

Ack

Sandra Hutchings

From: Wise Georgina (NHS NORTHERN, EASTERN AND WESTERN DEVON CCG)
Sent: 23 March 2014 10:40
To: DPD
Cc: DPD
Subject: Response to the Local Plan Review - Cheriton Fitzpaine



Dear Sir/Madam,

I attended the Parish meeting last week which included information on the potential sites for development. They said it would be useful to indicate our preference in regard to whether we wanted/needed these potential housing and our preference on which site.

Overall, I would prefer there not to be an increase in housing. However, I can understand the need to ensure that Cherlton Fitzpaine is a sustainable village & has the correct housing for families.

I would strongly be opposed to a number that is anything like the 140 indicated in the local plan review. And indeed think that around 20 would be a more suitable number.

We have a relatively new school and I think that the Council should consider its capacity before it determines how many sites to include in the detailed plan due later this year. I understand it is at near capacity already.

I still think the infrastructure would need considerable improvement. This includes, but is not limited to, road widths, access to the main employment areas such as Exeter (which is accessed by most via single track roads via Raddon Hil, Efford, Langford), electricity supply (which I have been told is near its maximum), sewerage (which I have also been told it is near its maximum), lack of mains gas and the overall disruption to green fields.

A brief overview by each site proposed:

Glebe Site 1 – I would suggest if major increases to housing is being considered then this one which is central to the village, and thus is already a built up area would be the best choice. In addition it is not on very high ground so would not be an eye sore for the village. Although against, is the use by locals as it is generally used as an extension to the public access field above it.

Land Adj to new primary school Site 2 – I have concerns about allowing the extension of the settlement limit, as what is to stop the council using this to continually expand the village of Cheriton Fitzpaine into one mass housing development. The land here is very high so I am struggling to envisage whether this would be dug out or the houses would literally tower over the new school and the houses at Whitecross. Depending on the volume of houses I think this would have a detrimental impact on the recreation time of the pupils of the school – this would be not only once built but also during the development with the additional noise and pollution. There has been here say before that the land towards the top of this plot (opposite my property at Whitecross is a conservation area in our old plans, which I need to investigate, due to the amount of birds nesting here.)

Barnshill Close Site 3 – I had always thought that this plot was already ear marked for houses. I would suggest this would have least impact as it is in an area that is already built up with modern houses. This may also be a more suitable size of development – of around 8/10 houses.

Landboat Farm Site 4 – this is the plot I have most concerns about due to the impact on the environment. It will significantly reduce the amount of green fields surrounding the village and it also gives me concerns that it will open the flood gates to expanding further into the neighbouring fields. My house is situated at Whitecross and if houses were built beyond our garden it would significantly affect our natural light and we currently have a vast amount of wildlife in our garden (primarily birds) which I think will be 'forced out' if development extended into this area. As a

maximum, I think it could be tolerated if there were houses joining Whitecross to the village (opposite the school) as this is not very high ground so would not adversely affect many households – this would therefore mean that it would accommodate around 12 semi-detached family homes (3/4 beds) . But I am strongly against it extending as far into the existing fields as the initial plan proposes.

Thus in summary, if it is decided that there is a need for more houses in Cheriton Fitzpaine, I would put them in the following preference:

1. Barnshill Close Site 3
2. Glebe Site 1 (but probably only half of this on the Drakes Meadow side)
3. Landboat Farm Site 4 (but a limited amount of the plot alongside the road only, not to be extended into the field, due to the negative impact on the bird and wildlife.)
4. Land adj to new primary school Site 2 (if this was to be considered then I think it should not extend as far up the plan proposes as otherwise this will eat into the countryside & impact adversely to the bird and wildlife.)

And could this please be added to my initial response, as per my email further down which was sent on 27th February.

Please ensure I am emailed further correspondence regarding this matter, including the more detailed plan which is due in the September/October of this year.

Thanks,

Georgina

Georgina Wise
2 Whitecross Houses
Cheriton Fitzpaine
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EX17 4HB

From: DPD [mailto:DPD@middevon.gov.uk]
Sent: 28 February 2014 10:02
To: Wise Georgina (NHS NORTHERN, EASTERN AND WESTERN DEVON CCG)
Subject: RE: Initial response to the Local Plan Review - Cheriton Fitzpaine

Dear Madam
Thank you for your email.
I have passed your comments onto our Forward Planning Team for their attention.
Kind regards

Planning Support
Tel: 01884 234275

From: Wise Georgina (NHS NORTHERN, EASTERN AND WESTERN DEVON CCG) [mailto:georgina.wise@nhs.net]
Sent: 27 February 2014 21:10
To: DPD
Subject: Initial response to the Local Plan Review - Cheriton Fitzpaine

Dear Sir/Madam,

I wanted to ensure I got across some initial comments whilst I digest the information that I have found on the Mid Devon Council website and aim to formulate a more thorough response.

Firstly, my household have only just become aware of the recent consultation due to word of mouth... there has been no public notices around our house despite, according to the Local Plan Review Options Consultation paper, the main area for potential development is directly in front (35 houses) and also along to the side of our property next to our neighbours properties (55 houses). I am confused as to why there were no notices at the gate to the field opposite us or on any of the notice posts. Can you indicate what the logic of this would have been?

Our initial concern is around the number of houses proposed for Cheriton Fitzpaine. My understanding is that our primary school is nearing maximum capacity which would make me concerned on how it could cope with such an increase to the population. In addition, our roads are generally narrow especially in the centre of the village and at Whitecross thus during development I do not foresee how they would cope with the lorries etc and longer term how they would cope with the increase in traffic generally. We are personally concerned about the effect on our property and the noise & pollution levels during development and afterwards. Two of our bedrooms have windows directly opposite the site described as 'Land adj to the new primary school' and presumably there will privacy issues with developers/builders/new residence being about to see into our property. I have also been advised that part of the field 'Land adj to the new primary school' is a conservation area – could you advise whether this is still the case and that the areas noted for potential development do not have conflict with conservation areas or other prior concerns?

For those who are already in the village I do understand the personal needs for some to have a small increase in houses but this far exceeds what the local requirement is for those who live & work around Cheriton Fitzpaine. And indeed I cannot fathom the methodology that derived that Cheriton Fitzpaine itself needs an additional 140+ houses. Who are these houses really going to be for?

Could it please be ensured that we are informed via email (and notices actually in the areas affected) when there are further consultation opportunities? Can it also be noted that it is not very easy to wade through a document relating to the whole of Mid Devon and more specific consultation information should be made available in the future?

Are there any other areas in Cheriton Fitzpaine, other than those shown on the map in Local Plan Review Options Consultation papers, which are being considered for significant planning developments? And is there a way that as residents we can be informed of major planning applications in our area when they arise (e.g. email alerts)?

With Thanks,

Georgina

Georgina Wise

Georgina Wise and Mark Spry
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