

Sandra Hutchings

From: Rebecca Smith <t
Sent: 24 March 2014 23:20
To: DPD
Subject: Local Plan Review Consultation - Mid Devon - response

Dear Sir/Madam

I live in Cheriton Fitzpaine, and have done, on and off, for over 30 years. I can see the need for a limited development in the village, in order to keep the community buoyant. However, any growth in the size of the community has to be made whilst keeping in mind the current level of amenities and facilities, the type of housing required, standard of local roads, level of public transport, environmental issues, size of school, character of the village, sustainability of new housing stock, etc. I would not support a major development that would change the character of the village.

I understand that whilst four sites have been put forward, it could be that only a small area of any one site might be built upon, if the number of new houses is kept to a reasonably low level. My preferred sites would either be site 3, or a very limited development near the road side of site 4 - I think either would be in keeping with the shape of the village and would impact on fewer current house-owners.

I would consider that, especially given our new school premises, that the main need in this community is for houses that are affordable and most probably aimed at families. However, I would like to see localised research into the type of housing needed before any planning permission was granted. I would also like to think that there could be some provision to ensure a priority local option to buy, perhaps based on status of current residents (renting, Housing Association, etc), family or historical connections.

Having attended the recent meeting in the village church to learn more about the consultation, I was left with an understanding that unfortunately there are many aspects of possible development that would lie outwith the control or influence of MDCC and therefore those that make the planning decisions. Whilst I understand the policy of 35% of any development of 2 houses or more to be built as 'affordable housing', I am not convinced that this policy would have to be always followed to the letter, nor did I pick up on any reassurance that the Council could fully control types of material used, adherence to environmentally respectful and sustainable building, or building in line with the character of the existing community. I'm sure that some of this would be addressed within existing and/or future policies, but the overall picture I got was that much of this would be at the will of market forces. This means that whilst I support some limited development, I wish I could feel more hopeful that limited 'affordable' (probably family size) housing, built in a sustainable way and sympathetic to the character of the village, could be guaranteed.

I understand that you require my address for future communications:

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Thank you.

