

4 Drakes Meadow
Cheriton Fitzpaine
EX17 4HU



19.3.14

Dear Sir,

Re: MDDC Local Plan Review – Cheriton Fitzpaine

We believe that there is a need for a small number of houses to be built in Cheriton Fitzpaine. We think a mix of affordable (social), low-cost and a few larger 4/5 bedroom houses are needed, and acceptable for the growth and sustainability of the village. However, the numbers 'possible' if all the sites are adopted are far too many and one site in particular completely unacceptable.

In our view the possible sites should be, in order:

No. 3 – Bamshill Close. This has always been earmarked for development and is a natural 'in-fill' up to the new school.

No. 2 – Land adjacent to Primary School. Again, natural in-fill to join up the two parts of the village. Houses should be in keeping with the village feel, and a pavement provided to link to the school.

No. 4 – Landboat Farm. Although again it would seem to be natural in-fill, we feel that numbers should be limited as the water run-off from the roofs, drives and roads during torrential rain conditions would be too great for the very small stream/drainage ditch that exists, which runs under the road in two places and would increase the likelihood of flooding on the flood plain further down which already includes some housing in Drakes Meadow/Pynes Close. This stream already reaches **full capacity** during these conditions and although in the 26 years we have lived in the village it has never flooded that could very easily change with extra water run-off creating a 'flash flood'.

No. 1 – The Glebe. Absolutely unacceptable for the following reasons:

- An even worse water run-off/flash flooding risk as site 4, as the site is steeper.
- It is a tranquil green field site with mature trees (with a preservation order) outside the village boundary, presently used by adults and children as a quiet place to walk, both with and without dogs, with an unspoilt outlook over the older 'conservation' area of the village. It has not been ploughed for at least 26 years and is a traditional light-grazing-followed-by-hay meadow which is home to a variety of wild flowers including yellow-rattle and common cow-wheat (which is NOT common!). There were woodcock in this field the last two summers, and owls in the trees in the hedge and middle of the field for the last

25 years. These types of meadow have become rare in these days of intensive farming.

- It would create a precedent for the field next door to become 'in-fill' in the next planning consultation. This field has a public footpath across and is the only safe place that people of all ages can walk with their dogs and/or see over the village. For at least 26 years people have continued their walk into the Glebe field also, without obstruction. The trees have a rope swing that children have used for years, replaced periodically by each generation and the field is used for sledging when there is snow.
- The field next door is presently used for occasional and annual events such as the bonfire night firework display. This would have to stop as the fireworks are aimed to land in the Glebe as a 'safe' place, the farmer generously moving his cattle out especially for this.
- Building on the Glebe field would wreck the rural setting of the village from all directions; at present when you look from the North of the village there is a very attractive countryside backdrop to the village; and coming in from the South the village is nestled in a bowl of green countryside. Building here would hugely detract from the pleasant village setting that is one of the reasons we all choose to continue to live here.
- Noise: The Glebe field and the one next to it, being the south side of the 'bowl' of Cheriton create an echo with the hills to the north. Anyone walking in these fields regularly, as we do, knows that any sharp noise emitted echoes back from the hills to the north and is heard at least twice. Therefore the peace of the whole of the older part of the village from the Half-Moon west to Barton Close would be in danger of hearing (twice) every car door slam, every delivery van, lawn-mower, children screaming, dogs barking, fireworks, music, chainsaws, strimmers and every other noise from the people living in these houses, even after the construction has finished.

We would just like to add, that although we live on Drakes Meadow, we live at the very beginning of the road, NOT opposite the Glebe field, and are not directly affected by either possible flooding or loss of view. We believe that the loss of the Glebe field would affect the WHOLE village.

In General: we feel that large scale construction would increase the pressure on the mostly single-tracked lanes in and out of the village making them even more dangerous (there are accidents regularly already).

The main street through the centre of the village is not wide enough to make a pavement and is only single-track for practical use already, making it difficult

for pedestrians. More traffic would increase the risk of injury or death by collision.

There is no new local employment in the area so the new inhabitants would add to the numbers of commuters.

There is very limited public transport, none of which fits in with any normal working day; in fact only one bus a week to Tiverton, one a day to Exeter (mid morning to early afternoon) and two a day to Crediton, not commuting times.

At present the services in the village could not cope with more demand; we have regular power cuts already, the sewage works has no extra capacity and water pressure falls considerably in the summer. There is no mobile phone signal in the village. Emergency casualties are taken to hospital by air ambulance because of inadequate roads.

We are a rural village which still has a strong farming/hunting/shooting/rural culture with a high number of horse riders using the lanes together with a large number of walkers, with and without dogs, and a growing number of cyclists, joggers and people pushing prams or pushchairs and wheelchairs. Increasing the 'dormitory/commuting' numbers can only lead to conflict on the roads, between large farm vehicles and cars, all vehicles and horses, vehicles and pedestrians. With the winding nature of our single track lanes there is very little notice of something or someone around the corner as a driver and nowhere to step aside if you are a pedestrian/horse rider.

As I write this, I have my leg in plaster, as I 'stepped aside' into a pothole, when a car came from around a corner behind me! I have also had several near-misses as a horse-rider, noticing at least a three-fold increase in traffic in 25 years.

PLEASE DO NOT GIVE US LARGE-SCALE DEVELOPMENT.

Yours faithfully,

Mrs Susan Hewson
Mr Brian Hewson