

289 / 4 204

Ack.
Videomail

5 Cherry Meadow
Cheriton Fitzpaine
Credton
Devon
EX17 4JX

19th March 2014

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



Dear Sir / Madam,

RE: Local Plan Review Consultation - Comments

We are writing to make our views known regarding the Mid Devon Local Plan Review. As residents of Cheriton Fitzpaine, we would like to express our views regarding the four proposed housing development sites in the village.

Our overriding view is that Cheriton Fitzpaine is not a suitable candidate for any of the proposed housing developments for the following reasons:

1. Negative Impact on Landscape Character

Cheriton Fitzpaine is a relatively small rural village and infilling would ruin the character of the historic linear settlement and overwhelm it. All four proposed sites are designated greenfield status and add significantly to the rural feel of the village. A number of the sites also have protected trees (e.g. Site 1 Glebe). This goes against Mid Devon District Council's core policy COR 2, (Core Strategy 2026) which states that any future development should uphold the local distinctiveness, character and diversity of Mid Devon's environmental assets.

2. Lack of adequate infrastructure

There is currently a lack of suitable infrastructure in place for the proposed population expansion. We would like to highlight the fact that over recent years, a public house has been closed and the local bus service has been severely cut back. For example, there is now only one bus to Tiverton a week, and no bus can be used by residents as a way of commuting into work or school/college as the scheduled bus hours are incompatible. Our local Post Office / General Store has also severely reduced its opening hours in the past year, and has this month issued a warning to residents that it will likely have to close in the near future. This goes against Mid Devon District Council's core policy COR 17 (7.65) as outlined in the document Core Strategy 2026, which states that further development should

only take place in villages that have appropriate amenities, such as 'a school, shop, pub and daily transport service' (p.49).

3. Increase in traffic

We believe that the existing country lanes that lead in and out of the village and the narrow village streets are simply inadequate to accommodate even a small increase in traffic brought about by any future development. As the village's bus service has been severely cut back (and if the Post Office/ General Store will be closing in the near future) then new residents will have to use their own transportation to get in and out of the village, as the nearest town with amenities (Crediton) is approximately 5 miles away. This will cause increased congestion, and goes against core policy COR 9 (7.28) outlined in Mid Devon District Council's Green Strategy 2026 regarding future development, which states that, 'The primary objective will be the need to reduce the need to travel by car by providing new development in accessible locations, integrated with public transport networks'.

We would also like to raise particular concerns about **Site 3, Land off Barnshill Close.**

1. Inadequate Safe Access

Firstly, the proposed site is directly adjacent to the village primary school. This poses a number of safety issues regarding access. The proposed entrance to Site 3 is very close to the current school entrance, and is presently used by many parents as a parking area/ turning circle at pupil drop-off and collection times. A new housing development at Site 3 would not only be dangerous and disruptive to children and parents during construction, but would also make the primary school less accessible to users, causing increased traffic congestion and air pollution in the area.

2. Increase in traffic

The proposed development would also lead to an increase in traffic around the primary school area which would pose a safety risk to the young children who currently walk or cycle to school. New residents are likely to have cars and will need to gain frequent access to the narrow main road, however this lies adjacent to the school entrance. Parents also park along the narrow road that borders Site 3 during school collection times and when events are being held at the school (e.g. parents' evenings, sports days, concerts, PTA sales), as there are not enough parking spaces provided for parents on-site. A housing development on Site 3 would add to the traffic in the area and cause increased congestion.

3. Overlooking and overshadowing

The development would also overlook the houses/bungalows and private back gardens of residents living in Barnshill Close and Cherry Meadow, which lie in the direct vicinity of the Site. We would also like to highlight that the development would overshadow the bungalows/back gardens of residents in Cherry Meadow, as the land proposed for development is raised considerably above ground level. Site 3 is also extremely close to the main primary school building and the school's playground, and houses built on Site 3 would likely overlook this.

4. Cramming of houses

Cramming of houses onto Site 3 (which is a greenfield site) would have an adverse effect on the local landscape, and would ruin the rural feel of the journey into the heart of the historic village.

We would also like to raise general concerns that **Sites 3 and 4** are of a very high density in an area of the village where highways are already narrow, and would not be able to cope with such a high volume of traffic going in and out of the development.

In summary, we believe that Cheriton Fitzpaine is not a suitable village for further development. We feel that due to the lack of adequate infrastructure and access, future development should be concentrated in towns and cities, or in villages that are closer to major settlements with good amenities, and those villages that have better public transport links in place.

Yours Faithfully,

Stephen and Sarah Stentiford