

Reflections,
Coplestone,
Crediton EX17 5NR

Email:

23rd February 2014

Local Plan Review Consultation,
Forward Planning,
Mod Devon District Council,
Phoenix House,
Tiverton
EX16 6PP



Dear Sir/Madam,

Local Plan Review - Coplestone

We are writing to state our objection to the proposed extension of the current settlement limit and consequential increase in new houses for Coplestone. We object for the following reasons:-

1. Regarding the area of land adjoining Dulings Meadow:-

The Salix Stream which runs at the bottom of our property has already flooded once (11th October 212) since 'Dulings Meadow' was built affecting our property and neighbouring properties. Fortunately the Fire Brigade were able to reduce the extent of the damage caused however they required two generators with pumps to do so. Prior to this, in the 15 years we have lived here, Salix Stream had not been known to flood. However, on the 12th February 2014 the stream was again at the point of flooding - fortunately on this occasion the water level subsided just in time. If any additional properties are built on the land adjoining Dulings Meadows, we fear that there will be much greater surface water going into Salix Stream which would certainly cause more frequent and greater flooding to us and nearby properties.

2. In recent years, during times of heavy rain and resulting excess surface water, there has also been raw sewage released on at least 3 occasions to our neighbour's property. This has caused a lot of stress and anxiety apart from the obvious health concerns. More housing is likely to make this an even greater and more frequent problem as well as affecting the local water course.

3. In the last 10 years we have seen the village increase in size by 59.6% (data from Parish Council). This has affected the Coplestone community as it has struggled to cope with such a large increase in population without adequate resources in place. At present there is still no village hall, doctor's surgery, or any local amenities particularly for teenage youth. It is mainly due to the dedication and hard work of a few local individuals that the village has recently managed to purchase and start to develop a recreation field. The village church has also worked hard to help develop a sense of community which is otherwise lacking with so few resources available.

4. Other factors of concern regarding more houses include:-

- Lack of maintenance/dredging to the Salix stream
- Lack of maintenance/inspection of the Salix Stream culvert which goes under neighbouring properties and under the main A377 road
- Primary school being fully subscribed despite extra classrooms recently added
- Lack of pavement up Bewsley Hill towards the school

- Capacity for dealing with sewage adequately
- Lack of a village hall
- Amount of increased traffic
- Availability of local work
- Ability for primary care to meet local health care needs
- Reduced direct bus service to the RD&E hospital for staff, patients and visitors
- Tarka Rail line is already busy during peak time travel.

We appreciate that there is a need for housing but strongly feel that Copplestone has already had its fair share of extra houses built in the last 10 years. As it is struggling to cope with the consequences of the houses already built, how can it hope to cope with even more development? With this in mind we trust you take our concerns into consideration.

Yours faithfully,

John & Suzanne Lunn

Copy to: Copplestone Parish Council

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24 FEB 2014
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