

The Oak, Church Lane, Cheriton Bishop, sEX6 6HY

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

23 March 2014

Dear Sir/Madam

Local Plan Review Options Consultations
Cheriton Bishop

We refer to the above and respond to the consultations as follows.

Please can you take into account the following:

Objection to the proposed Ugly Urban Sprawl at the Doorway to Dartmoor

In an extract from Devon County Council's Cheriton Bishop's webpage the County Council makes a point that Cheriton Bishop is to quote "A small village in unspoilt country"

We agree with this, and think that's the way it should stay, unspoilt. Hopefully the council will retain its published sentiment in its description of our village and surrounds, by not allowing building on the "Unspoilt Country" it quite rightly describes.

In the coming consultation it should be noted that Cheriton Bishop is two villages separated by green fields where wildlife lives and thrives. One village being Cheriton Cross, the other Cheriton Bishop each have their own distinctive character.

Cheriton Cross has the old and wide A30 running through it's centre which is now a much quieter road since the new A30 was built. Cheriton Cross is the more accessible of the two villages due to the old road, with two pubs at present, one under threat by a change of use planning application for a young Farmers HQ which seems silly if the village is about to grow as some propose, Cheriton Cross also houses the Village Shop and Post Office.

Cheriton Bishop village has long narrow lanes without pavements, the most dangerous being Church Lane. Any attempt to construct pavements in this lane to improve safety would be impossible, as the lane is too narrow and has lots of private land each side of it, at present it provides an unsatisfactory thoroughfare with a mixture of pedestrians and vehicles including lorries, cars, buses, occasional livestock and horse riders seeking the amenities along its route, such as the Primary School, Parish Church, and Spalding Hall, it also serves

as a through road. The last thing Church Lane needs is more development increasing the risk of accidents between vehicles children walking to school.

Another distinguishing feature of Cheriton Bishop is the number of old houses of architectural interest and of course the Parish Church, these give it an older identity than Cheriton Cross, something that should be conserved

Mid Devon Council and Devon County Council should be ultra sensitive in their considerations for planning consent in the proposed area of development at Cheriton Bishop in fields below Hescane Park, as it lies in exquisite countryside of outstanding beauty, if building was allowed the "spirit of place" of this little corner of Devon will be destroyed, and the lovely rolling hills around Hescane Park lost forever, replaced we fear by ugly utilitarian housing, this must not be allowed, we object strongly to this proposal

Special examination should be applied to Cheriton Bishop's special status as partly lying within Dartmoor National Park with the rest of the village in the precincts of the Unesco World Heritage site, due respect must be given to this fact in planning considerations. As the whole world is appreciative of the exceptional beauty of our area, and hence its World Heritage prominence. I hope Mid Devon Council will consider this unique accolade in their deliberations on the new housing proposals

The last major development in Cheriton Bishop I have been told was in 1986, Hescane Park, (which was named after H. E. Scanes the owner of the land whose family I believe is applying for permission to build now, along with the Church)

Since 1986 people's appreciation and receptiveness to their environment has changed astronomically, what was true in the yesterdays 1986 values, has changed enormously in today's values, over that period of time sensitivity has increased to new building projects and how they fit into the countryside and surroundings, the Prince of Wales himself has remarked along with others that new housing should blend into its surrounds in a more sympathetic and ecological way and not destroy the landscape.

We also believe any new development within the village must not be based on rash expediency to meet government quotas, or fit in with a dash for cash by landowners and developers these quotas are giving fiscal opportunity to, beyond the real need for housing

Cheriton Bishop is in the precincts of a globally recognised area of natural beauty Dartmoor which is a magnet to foreign tourist spending their time and money wandering around, helping to boost the local economy, when tourist come here they do not want to look at ugly urban sprawl at the Doorway to Dartmoor, they come here to escape that and are looking for natural beauty

It also should be taken into consideration that there is a small development of a few houses already in hand at Cheriton Bishop close to the village pub these shortly will I believe, provide capacity for local housing needs

We believe the colossal "over the top" site put forward for development at Cheriton Bishop is more do with the owners of the land taking a punt to make easy money than local needs,

we see a farm is included in the proposed development along with many of its fields, it has been rumoured in the village that this land could provide close on 600 houses, of course the Mid Devon Council would be able to verify this

We think development should definitely not go ahead in Church Lane as it's a very narrow lane, along it lies the local primary school, which twice a day children walk getting to school and home. If the council is not careful it could be blamed on poor planning procedure during this time of consultation if and when an accident happens in Church Lane, as this narrow lane is already dangerous to children and old folk and does not need increased the traffic flow

Our view is, if development is to be allowed within the village, it should be dotted throughout the village and be on a very small scale, the best land to build on would be east of Hill View, East of Moor Park, and the Glebe, all have excellent access to the wide and quiet main road and therefore would be safer

Personal Reasons for Objection:

Our idea in retiring to Cheriton Bishop was the views from our house, my wife has Multiple Sclerosis and can hardly walk, she is sat down all the time and therefore we thought the pleasant countryside views from the house would keep her mind active as she can do little else.

She is a farmer's daughter and takes great delight in watching the cow's, sheep, various wildlife including foxes, badgers and birds, all can be seen on occasion moving across the landscape viewed from our living room and kitchen, the last thing she wanted was to be looking into a housing estate all day long, day after day, year after year

If housing was allowed in field below Hescane Park it would destroy our privacy, making our lives open to the world to watch through two giant bi-fold windows Mid Devon Planners allowed recently in the concept stage of our house with the developer, the windows are there to take advantage of the glorious views, one in the sitting room and one in the kitchen

The bi-fold window in the sitting room has a balcony which it could be said reassembles a stage, it looks straight onto where the proposed new houses would be built on the sloping field down to our house.

If houses were built here it would not be unlike the Hollywood Bowl in effect making us actors upon a stage and our neighbours the audience, and thus ruining our present amenity, these sentiments might not have meaning in planning terms but in personal terms they are devastating

We trust that this response will be taken fully into account and look forward to hearing from you in due course.

Yours faithfully,

Clive and Anne Postlethwaite