

Mid Devon District Council  
Planning Services  
Development Management  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP  
23<sup>rd</sup> March 2014



Dear Sir/Madam:

**Ref: Local Plan Reviewing Consultations over Churchyard Field Burlescombe**

Firstly my apologies for responding at the 11<sup>th</sup> hour on the above named Planning Consultation but I have only just been advised of this consultation.

Whilst I am well aware that the above consultation is 'simply' advisory and does not represent a planning application, it does indicate that there may well be a planning application for 20 dwellings to be built on Churchyard Field, together with the inevitable construction of suitable changes to the main access road and the adjacent minor road.

There are a number of points which, to my mind, mean that development should not take place:

1. Having read the last consultation – CORM 17 Paragraph 1.21- it appears that there are a number of points emanating from CORM 17 that should be addressed
  - 1.1 The Core Strategy for rural areas sets out an allowance of 55 dwellings per year, a total of 1100 dwellings (throughout the whole of Mid Devon District) over the period of time but this figure does not represent a 'target'
  - 1.2 No 'market' allocations, presumably meaning only 'affordable' dwellings would be considered
  - 2.0 Proposed deletion of the Settlement Limit; if this means the Mid Devon District Council have greater control over rural development then I would have no objections to this particular item but if it meant that developers had a greater chance of having their applications approved then I would strongly object to this proposal.
  - 3.0 Landscape issues; The Churchyard Field is situated on local high ground some 28 metres from St Mary's church, which is a very major feature in

not only Burlescombe but from neighbouring Westleigh village to the west and land to the southwest of Burlescombe.

A mini housing estate on the proposed site would be a huge blot on the local countryside and would totally destroy the wonderful relationship the church has with the local countryside.

It would also mean that there would not be the extra car parking facilities currently available for church events such as weddings, funerals and special events such as abseiling down from the top of the church tower for charity. These extra car parking spaces could not be accessed were the field in question to be developed for housing.

My last observation relates to the public consultation process in this case. I gather that there has been no consultation with Westleigh village regarding this consultation. If that is true then I think Westleigh has been poorly served by Mid Devon District Council, for the major landscape impact development on this site would be at the very least as much as it would in Burlescombe.

I ask therefore that Mid Devon District Council strongly reject any development applications that may be made for this site and secondly, that the site is not classified as potential housing land.

Yours Faithfully

John Hammond

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