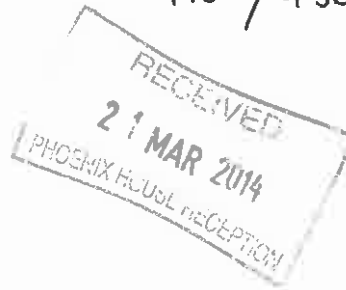


Local Plan Review
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP.

415 / 4305



Meadow View
Cheriton Fitzpaine
Crediton
Devon
EX17 4BB.

AKK

19th March, 2014

Dear Sir,

re: Local Plan Review
at Cheriton Fitzpaine

My comments regarding the possible 4 Development Sites under the above review are as follows:-

1. Road Access to the Village

Both roads from the A3072 are extremely narrow and already struggle to cope with the traffic, resulting in the roadside banks being greatly eroded and undermined. Most working residents commute to Exeter via Raddon which is already very inadequate. Any substantial new development would increase the volume of traffic on all these roads.

There are at least 2 cars per dwelling so the pressure on the local road system would be unsustainable if there were many more dwellings. A large increase in residents would also greatly increase the number of delivery lorries to and from the village.

2. Services -

Sewerage

For many years the sewerage system has been operating at capacity so any substantial new development would cause this to fail.

Mains Water

The mains water supply would not cope with a substantial increase in demand.

Buses

The bus services in the village were significantly reduced, particularly to Crediton and Tiverton and this has resulted in already more car journeys to appointments, hospitals and to catch trains and coaches to travel further afield. A great increase in residents would mean a further increase in car journeys.

Primary School

The new Primary School is already nearing its capacity so a large number of additional properties would inevitably house a lot of families with insufficient places in the School.

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3. Potential Sites

Regarding the specific potential sites, I believe that any new development should be within the current 'Settlement Limit'. This means that the 'Glebe' and the land between the new School and White Cross are totally ruled out as potential sites, as is most of the Landboat Farm site.

Therefore, the other sites i.e. between Barnshill Close and the new School, and on Landboat Farm within the Settlement Limit only, should be the only potential sites. There is a need for some Affordable Housing to enable younger people to stay living in the village and possibly some 'Sheltered Accommodation' for older residents.

4. General

Whilst a need for some small development in the village is recognised, the sites for larger developments in Mid Devon should be focussed on the existing towns where there are the services and jobs, resulting in a sustainable smaller increase in road usage. These towns have the potential for an increase in the infrastructure to support such developments and there would be a greatly reduced Carbon Footprint compared with development in the countryside.

Arguably, the number of possible additional dwellings would exceed the demand in this rural location, considering the cost of fuel and the time and problems of travel, particularly in bad weather e.g. snow, ice and road flooding.

Significant development on agricultural land would cause quicker run-off of rainwater with the potential for local flooding. It would also change the character of the village. A substantial increase in dwellings would be out-of-proportion to its present size and services and its rural basis. It would also reduce the area of agricultural land which the local farms need to remain viable.

Yours faithfully,

Mrs. W.P. Wilson