

Sandra Hutchings

ACK

**From:** Nigel Skuse <  
**Sent:** 22 March 2014 18:46  
**To:** DPD  
**Subject:** Local Plan Review - Cheriton Fitzpaine

I am a resident of Cheriton Fitzpaine and wish to register my interest in the Local Plan review and how it may affect our village.

My postal address is -

6 Pynes Close  
 Cheriton Fitzpaine  
 Crediton  
 EX17 4HT



I was unable to attend the meeting on 18th March with Peter Williams (Forward Planning Officer) but have discussed with other residents that could attend.

My views are -

**Size of development**

Whilst I feel that some additional development in the village will be a good thing, I feel that this development will need to be limited in size (say 15 to 20 new properties). I feel that larger development should not be considered because -

- All access roads into the village are long (1.5 and 2 miles) winding and hilly single track roads which are already difficult to negotiate at commuting times or when weather adverse (snow, ice, etc). Currently air ambulance helicopters are regularly used for this area because of the inadequate roads.
- Employment opportunities in the village are/will be extremely limited so new residents are going to have to commute out of the village. There is very limited public transport to the village, none of which is at suitable times to allow a resident to use for commuting to work elsewhere. The conclusion therefore seems to be that new residents would need to drive themselves each day to work, thereby adding to existing local transport problems - I understand that this is also contrary to current planning initiatives that seek to develop new properties close to employment to reduce the need to travel by car.
- The existing utilities (electricity, water and sewage - no gas in village) are I understand already at full capacity so it would seem that any significant development in the village would also call for significant investment from the utility companies if reasonable levels of service are to be maintained.
- There is no mobile phone coverage in the village which does impact on residents flexibility to do some work from home.

**Type of New Housing**

- My understanding is that the great majority of development in the village over the last 30 years (I have been a resident for circa 25 years) has been of the larger 4 and 5 bedroom detached properties - this seems to be as developers have been able to earn better returns from these type of properties.

There has been minimal development of smaller and affordable housing, creating difficulties for local people/young families trying to find their first or just affordable local accommodation.

- I appreciate that planning rules have changed over recent years and that developers now have to provide a proportion of affordable (and elderly suitable) accommodation as part of any new development.
- My view is that the village has enough larger detached properties and that the great majority of any new development should be of smaller 2 and 3 bed affordable properties. I would be keen to see the Parish Council complete a Neighbourhood Plan, formulating a policy which details to MDDC a clear preference for smaller affordable properties, to enable us to influence what properties are being built in the village in the future.

### **Location of New Development**

I understand that you would like me to set out an “order of preference” for the 4 potential development sites identified. My choices would be -

1. Landboat Farm Site would be my first choice - this I think is the most level site and I would assume therefore the cheapest to develop and therefore more realistic for my preference of smaller affordable housing. A modest development in the North part of this site (i.e well away from the flood plane) would be close and convenient for the school and would provide a link between the main village and the existing White Cross houses. The incorporation of a pavement and good lighting along the existing village road (as part of this development) would benefit the existing residents at White Cross and make that road out of the village less dangerous for pedestrians.
2. Land Adjacent to the new Primary School would be my second choice - Again this could incorporate improvements to the road out of the village and a link to White Cross. I think however that the site is not as level and therefore may be more expensive (less attractive for developing affordable housing).
3. Barnshill is my third choice - This is a steeper site and whilst a realistic choice for “infill” development, would not offer the advantages of road improvements and linking to White Cross.
4. Glebe would be my last choice for development and I have very real doubts/concerns about the development of this site, being -
  - This is a large and very steep site - development is likely to be expensive (particularly for my preferred more affordable housing).
  - The site rises significantly above the village on the South side and any significant development of it would be very visible from the whole village and could diminish the impact of the main village conservation area when approaching from the South.
  - A modest development of the North (lower) part of this site would have less visual impact but would then be on or very close to the local flood plain.
  - Any development of this steep site would increase run off of water from the site into the stream at the bottom of the site and increase flooding risks.
  - There is existing community use of the Glebe site and adjacent land (local walkers, children playing and annual bonfire/fireworks) which would be significantly impacted on by the development.

I do not feel that the Glebe Site would be an acceptable development option.

I hope that my comments are useful and that my points of view will be factored into your final local plan.

Regards