

East Devon Local Plan – Chardstock

My objections to the proposed local plan are as set out below:

1. With any building operation there will be increased traffic consisting of heavy lorries. The only road into the village from the main A358 is very narrow with only a couple of small passing places. Drivers often reverse now, but with facing a large lorry they may have to reverse half a mile down the road. Not always acceptable or easy to do, especially with overgrown hedges etc.
2. The proposed site is situated between 2 areas of AONB; surely any building work is likely to have an impact on the vulnerable and environmental nature of this landscape. The fields in question have been used by cattle/sheep during the summer months and have also provided silage feed for these animals in the wintertime. I feel any homes built here will have a detrimental effect on the land and its vista.
3. The access into the site is narrow and the hedge would have to be removed to enable lorries and any other vehicles to see clearly any approaching traffic. Removing hedgerows will also have an environmental effect on the land.
4. The local primary school is close by with many local children walking to and from school each day. Increased traffic whether by builders or homeowners is likely to lead to further problems with speeding. At the moment the limit through the village is 20 mph, unfortunately not often adhered to. There are no other means of traffic control.
5. There does not seem to be any mention of an archaeological watching brief to be carried out – is this something that will happen and if so what would be the consequence if something of importance was found?
6. In the appraisal framework you talk about local transport services. At the moment anyone within the village without a car would have to walk along the road to Tytherleigh facing the traffic often ending up in the hedge before reaching a bus stop. The bus service is not that frequent and therefore would be inadequate if the village population increased even if only by 100 people. Do you intend to provide a better transport service to cover increased number of homes? Cycling is equally as dangerous in this area.
7. If the proposed building work goes ahead will there be plans set in motion to improve the road surfaces around the village? At this point in time there are many potholes and with increased vehicular activity this will only lead to further damage to the road surface.

8. Building more homes is likely to lead to a loss of vistas and the characterisation of the landscape within this predominately rural village.

9. At the present time parts of the village are on mains drainage, those not on this system use septic tanks. What is the proposal for the new houses and what will the impact of the minimum number have on the existing drainage system? Again environmental issues are likely to arise and could have an effect on our river system.

10. Surrounding the proposed site are many ancient hedges which have provided homes for many birds, wildlife and insects for years. Removal of these is likely to lead to a loss of the essence of rural life of peace and quiet as well as providing useful tools for veg growers whose gardens back onto this site.