



'Saffrons'
11, Drakes Meadow
Cheriton Fitzpaine
Crediton
Devon
EX17 4HU

Local Plan Review
Forward Planning
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

19th March 2014

Dear Sirs,

I am writing to request that the Planning Committee consider the following points with regard to the possible development of housing in Cheriton Fitzpaine, with particular reference to the site known as the Glebe Field.

General Comments

As a resident of Drakes Meadow, Cheriton Fitzpaine, for over 30 years, my most immediate concern must be the Glebe Field which directly overlooks my property. However, I am also concerned about the size of these proposals - 142 houses – which I believe will greatly impact to the detriment of the whole village. This is a flourishing village, with a great community spirit and the introduction of (say 2 persons per dwelling) getting on for 300 new residents – more if you allow for children – will cause enormous disruption.

The roads out of the village are all extremely narrow and twisty and since there is little or no employment in the village, a large proportion of the new residents will be using their cars in and out of the village especially at 'commuter times'. Add to this the fact that the roads also have areas of flooding plus the journeys of farmers, particularly at hay making and harvesting time and you have a hugely hazardous situation. At this point I would mention that after heavy rain, the stream which runs through a tunnel under the road at the entrance to Drakes Meadow, frequently floods the main road out of the village. This also occurs at the other end of the fields, where again the stream is tunnelled under the road and also floods regularly. Any new residents would certainly need their own transport, since the bus services to Cheriton Fitzpaine have been decimated.

At a recent meeting in the village, a resident informed us that she had several times tried to purchase the land from the Church Commissioners but had been told that it was not for

sale. However, I believe that recent enquiries reveal that although the Diocese did not appear to know anything about it, the Agents of the Church Commissioners had in fact released the field for development. It seems a great pity that an offer to purchase the land and dedicate it as a village amenity should be overlooked. As long as any lifetime residents can remember, the field has been used as such an amenity – for tobogganing, ski-ing and other activities when it has been snowing, for children playing, for car parking for village events such as the Carnivals and, of course for the doggie walking fraternity! The latter being an important part of village life, since it provides many opportunities for socialisation.

Possible development of the Glebe Field

The field in question is very steep and runs down to a recognised flood plain, marked on the maps. The stability of this land has been questioned. At present much of the rain water is absorbed by the grass in the field, but often, even in the summer time, heavy rain turns the stream at the bottom of our garden into a raging torrent! Should building take place on this field, with the subsequent removal of much of the top soil, water would be free to descend unhindered towards the stream with the possible further de-stabilisation of the field itself. Also, the rain water coming off the roofs and into the drainage system with some force there would cause huge impact on this.

Existing services in the village – water/sewerage etc. come into the village on the road from White Cross. I imagine that it would be a big undertaking to connect the services for Glebe Field and the existing electricity poles would also need to be re-located. I understand that houses in Pynes Close, which is an extension of Drakes Meadow, need a pump to send sewage up to the height of the main works in the High Street.

When the houses in Drakes Meadow were built, all the houses on the right hand side of the road were built on reinforced concrete piles, with a reinforced concrete 'mat' for each house – with the exception of numbers 9 and 11, which were built in the normal manner.

Houses built on the Glebe Field would mean an estate of considerable proportions and not at all complementary to or in keeping with the village as a whole and I have to say the position in relation to the rest of the village, as shown on the maps, means it would stick out like the proverbial 'sore thumb'.

From our own point of view any development on this site would rob us of any possibility of privacy since the whole site completely overlooks houses in Drakes Meadow and Pynes Close. Since our house is on one side of a sloping site and the Glebe Field is on the opposite side, both running down to the stream, we would be completely overlooked and hemmed in. Surely this is not a suitable or desirable development for a small country village? I understand that other sites being considered are on flatter land which would surely not cause the distress which this development certainly will.

On a purely personal, but absolutely vital point of view, such a development on Glebe Field, would have a particularly detrimental effect on my wife, who has a terminal illness, affecting her heart and lungs and causing considerable breathing difficulties. The disruption and dust which would necessarily be generated would be extremely debilitating and I would go so far as to say, dangerous, to her condition, which is exacerbated by stress and anxiety. The whole project would also be prey to the prevailing wind which blows across from the South West. You should also bear in mind that this development would not be the same as having a few houses built next to you and then the builders moving further away. This site would mean total distress and disruption for the whole building operation.

Finally, I understand that there is a preservation order currently on the two oak trees in this field.

Yours sincerely

A.G. Sharp