

**Sandra Hutchings**Ack  
Review

**From:** bull.reg  
**Sent:** 24 March 2014 12:55  
**To:** DPD  
**Subject:** Cheriton Fitzpaine - personal submission by 24th March on LPR

Dear Local Plan Committee,

I hereby submit some of my thoughts regarding your LPR.

1. My belief is that the majority of the new housing would be better placed on new-town sites along the M5 where an appropriate infrastructure can be built anew. Cheriton Fitzpaine is a thousand year old community with a 'rural', added-on infrastructure that is sorely pressed to deliver what is required now. Further mass housing would strain this further.
2. Rural villages like Cheriton Fitzpaine can only cope with small levels of building. Also so that the unique historical nature of these places are not lost excessive development should be avoided.
3. There are four sites within Cheriton Fitzpaine mentioned in the review, and if one HAD to be chosen then the Glebe land is the least suitable site of them all. I feel that the land near the school is the best option and is consonant with the way that building has been progressed in that direction over the past years. As for the Glebe land:
  - a)Cheri Fitz is already built on a linear basis, following the natural line of the valley. The Glebe land development would negatively impact the whole village by dominating the 'skyline' as it rises above the natural 'hilltop'. Listed properties will be negatively affected and the historic nature and legacy of the village will be lost forever. The other three sites are already along the 'linear' line and so are preferable.
  - b)The Glebe land will be a very expensive site to develop. The steep slope, road access (and therefore also lack of pavement potential), utility provision and flood prevention measures (for the houses downstream) will mean it is unlikely that the developer will be able to put any cheaper, affordable local houses on this site - which would be my development preference IF some building were to take place. Cheri Fitz should not become another dormitory town for more affluent Exeter-residents.
  - c)The Glebe land should be considered for much coveted Local Green Space status. It is currently used by a large number of villagers as a recreational area. Walking, dog walking, and children playing can be regularly observed going on there. Please visit and take a look yourselves! Politically, it should also be noted that the Church would attract a great deal of criticism for allowing property that has been freely available to all for centuries to be passed into the hands of developers for cash. Surely there are other 'commercial land' options that are less incendiary to choose?

Thank you for your kind attention,

Reg Bull  
Cheriton Fitzpaine

