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Sandra Hutchings

From:
Sent: 22 March 2014 13:33
To: DPD
Subject: Local Plan review CREDITON

Dear Sirs

Having visited the exhibition in Crediton I would like to make the following observations with regard to the potential plan to develop on the west of the town near Queen Elizabeth Drive, Chapel Downs Farm (CRE11) and Westwood Farm (CRE10) areas.

Drainage from these areas all funnels down to a small stream , I believe called the Chiddenbrook, which in my opinion cannot take an increase in surface water likely to come from such developments .

The drainage from Queen Elizabeth Drive already causes significant flooding along the course alongside the houses in Threshers. As it passes under Pitt Hill and beyond it is culverted for some distance, consequently restricting flow .

It also has a tendency to flood in the Yeoford Road near The Smithy.

A concrete construction was built to alter the excess flow from Queen Elizabeth Drive when that estate was built it has proved useless in diverting excess water to a bigger channel running in the Westwood farm side of the hedge. As far as I am aware water has never been diverted as was intended during heavy run offs.

If such development as envisaged in CRE11 take place then the current situation will be considerably worsened.

I would also like to point out that the boggy nature of the Westwood Farm site is also the home to a particularly good stand of Southern Marsh Orchids , which in itself should indicate that it is too boggy in parts for development of housing.

The foregoing points make the areas listed the least attractive for housing development in the Crediton area.

Thank you

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