

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



'Meadow View'
 Cheriton Fitzpaine
 Crediton
 Devon
 EX17 4BB

21st March, 2014

Dear Sirs,

Re: Local Plan Review at Cheriton Fitzpaine

I would like the following comments to be taken into account regarding the four possible development sites included in the review:-

1. **Vehicle Access to the Village**

Both roads from the A3072 to Cheriton Fitzpaine are extremely narrow and already overloaded with traffic, resulting in the roadside banks being greatly eroded and undermined. Most working residents commute to Exeter in cars and any substantial new development would increase the volume of traffic on these roads.

A large increase in the number of residents, with the subsequent increase in vehicles, would also increase the number of delivery lorries travelling to and from the village on roads which were not designed to cope with the present volume of traffic, let alone a substantial increase.

2. **Services**

Sewerage

I understand that the sewerage system is operating at maximum capacity and any new development would require additional capacity.

Public transport

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

Primary School

I understand that the village Primary School is already nearing its capacity so a large number of additional properties would inevitably result in increased pressure on places for the School.

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3. Potential Sites

Regarding the potential sites, I believe that any new development should be within the current 'Settlement Limit'. Any development on the larger sites included on the options map would have a serious adverse affect on the village.

It is appreciated that there is a need for some affordable social housing to enable younger people to stay living in the village and possibly some 'Sheltered Accommodation¹' for older residents and these could be accommodated on one of the smaller sites.

4. General

Whilst a need for some small development in the village is recognised, the sites for larger developments in Mid Devon should be focused 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.

Cheriton Fitzpaine is a village surrounded by agricultural land and any significant development on agricultural land would increase the potential for flooding due to quicker run-off of rainwater. It would also change the character of the village as a substantial increase in dwellings would be disproportionate to its present size and services and its rural basis. It would also reduce the area of agricultural land and possibly adversely affect the viability of local farms.

Yours faithfully,

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Mr. J.N. Wilson