

Local Plan Review, Forward Planning  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP

By email only to: [planningconsultations@middevon.gov.uk](mailto:planningconsultations@middevon.gov.uk)

22<sup>nd</sup> March 2014

Dear Sir/Madam

**Local Plan Review Options Consultation  
Cheriton Bishop**



We refer to the above and respond to the consultation as follows.

Having considered the proposed options in respect of Cheriton Bishop we have the following observations which we would ask are taken into account as part of the ongoing consultations process.

1. We feel that the potential scale of development shown is completely out of keeping with the size of the existing village and infrastructure and bears no relationship to the character and quality of the immediate and surrounding environment. Devon County Council refer to Cheriton Bishop on their website as being "a small village in unspoilt countryside". House building on a large scale anywhere in the village would lead to this special setting and environment, on the edge of Dartmoor National Park a Unesco World Heritage Site, being ruined forever. We understand that there is a recognised need for very small scale development in the village, perhaps in the order of 8-15 houses, which we would support in principle however these should be spread out evenly around the village. In terms of the proposed sites there are clearly some more suited than others to accommodate this limited type of development – see point 5 below.
2. Any further development with access along Church Lane should be resisted due to the fact that the lane is already very busy and dangerous for pedestrians in particular school children, young families and the elderly.
3. Any development which effectively combines the two separate areas of Cheriton Bishop and Cheriton Cross with their separate character should be resisted as this feature is an essential part of the area and serves to protect the existing Cheriton Bishop Conservation Area.

4. The proposed allocation of "Land North of Brakes View" in particular the Southern part is inappropriate because development here would:
  - a. have an unacceptable detrimental impact on visual amenity by dominating the scenery from multiple aspects due to the topography of the land and
  - b. significantly decrease amenity for a number of existing homes that have been designed and built to look over and the open countryside and
  - c. seriously damage the important distinctions between Cheriton Cross and Cheriton Bishop/Conservation area and
  - d. subject to the access chosen, could seriously overload Church Lane which is already unsafe based on current traffic levels
  - e. damage the ecology of the immediate area through impact on the tremendous range of wildlife that inhabits the stream and hedges and trees.
  
5. Taking all of the above into account and accepting that some limited development in keeping with the size of the existing village and infrastructure is required and beneficial we suggest that the most suitable allocations would be in respect of:
  - a. the very Southern parts of "Land North of Brakes View" and "Land East of Hill View" with access being taken directly from the old A30 and limited development alongside it.
  - b. the allocation marked as "Glebe" would also appear to be much more suitable than others in terms of scale, access onto the old A30, better positioning and use of the village green and limited impact on existing homes.
  
6. We also understand that there is an existing allocation of proposed housing on the edge of the village to the South of the old A30 at the junction with Dunsford Road which should be taken into consideration when deciding on any further allocations.

We trust that this response will be taken fully into account and look forward to hearing from you in due course.

Yours faithfully,

**Philip and Rachel MacLauchlan**