increasing it's population by 59.6%, but with no increase in employment opportunities or any improvement in general infrastructure. Within the last 10 years, the village primary school has had several classroom extensions and as from September will be at full capacity.

Coppleshone has undertaken a Housing Needs survey within the last year and we have an assessed current need for 13 affordable homes. We fully appreciate that this figure will increase and with this in mind, as a Parish Council we would like to consider some development. But the primary concern is over the current village facilities and infrastructure.

There are 3 sections of land that are proposed. The Parish Council considers the Land at Dulings Farm to be unsuitable for development due to previous development there in the last 10 years having increased the incidences of flooding via the salix stream and onto the A377. In addition, there is a public pathway in frequent use and the accessibility of the land is not adequate for increased car usage.

The land at Bewsley Farm also has similar issues. There has been previous flooding in Sunnymead park and the road access is limited, especially seeing that the village Primary School is located on this road and the 'walk to school' is extremely dangerous due to a lack of pathway.

Land at the Old Abattoir site adjacent to Shambles Drive on the A377 does provide direct access to the main road. There was previous provision for a development in this location which did not come to fruition for various reasons. The Parish Council consider that if any development were to happen within the Coppleshone Parish boundary, the most suitable site for this would be at the old abattoir site.

Although this site is the only one that is felt suitable, the Parish Council would strongly urge any developer along with MDDC and DCC to consider the Community needs. This includes village amenities, road and transport infrastructure along with utilities such as gas and broadband speeds and of course the need for affordable homes.