

Sandra Hutchings

From: Snelling, Roger <Roger.Snelling@exeter.ac.uk>
Sent: 20 March 2014 18:18
To: DPD
Subject: Local Plan Review - Cheriton Fitzpaine

Hello

I live in Cheriton Fitzpaine and wish to register my interest in the Local Plan Review and how it may affect our village.

My postal address is:

5 Pynes Close
 Cheriton Fitzpaine
 Crediton
 EX17 4HT



I attended a meeting on Tuesday night at which Peter Williams, your Forward Planning Officer, spoke about the review and we were encouraged by our Parish Council to voice our comments to MDDC direct.

So these are my views:

1. Types of housing

A strong theme discussed at the Parish meeting held on Tuesday was the need for affordable housing, and from my understanding the only way to facilitate and influence this is for the Parish Council to complete a Neighbourhood Plan, formulating a policy which details to MDDC the type of housing preferences the village would like to see, for example, smaller 2 and 3-bed affordable properties. It was pointed out that without any parish policy or mandate, then the responsibility falls back on the builder and the criteria they need to employ, which is 65% housing at market rate (basically anything they consider they want to build), 35% affordable housing, out of which combination 20% are able to be adapted for older people. If the latter were to happen I believe it would be counter-productive to the health and vibrancy of the village. The strong feeling at the meeting was that in order to support and retain the youth and younger families in the village, and conversely provide down-sizing opportunities for the elderly (thereby freeing up sizable family homes), that a preference should be strongly expressed to any potential builders to build smaller, affordable properties for the village.

2. Locations – setting an order of preference between the four sites earmarked. Of the 4 potential site identified on the plan

- a) Site 1 marked as Glebe would seriously impact on the visual amenity of the village and would significantly impact on its existing character. The village has a large and dominant central area which, for good reason, has been designated a conservation area. Allowing development on site 1 would significantly diminish the impact of the conservation area when approaching from the south.

With the Glebe having a significant slope it would take a lot of infrastructure to support those houses (roads which are DDA compliant), sewers, stepped houses or stepped site.

The communal use of the Glebe is vitally important and should not be overlooked. There are few alternatives available within such close proximity to the village. I read in your paper that "Mid Devon also seeks views on a number of Local Green Space designations intended to preserve smaller open areas within or near to settlements for the long term because of the special associations that a place has for the local

community". As an area of outstanding beauty, which enjoys a commanding view over the village and is regularly enjoyed by the whole village community, who use the field for exercise, relaxation and a safe area for children to play, I believe the Glebe should be retained for the health and wellbeing of the community.

Of real concern is the potential for increased runoff from this very steep slope towards the small stream at the bottom of the Glebe into an existing flood plain which is a very real danger. Any potential consideration of this site would require a risk assessment and potential mitigation of the threat of flooding to the village.

This, in my opinion, makes the Glebe site unacceptable.

b) I am happy with the three other sites but of these my preference would be for the ones marked 3 "land adjacent to new Primary School" and 4 "Landboat Farm". The reason for my preference for these two sites:

- Additional space to be able to include pavements
- Flatter sites. Easier to build on and more likely to be cost effective (supporting the theme of affordable housing for families).
- Less disruption during construction; less impact on village

In addition:

- The road existing between Whitecross and the village could be realigned to help reduce speed of vehicles leaving the village
- Houses in that area would help to bring the school back into the heart of the village rather than the outskirts
- Additional houses would help to link Whitecross with the main village
- People living there commuting (into Exeter or elsewhere) could exit the village via the football club which would not add to any capacity within the village itself

I trust my points of view will be factored into your final Local Plan.

Kindest regards

Roger Snelling

Telephone: