



**Response from Cheriton Bishop Parish Council to
M.D.D.C. Local Plan Review Consultation March 2014**

We welcome the chance to respond to the Mid Devon Local Plan Review consultation, which has attracted much attention in our village.

Parish Councillors have received many comments about land allocations for development in and around Cheriton Bishop. On 10th March the Parish Council meeting was packed with over 80 members of the public wishing to express their concern about potential development of large numbers of new houses in the village, representing a large proportion of the 300 odd households in the Parish. There is a fear that 185, or even 480 houses might be in prospect (p95 of the Review Options Consultation).

The meeting agreed that Cheriton Bishop residents do not wish to have any more than a small development, in the order of 5% of the existing number of homes in the village. This view is supported by the results of our Parish Plan Questionnaire, which had a 42% response rate and found 58% respondents wishing to see a modest low impact development. 84% wished the village to remain a quiet rural place to live. Bearing in mind the likely addition of 19 homes in the Moor Park development in the near future, we feel that any more than a small additional development would exceed the capacity of the roads and services in the village, and violate its character. Part of the village falls within the Dartmoor National Park which controls development in that area. Traffic on the narrow lanes is already matters of some concern regarding safety.

We therefore hope that land near Woodleigh Hall and land near the Church will be excluded from consideration, as this would be expanding the settlement far outside the existing settlement area. We would be prepared to consider a small development next to existing settlement, eg adjacent to Church Lane and/or Hescane Park. If development were to be allowed on the entirety of "land north of Brakes View" the objections above would very much apply.

It was argued strongly at the meeting that if there is to be any further development, it should be for small starter homes and units for older residents to downsize, and for affordable homes, and again this reinforces similar findings in the Parish Plan consultation. We also note that, consonant with the priorities expressed in the Core Strategy and Plan Review, there is concern that any new development should be sustainable and should not add to our climate impact when in use. 83% of respondents to the Parish Plan Questionnaire wished new housing developments to include microgeneration of renewable energy.