



CHERITON FITZPAINE PARISH COUNCIL

Clerk; John A. Wilkinson, 4 Silver Way, Shobrooke, Crediton, Devon. EX17 1HP

Mr. P. Williams
Forward Planning Officer,
Mid Devon District Council,
Phoenix House,
Phoenix Lane,
Tiverton,
Devon.
EX16 6PP

20th March 2014

Dear Sir,

Further to the Parish meeting on 18th March at St. Matthews Church, the Parish Council believes that a joint response from this Council is appropriate.

As a consequence of the 2004 Parish Plan, a survey was carried out by MDDC which found the building of four affordable houses appropriate for this village with a further one needed to fulfil demand in Poughill. Councillors now support a limited development in Cheriton Fitzpaine, including both affordable and lo-cost housing. This mix of housing was thought desirable because more modest units would suit younger people starting out rather than the erection of additional, larger, 'executive' housing

With this in mind, the Parish Council would support limited development within the village that is appropriate in terms of location and character and which, crucially, meets the needs of the local population. We suggest a maximum of thirty units in total, which should include the suggested thirty-five percent of low-cost homes: it is felt that this would be sustainable for the village, and would satisfy the villages requirements to the end of the current plan period.

The preferred areas for development in order of desirability are -

1. Land between Barnshill and the school.
2. Land adjacent to the north and east of the school.
3. Land at Landboat Farm - but **not including** the small elongated section north of the farm buildings.

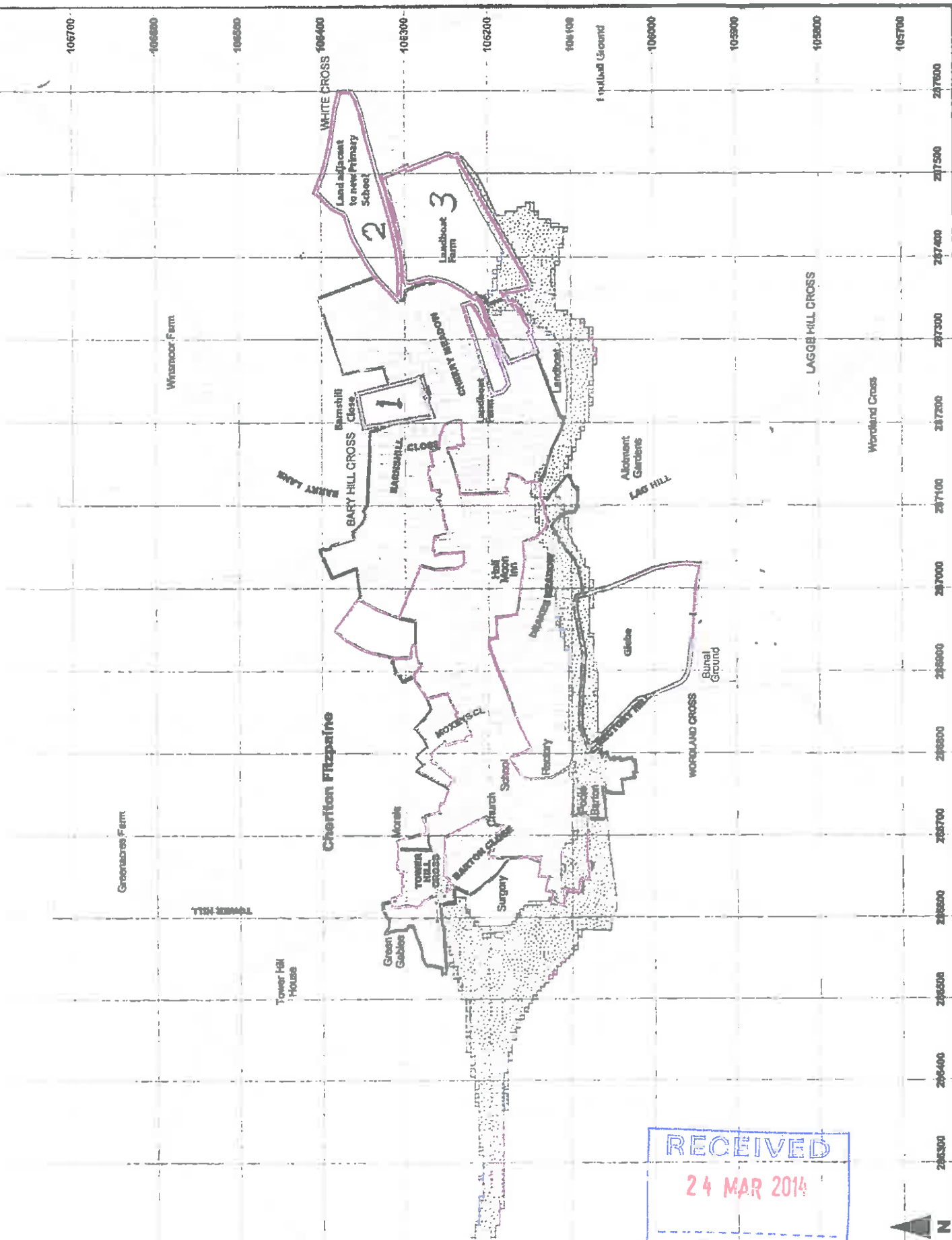
The Glebe Land is totally unsuitable for development for a number of reasons, including its topography, its lack of accessibility and the adverse impact it would have on the look and character of the village as well as the fact that it is used *inter alia*, by the village for recreational purposes.





With regard to the Glebe Land, the Council requests that MDDC consider this area of land for designation as a Local Green Space. It is in close proximity to the centre of the village, and as well as being used by the villagers for walking their dogs, has for generations provided a safe environment for the children of the village to play and explore nature. When it snows it is used for tobogganing and building snowmen; at all time of the year it is used by those seeking tranquility who want to enjoy the flora and fauna that it contains (including some magnificent trees).

A copy of the annotated map is appended.

Yours sincerely,

John Wilkinson,
Clerk
On behalf of the members of the Parish Council.



Settlement Limit 
 Conservation Area 
 Floodplain 
 Local Plan Review Housing Consultation Sites 

Local Plan Review

Policies Map - Options

Cheriton Fitzpaine

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.
 This map is based upon Ordnance Survey data to the best of our knowledge and belief at the time of publication. It is not intended to be used for navigation or other purposes. © Crown copyright. Licence No. 100012292
 Scale 1:8000 January 2014

