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Cheriton Fitzpaine
Devon EX17 4HT

4 March 2014

Local Plan Review
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
Devon EX16 6PP



Dear Sirs

Local Plan Review - Cheriton Fitzpaine

I am expressing my concern about the proposed Local 20 Year Plan Review for Cheriton Fitzpaine and the building of up to 142 houses on four identified plots of land. The village only has about 250 houses at present and to build a further 142 properties will overkill and ruin its character.

My particular interest is in the plot known as **Glebe Field** and the plan to build up to approximately 40 properties. I comment as follows:

This Field has roads on two sides which in the main are single track. Access roads to this location are also single track and used by farm vehicles i.e. tractors and during the spring to autumn by agricultural contractors with their large Combines etc on a daily basis. Therefore the roads would have to be widening to cope with any increased traffic and to provide access to the new properties. This may necessitate buying land not provided by the Field. The main access to Cheriton Fitzpaine is by the A3072 and this is largely single track. Therefore a development of this size would require work/cost in upgrading the road network to cater for the increased traffic that would obviously follow.

The Field has a 30 per cent incline and at the base a stream on residential land which is designated as a flood plain. The pasture on the Field absorbs most of the rainfall but in the event of 40 new properties being built where will the water run off to? If it is to be taken by the stream this could cause problems of flooding to houses in Drakes Meadow and Pynes Close. Currently on occasions flooding does occur at the bottom of Rectory Hill as the stream cannot cope with the water flow.

On the subject of water the drainage sewage system is at capacity at present with properties in Pynes Close having to use a pumping station. Any further properties built would mean that the drainage facilities in the village would have to be upgraded.

Some of the electrical supply to the village is overhead particularly in Glebe Field. This would need to be placed underground and would have to overcome the problem of avoiding the stream. Also the properties in Drakes Meadow and Pynes are

currently on three circuits and subject to power cuts. Another area where upgrading would have to be considered.

There is large Holm oak tree in the centre of Glebe Field which has a preservation order.

As well as the field being used for sheep/cattle grazing the local community exercise their dogs due to the village being surrounded by single track roads with no pavements. Using the roads for them can prove dangerous. The village children also use the field particularly during the holiday periods.

Further observations on general level.

The recently built School is nearly at capacity.

Communications are difficult with no mobile phone signal. Also there are only two daily bus services.

The Village shop/post office is only opened for a limited time daily and the need to commute to towns like Crediton a distance of seven miles for shopping etc.

It is appreciated that new houses have to be built. Using vacant land between existing properties and with land owners consent would be a better option for affordable housing at an acceptable number. The infra structure of the village could not support a large property development.

Yours faithfully

J C Knowlton