

PROPOSAL
FOR
RESIDENTIAL DEVELOPMENT
ON
LAND ADJOINING
CHERITON FITZPAINE PRIMARY SCHOOL
CHERITON FITZPAINE
CREDITON
DEVON
FOR
MR S YEANDLE



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List of Contents

1. Introduction
2. The Site
3. Services
4. Education
5. Village Facilities
6. Transport
7. Employment
8. Planning and Development
9. Community Support
10. Conclusion

Appendix

Site Photograph

Location Plan

1. Introduction

The site has been owned and farmed by a local family for many years and has recently been included in Mid Devon District Council's Strategic Housing Land Availability Assessment (SHLAA) as a potential site for housing. This proposal document seeks to explain how the site is suitable, proportionate and deliverable for housing within the village of Cheriton Fitzpaine for the period of the new Local Plan 2013 to 2033.

2. The Site

The site lies at the eastern end of Cheriton Fitzpaine and adjoins one of the main routes into the village. The elongated and triangular site is currently in agricultural use but its shape and size is becoming less suitable for modern agricultural methods. The site area is approximately 1.1 hectare (approximately 2³/₄ acres) and has a designated Grade 3 soil quality which is at the poorer end of the spectrum. The site is not liable to flooding and is deemed to be in Flood Zone 1 where there is no risk of future flooding.

The topography of the site is gently undulating and slopes from north to south to give a south facing aspect. The boundaries of the site comprise well established hedgerows along the two northern sides of the triangle abutting the new Primary School to the north west, an open field to the north east and with the longest hypotenuse hedge boundary to the road along its southern boundary. The hedgerows provide both visual enclosure to the site when viewed from both near and far vantage points but also provide wildlife corridors. There are few trees on the boundary and none within the site.

With more than half of the northern boundary having development on the other side of it and approximately half of the southern boundary having existing ribbon residential development adjoining the road, the development of this site will act as a cohesive feature bringing Landboat Cottages and White Cross within a better defined village envelope. Furthermore the development of this site will reinforce the linear nature of Cheriton Fitzpaine along the geological ridge which sits below the village itself.

3. Services

The site south of the Primary School enjoys the benefit of surface water drainage, a foul water sewer within the adjoining road and access to mains water, electricity (currently overhead and crossing the site in a north east/south west axis) and telephone cables.

4. Education

The village of Cheriton Fitzpaine has the benefit of a recently rebuilt Primary School with excellent outdoor facilities within its curtilage. The Primary School borders the site to the north and has spare capacity for child spaces.

For secondary education, young learners travel to Crediton, Tiverton or Exeter.

For further or higher education at sixth form level, students travel to Crediton and Tiverton.

Exeter University is the nearest university to the site but other universities are available across the region in Cornwall, Devon, Dorset and Somerset, and beyond across the United Kingdom.

5. Village Facilities

The village of Cheriton Fitzpaine enjoys many facilities which help to sustain it as a vibrant village. These include Doctor's Surgery and Pharmacy, Post Office/Shop, 14th Century Church, Public House, Village Hall, Primary School, Playground, a Football Club, a Cricket Club and many recreational clubs and societies.

The site is in close proximity to these facilities and its development will help the longer term sustainability of such facilities which is in accordance with the latest National Government's advice which seeks to ensure rural communities are vibrant and sustainable.

6. Transport

The site is located approximately 5 miles from Crediton, 8 miles from Tiverton and 9 miles from Exeter but has good links to the road network, public transport, airports, ports, pedestrian routes and cycleways.

The road network has the A361 North Devon Link Road to the north, the A377 to the south and the M5 Motorway to the south east. All provide access to the region and beyond.

The public transport available to Cheriton Fitzpaine includes a bus service that connects the village to Crediton, Tiverton and Exeter. The national rail system is available at Crediton, Tiverton Parkway and Exeter.

Exeter Airport is only 12 miles away which provides connecting flights to the national hub airports as well as other regions and the continent.

Ports for ferry and commercial usage are available at Plymouth, Bristol and Poole.

Pedestrian routes and cycleways are also available close to the site. Hence the site enjoys good transport links to the locality, the county of Devon, the south west region, nationally and internationally.

7. Employment

Employment in the immediate area around Cheriton Fitzpaine is based mainly on agriculture, tourism and rural industries.

Wider employment opportunities exist at Crediton, Tiverton and the city of Exeter which provide the full spectrum of career paths for all sectors of the local community.

The development of the site at Cheriton Fitzpaine will help sustain local businesses and underpin the creation of further employment opportunities in the area.

8. Planning and Development

The site has no planning history save for its recent inclusion in the SHLAA list.

The site has two very important features which make it stand out from other proposed sites within the village. Firstly, the site can be phased over the next 20 years to provide organic growth to the village. According to the SHLAA assessment, the site could provide between 26 and 44 much needed homes which could translate to between 7 and 11 homes every five years. Such numbers are modest and manageable. The second feature is that the site is immediately deliverable. One or more access points can be provided along the road frontage (which exceeds 250m in length) without involving third party land.

The presence of the boundary hedgerows provides a good opportunity for them to be reinforced which will minimise the visual impact on the landscape character of the area. Other sites either protrude into open countryside or occur on steeply sloping land which creates significant visual intrusion into the countryside.

The mix of dwellings can also be such that Two Bedroom, Three Bedroom and Four Bedroom homes could be provided including a mix of open market and social/affordable homes to meet the needs of the village and the wider rural community. The gentle south facing slope of the site is also ideal for the use of renewable energy sources as part of the design for each new home.

9. Community Support

As a long standing member of the village and the local rural area, the owner of the proposed site has seen Cheriton Fitzpaine be the subject of almost continuous growth over the last 50 years, whether by infilling or by more significant residential developments. This continuous growth has helped ensure that the community can enjoy the many village facilities which smaller villages do not possess. The owner is aware that there is a desire within the village community for continued modest, organic growth over the next twenty years to help preserve the local facilities.

In the Cheriton Fitzpaine Parish Council Parish Plan 2004 "*62% of respondents said there is a need for more housing in the Parish*". Whilst the Plan is now 10 years old, half of that period has been in the well documented "recession" and as such, the latent need for homes is as strong today as it was five years ago. Few new homes were provided during the recession and if a significant majority of residents wanted more homes then, the demand now could be met by the development of this particular site.

10. Conclusion

In conclusion, the site adjoining Cheriton Fitzpaine Primary School has the following benefits as a residential development site over other sites in the village:

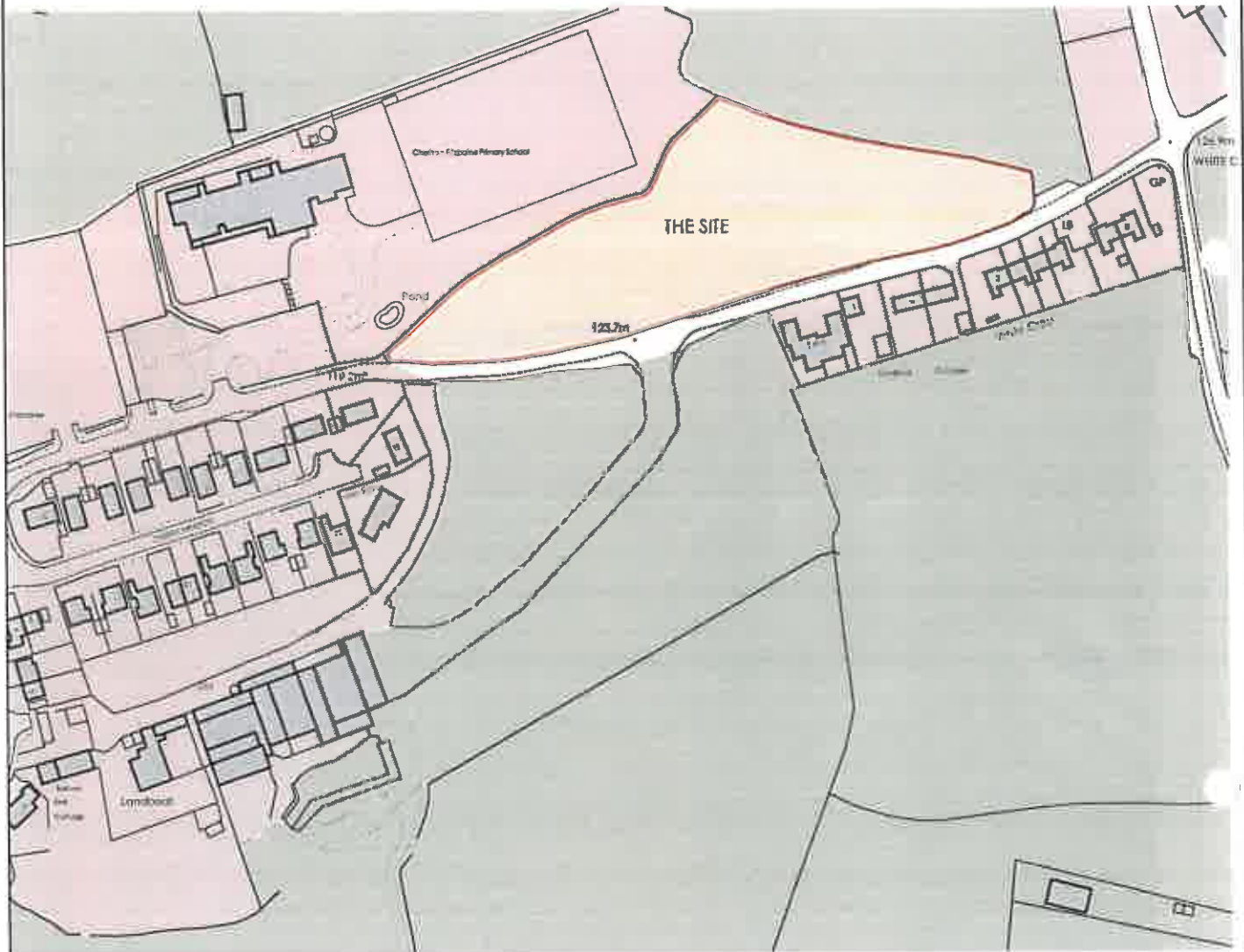
- is sustainable
- is deliverable with almost immediate effect
- meets a local need
- can be phased
- provides organic growth
- extends the pattern of development within the village
- unifies the village envelope
- will create minimal visual intrusion in the landscape
- is not at risk of flooding
- has access to all services
- is easily accessible

As a result of the above, I am of the view that the site should be allocated for residential development within the forthcoming Local Plan.




APPENDICES

Site Photograph

Location Plan



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LEGEND :	
	: Agricultural Land Use
	: Existing Village
	: The Site

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