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**From:** Graham Vyse [Redacted]  
**Sent:** 15 January 2023 12:43  
**To:** Planning Policy  
**Subject:** East Devon District Council: Draft Local Plan Consultation - Chardstock  
**Categories:** Reg.18 consultation

Mr G and Mrs L Vyse

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13 January 2023

East Devon District Council: Draft Local Plan Consultation.

Dear Sir/Madam.

We write to express our **concern** and **opposition** to the proposal to build an additional 30 houses in our village of Chardstock for the following reasons:

- The main access to the village is via a single track lane of approximately one mile from the A358 at Tytherleigh; this lane can be extremely congested at certain times of the day and especially when parents are transporting their children to and from St Andrews C of E Primary Academy. A significant number of children attending the school do not live in the village and so transport is necessary. There are a limited number of 'passing' places in the lane and this often makes it necessary for drivers to perform at least one reversing manoeuvre and sometimes more when using this stretch of roadway.
- An additional 30 houses in the village could potentially increase the number of vehicles on the narrow and already congested lanes around Chardstock by 60 or more.
- There are an increasing number of delivery vans serving residents in the village as shopping habits change and these vehicles put additional pressure on the access lanes.
- In addition there are farm vehicles, delivery lorries and milk tankers that use the lanes in and out of the village in the pursuance of business.
- There is no public transport in the village and this makes it essential for residents to use their vehicles in order to gain access to work, shops, medical services, etc. Some drivers would perhaps choose not to use their vehicles if there was a viable alternative form of transport

available. Some drivers are clearly very anxious about using the main access lane to the village in case they are in a position where a challenging reversing and/or passing manoeuvre is required.

- The X30 bus service between Axminster and Taunton runs along the A358 but to access it pedestrians are required to undertake the already potentially hazardous walk of approximately 1 mile along the single track lane, which has neither footpath or street lighting; this is the very lane that would have to accommodate an even greater volume of vehicles should additional housing be built in the village.
- Since the last Neighbourhood Plan Chardstock has one less service, as 'The George', our only public house has closed and there are no indications that it will open for business in the near future. The George served as a focal point for the community hosting meetings, skittles leagues, quiz nights and all the other functions that a hostelry and restaurant offers; its closure has had a major detrimental impact on social cohesion in the village and surrounding area.
- There has been a valiant effort by many residents of Chardstock and the parish to ensure the survival of the Village Store and Post Office but at the present time the future of this business as Chardstock Community Shop is still to be finalised..
- From an environmental perspective we also find it extremely sad and disappointing that yet more 'green' space is being lost for building purposes when there is 'brown' space in the area that could be used for development.

In essence nothing has changed to affect the existing Neighbourhood Plan for Chardstock, in which it is stated that that further development was unsustainable, with the exceptions that one of the most valuable community assets, namely the village pub has closed and the future of Chardstock Community Shop is still to be finalised.

We hope that our views will be taken into consideration and we would like to be kept fully informed of any decisions made by East Devon Planning relating to this matter.

Yours sincerely.

Mr Graham and Mrs Lynn Vyse