

Sandra Hutchings

From: Keith Garside
Sent: 21 March 2014 09:27
To: DPD
Subject: Comment on Policy S14 and Landboat Fram residential allocation option
Attachments: Cheriton Fitzpaine extension to landboat allocation option.jpg; Landboat LPR response.docx

Dear sir/Madam,

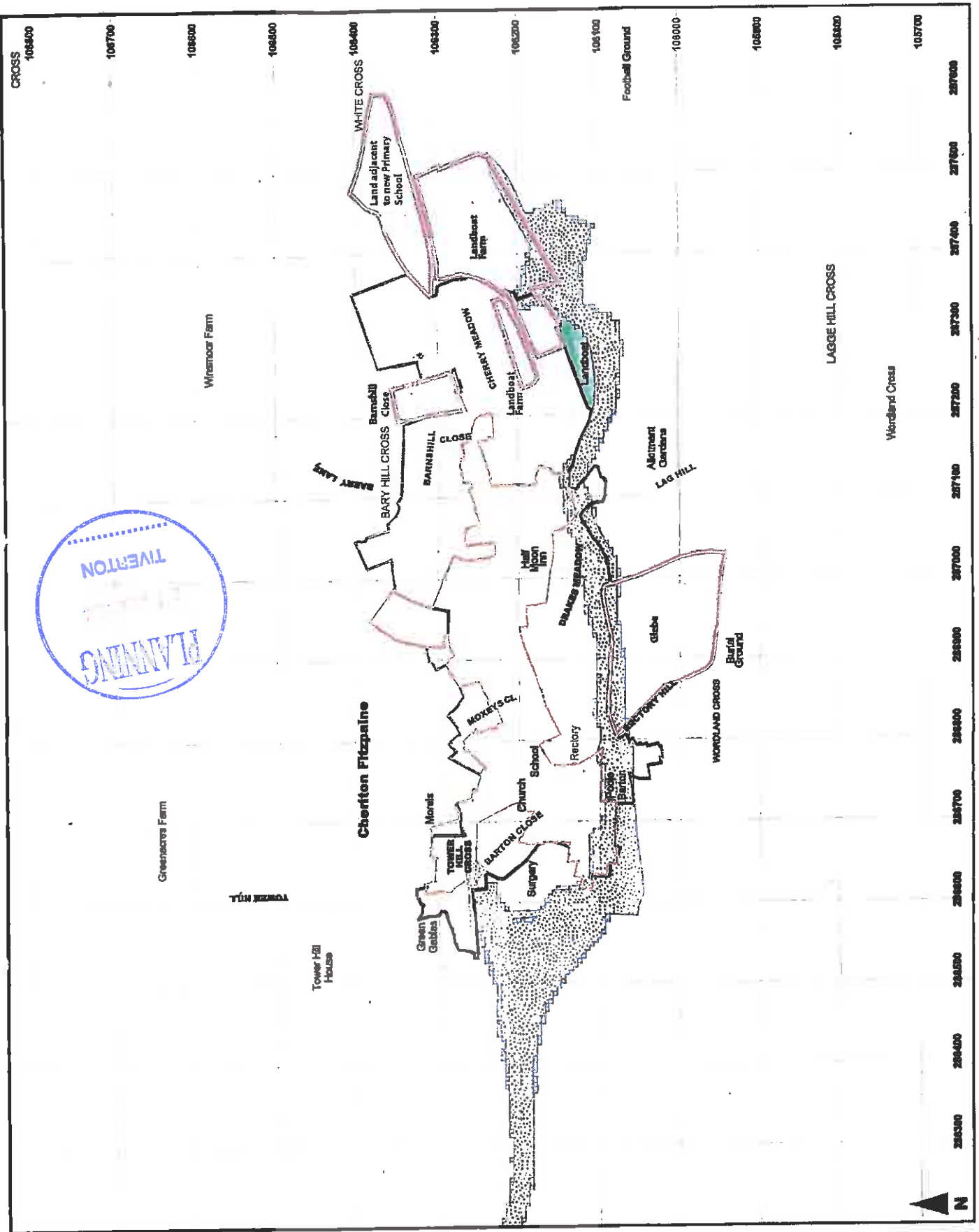
Please find attached a response in support of the inclusion of Cheriton Fitzpaine as a recognised village in Policy S14, a proposed extension to the proposed Landboat Farm allocation, and a detailed analysis supporting the inclusion of this allocation as the sustainable development option for the settlement of Cheriton Fitzpaine.





I would be grateful if you could please confirm the safe receipt of this e-mail and attachments.

Yours sincerely

Keith Garside
Chartered Town Planner





Settlement Limit	
Conservation Area	
Floodplain	
Local Plan Review Housing Consultation Sites	

Local Plan Review
Policies Map - Options
Cheriton Fitzpaine

Scale
1:6000

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

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January
2014

Response to Local Plan Review Options Consultation

Site at Landboat Farm, Cheriton Fitzpaine.

1.0 Introduction

1.1 This option, comprising a gross site area of 1.91ha, is proposed for 55 dwellings. It is one of four allocation options identified for Cheriton Fitzpaine; the others being land at The Glebe, at Barnshill Close to the west of the school, and land adjacent to the east of the school. This is a response supportive of both the continued identification of Cheriton Fitzpaine as a recognised development village, and the allocation of the Landboat option for inclusion in the resulting amended Local Plan document.

1.2 It should be noted that the Landboat option is the only identified option which has land within the site area already identified for possible development within the defined settlement boundary of Cheriton Fitzpaine. Accordingly, the west end of this proposed allocation lies within the settlement boundary, with enough land for up to 15 dwellings to be constructed thereon. Policy COR 17 of the adopted Mid Devon Core Strategy identifies Cheriton Fitzpaine as a village where some minor proposals within the defined settlement limits will be considered favourably, subject to the consideration of other development management policies contained in the Authority's Local Development Framework. Thus, while the proposal for an additional 55 dwellings on the proposed site appears large, when it is considered that up to 15 dwellings could be potentially built under the existing policy framework, this would leave a balance of an additional 40 dwellings under the proposed allocation. This would be more in line with the 40 dwellings proposed at The Glebe and the 35 proposed to the east of the primary school, both of which sites lie wholly outside the defined settlement boundary of the village.

1.3 It is considered that a reasonable number of dwellings are required to be constructed in order for new development to have a significant impact in assisting to maintain the viability of existing village facilities in line with MDDC strategy, in this case a shop/PO, a doctor's surgery and the primary school. It is more likely, therefore, that the Landboat site will have the most significant impact in this regard. It is also known within the village that housing associations have been searching for a site within or adjacent to the village for several years, in order to construct around six affordable houses to meet unsatisfied demand for the same within the local area. One of the sites investigated was land controlled by the owners of Landboat Farm, and included within the current proposed allocation for Landboat. At 35% of total provision, the Burnshill site would only provide 2 affordable dwellings, whereas the larger sites would potentially provide 12 on the land to the east of the primary school, 14 at The Glebe and 19 at Landboat, and more than meet the demand for affordable housing locally.

2.0 Response to Policy S14

2.1 The village of Cheriton Fitzpaine is currently a defined settlement and has a new primary school, a convenience shop/PO and a regular, albeit infrequent, bus service. In addition, there is a doctor's surgery within the village, a village hall and two public houses. The continued designation of Cheriton Fitzpaine as a defined village in the emerging Policy S14 is supported. It is considered that the designation of the Landboat Farm site, with up to 55 dwellings, would significantly increase the demand for the existing services sufficient to establish their ongoing viability, in line with the proposed Council strategy.

2.2 The question is also raised as to whether the settlement boundary to the south of Landboat Farm and the existing farm buildings could be moved southwards to the edge of the floodplain shown on the options policy map for Cheriton Fitzpaine, as highlighted in yellow on the attached copy of that plan. All of this land is in the ownership of the Carr family, would be available for development, and would serve to round off of the settlement boundary of the village at this location.

3.0 Response to Landboat Farm proposed residential allocation

3.1 This response will comment on and consider the relevant sustainability objectives set out in the Sustainability Appraisal Options Report (SAOR).

3.2 Protection of the natural environment

3.2.1 The Horse Chestnuts referred to are within the strip of open space immediately to the south of Cherry Meadow. This open space was created, and the trees planted, to create a visual buffer between the dwellings and the working farm buildings to the south. The operation centre of the farm has now been relocated to the east of the recreation ground to the south east, and the need for the open space as a visual buffer is now redundant. Any trees lost could be more than made up for by planting elsewhere in the allocated area, if developed. To the east of the farm buildings and the open space the land has little natural habitat value, as it has been used for many years for intensive agriculture. It is mainly down to grass leys, used for grazing, and is effectively an ecological desert. The access road passes through the centre of this part of the site and, again, offers very little in the way of natural habitat.

3.2.2 The site will not have as much of a landscape impact as is suggested by the published assessment. The only public view point of the Raddon Hills is through the existing entrance to the site, and this view could be retained given a sympathetic layout of any future development. The rest of the site frontage with the public highway comprises high banks topped with hedges which do not allow distant views to the south. The site will provide the opportunity to keep development

side of the public highway, and round off the settlement between Cherry Meadow and White Cross. Land to the north of the public highway is higher ground, and any development on the Landboat Farm site would be seen against this backdrop of higher ground without breaking the skyline. The development of this site will, therefore, be constrained by existing development to the west and east and by the public highway and higher ground to the north. The southern boundary of the site is defined by a stream and an area of land liable to flood. In any future development this area could be designated as open space, and enhanced with tree planting to help in screening the development from viewpoints to the south. The redevelopment of the unsightly agricultural buildings at the western end of the site would also add to the visual amenity of the site.

3.2.3 Taken together, the factors discussed above would combine to reduce the visual impact perceived by MDDC in the SAOR, and it is proposed that the impact score should be reduced to -1 or even 0, given the mitigating factors described in the foregoing discussion.

3.3 Protection & promotion of a quality built and historic environment

3.3.1 The C19 farm buildings referred to in the SAOR have very little remaining value as historic assets. The two single-storey buildings have been much altered and are now incorporated into the fabric of the surrounding C20 farm buildings, while the two-storey C19 building has serious structural faults. The latter is only kept upright by the abutting C20 buildings, and their demolition will almost certainly result in the collapse of the former. The view of the assessment is confirmed, therefore, that these C19 buildings do not have any significant historical or architectural value, and that the development of the site would have a neutral effect in this regard with a score of 0.

3.4 Mitigating the effects of climate change

3.4.1 The stream does not "run through the centre of the southern part of the site" as suggested by the SAOR assessment. The stream in fact skirts, and defines, the southern boundary of the site, where it can be retained as a landscape feature alongside any future development.

3.4.2 It is considered that the potential flooding from the development of the 83% of the site in flood zone 1 will not have the adverse negative impact suggested by the assessment score of -2. The run-off from the bare agricultural land and the roofs of the existing farm buildings, which have no incorporated measures to reduce surface water run-off, is far greater than the potential run-off from a carefully designed development incorporating such measures as rain water harvesting for each dwelling and swales in the area of flood zones 2 & 3 to increase flood water storage. Together, these measures would see a reduction in the surface water run-off from the site, with the added advantage of a reduction in flooding potential downstream in the area of Drakes Meadow. Accordingly, it is suggested that the assessment score for this factor should be at least neutral, 0, or even +1, to reflect the potential

improvement in flood protection. It should be noted that the land on the opposite side of the road, to the east of the primary school, also drains to this stream, and would have an equal impact on surface water drainage as this site, although this is not acknowledged in the SAOR analysis.

3.4.3 It should also be noted that the site is on a gentle south facing slope, which could be used to advantage in the design of dwellings incorporating both solar hot water heating and PV electricity generation, and passive solar gain for the heating of dwellings. Carefully designed eco dwellings making full use of the site's south facing slope, therefore, could ensure that the site has a measurable and positive impact in mitigating the effects of climate change.

3.5 Safeguarding and minimising resource use

3.5.1 It is considered that the impact of developing a greenfield site has been overemphasised, as part of the site is currently developed and covered in an unsightly collection of agricultural buildings and other functional development such as concrete slurry pits. The removal of these unsightly structures, and replacement with some smaller scale and better designed dwellings, would have a mitigating effect on the overall development of the site. It is suggested that the redevelopment of the agricultural buildings would have a compensating and balancing effect on the loss of the greenfield land to the east, giving a neutral effect for this factor when considering the site as a whole. It is suggested, therefore, that the SAOR score of -2 is too harsh and that this should be properly reduced to -1, or even 0, on account of the positive benefits of redeveloping the western part of the site.

3.6 Promoting economic growth and employment

3.6.1 There will be no loss of employment potential, as suggested in the SAOR, because of the loss of the agricultural buildings. Some of the modern replacement farm buildings for the two farm enterprises have already been provided to the east of the recreation ground, where farming activities have been moved already. Relocation of the two farm businesses has enabled the next generation to be employed, and three extra jobs have been created as a result of the move. The existing buildings are redundant because they are in poor condition and not suited to modern farming activity. They are also too close to a residential area, and have a potential to cause nuisance by virtue of smell and noise to those nearby residents. Irrespective of the current inclusion of this part of the site within the Landboat Farm allocation in the SAOR review, these farm buildings lie within the existing defined settlement boundary of Cheriton Fitzpaine, and would be the subject of an application for redevelopment to residential use before long in any case. It is recommended, therefore, that the redevelopment of the western part of the site will have a neutral impact on this factor, and the site as a whole should be given a score of 0 in line with the other sites for consideration in the village.

3.7 Supporting retail

3.7.1 As has been stated in the introduction above, a development of 55 dwellings may have a small but significant positive impact on the viability of the local convenience store and PO. It would certainly generate many more potential customers for the shop than the smaller proposed Barnshill allocation. Perhaps the score for this factor should reflect the propensity of this allocation to positively assist in maintaining the future viability of the convenience store by scoring +1 instead of 0.

3.8 Meeting housing needs

3.8.1 The SAOR assessment score of +2 is endorsed for this factor.

3.9 Ensuring community health & wellbeing

3.9.1 The probability of a development of 55 dwellings potentially having a significant positive effect on the maintenance of village services has already been discussed. The impact of the loss of the 'open space' area has, in my opinion, been overplayed. The 'open space' was created by the owners of Landboat Farm to act as a visual buffer between the farm buildings and the dwellings in Cherry Meadow, and to try and mitigate any potential nuisance problems from the farm buildings. The 'open space' land does not have any public access; the one property that has a private access on to this land is occupied by a member of the Carr family, and the land is only used by family members. The site may have been designated as 'important land for sport and recreation' in the past, but currently it does not and cannot fulfil this function. The development of the Landboat allocation would give the opportunity to provide a larger, and better shaped and located, area of open space elsewhere within the proposed development area. This would actually allow the open space to be truly for public use, and should be considered as a positive factor in discussing the issue of community health and wellbeing.

3.9.2 The regular but infrequent bus service is an unfortunate fact which applies equally to all of the four sites being considered for development in Cheriton Fitzpaine in the SAOR.

3.9.3 On the basis that the development of the Landboat Farm site could have a positive influence on the maintenance of village facilities and that the provision of a truly public open space area could be provided, the assessment score for this factor should be +1, similar to the other three sites being considered.

3.10 Delivering the necessary infrastructure

3.10.1 With the exception of the Barnshill site, this is the only site with an existing access. It needs some improvement to bring it up to residential standard, and pedestrian access to White Cross could be provided across the site frontage, which

would be a positive benefit to the residents there. The basic access is in place and it can be improved as part of the development with little adverse impact on the adjacent highway. The SAOR assessment is for a neutral effect, but it is considered that the provision of the public footpath to White Cross is a positive benefit which only this development could provide, and this should be acknowledged with a score greater than 0.

3.10.2 The comments about the school are noted, and perhaps it should be the case that the Barnshill site is not developed for housing, but instead retained for the possible future expansion of the school. If the site is suitable for residential development, then it should prove to be suitable for educational development also. It would be unfortunate if, in future, the ongoing necessary development of this village is restricted because the school cannot be expanded to meet the increased demand in schooling from any new development.

4.0 Conclusion

4.1 with regards to the inclusion of the village of Cheriton Fitzpaine as a recognised village identified in Policy S14 is supported. It is also recommended that the allocation be extended by the inclusion of the land to the south of Landboat Farm and the existing farm buildings, and to the north of the identified flood plain. All this land being in the ownership of the Carr Family.

4.2 It is the considered opinion of the Carr family who own this potential residential land allocation, that the Landboat Farm site will provide both a positive and a sustainable site for future residential development. Allocation of the Landboat Farm site, with or without the identified additional land, will have a positive impact on supporting retail, meeting housing needs, ensuring community health and wellbeing, and delivering the necessary infrastructure. In terms of the protection of the environment, protection and promotion of the historic environment, mitigating the effects of climate change and promoting economic growth and employment, the proposed allocation is generally neutral, with some factors in favour and some against in all of these last mentioned categories. Compared to the other allocation options in Cheriton Fitzpaine, this site is considered to present the widest range of benefit to the future viability of the village and its facilities and services, and it is requested that this site should be taken forward as an allocation in the emerging Local Plan Review document.

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Chartered Town Planner

March 2014

