

Cheriton Fitzpaine



1. The background papers suggest that the village has a regular bus service.

Whilst this is strictly true it is only regular in that the services permit shopping trips or relatively short stays around midday in Crediton, Exeter and Tiverton. The services are not such that they enable locals to use them to go to work or to be used for transport to and from the village for longer periods in the local towns.

It seems probable that the bus services will become more limited as Devon County Council implements further budget cuts.

Development in the village will become less sustainable than development in other locations if regard is taken of the implications of the need for the use of private transport to provide for the needs of residents of new development.

2. The background papers observe that the village has a shop.

The owners of the shop have made it clear that the viability of the shop is marginal and may be closed in the foreseeable future, thus reducing the sustainability of the village in comparison with more thriving facilities.

3. Fields lying between Lagge Hill and Rectory Hill

The planning status of the fields lying between Lagge Hill and Rectory Hill should reflect their high landscape value to the village. They form a valued backdrop to the village environment and development of either of these fields would be detrimental to the village. The field adjoining Lagge Hill has been used for many years as the site of the village bonfire. This is a major Community event that brings in a very substantial proportion of the parish residents.

4. School capacity

The newly built school has a theoretical capacity for 115 primary school age children; it currently has around 95 children so that its capacity is currently not an issue.

Secondary education is generally at QE in Crediton and two 42 seater buses transport children from the parish to Crediton. An increase in population could result in this transport capacity being exceeded.

5. Roads and traffic

The roads into the parish are narrow and winding. Recent years have seen a major increase in household car ownership and hence car movements. It is noticeable that despite the move from the village of an agricultural contractor the amount of farm traffic is still substantial and that the size of such vehicles is steadily increasing in size and payload.

There are a number of places in the local road network that have been subject to flooding to the extent that roads have been impassable and the village has been cut off. This is in addition to the problems experienced on the major roads into Tiverton and between Crediton and Exeter.

6. Water and electricity

The supply systems appear to be operating under increasing pressure; both systems experience a not insignificant number of failures.

7. Land between Barnshill and the school and the school and White Cross.

Both these sites are currently farmland, the loss of which should be avoided if possible, and sit at a relatively high level in the village landscape, although adjoining the large presence of the school. Development of the land between the school and White Cross could bring a benefit if it brought a footpath from White Cross towards the village.

8. Land at Landboat Farm

Whilst this site is the largest and could bring a scale of development that might be more difficult for the village to absorb, it does have preferable features compared to the other sites:

- 1 a significant proportion of the site is brownfield land
- 2 lying at a lower level it is less potentially less obtrusive
- 3 lying adjacent to the floodplain it offers opportunities for the development of sustainable drainage with environmental, landscape and community benefits.

9. Housing mix

The village has become somewhat unbalanced in the housing mix. The proportion of social housing has decreased as council houses have been sold under right-to-buy and development has been concentrated on larger properties. There has also been the extension of many properties into materially larger dwellings.

The consequence has been that there is a dearth of properties accessible to those on even average incomes and the population is skewing towards the retired or working professionals. Few see this unbalanced socio economic mix as being healthy for the parish.

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