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EX6 6HY.

30th January 2019

For the attention of Mr Robert Young Programme Officer.

Dear Mr Young

**MID DEVON DISTRICT COUNCIL LOCAL PLAN REVIEW EXAMINATION
MAIN HEARINGS**

I refer to your letter of the 9th January 2019 and regret, as the result of further ill health, that I have not felt able to deal with matters such as this Plan Review, until very recently.

I noted with further regret, that I did not appear to have received, or have a copy of your letter and enclosures of the 14th December 2018.

I felt able to start looking in detail to the matters in hand yesterday, hence my phone message to you of 29th January 2019 explaining in outline the position.

I spoke later in the day with my next door neighbour , Mr Dennis Milton of Waddington, Church Lane and attended on him later in the day.

He provided me with copies of the required information, namely that contained or referred to in the said letter of the 14th December 2018 together with a copy of his own letter of the 6th February 2017.

I note that I am listed as a participant on Hearing B scheduled to take place on Friday 15th February 2019. I wish to attend that meeting.

My specific comments may be listed as follows:-

1. I refer to Mr Dennis Milton's said letter of the 6th February, copy enclosed, and with his consent, I fully endorse his comments.

2. My principle additional concern is the proposed widening of Church Lane abutting the proposed development site.

I consider that this is unwise and ill considered.

The reasons for this are as follows:-

a. A bottle neck effect will be created further down Church Lane, but some small distance from the narrower part of the lane, which serves the church, the Spalding Hall and more specifically the school.

b. Without doubt the parking of vehicles, which already causes problems where Church Lane joins the C50 will in my opinion be made far worse, because I feel sure that the number of parked vehicles will be extended much further down Church Lane. The bottle neck restriction and parking enhancement will, without doubt, be a heightened risk to pedestrians and road users alike most particularly at times of use by children and parents using vehicles on the school run. I would add that the walking bus for children would be at a greater potential accident risk as would other users of the church and Spalding Hall. I do not consider that this problem, on the ground, has been properly thought through.

c. I strongly suggest that the comments contained in Mr Dennis Milton's said letter of the 6th February 2017 should be very seriously considered. I particularly refer to paragraphs CB1 b through to and including paragraph CB1 c.

I apologise for my last minute submission of my Statement.

Yours sincerely

Chris Swingler

enclosure 1

**Mr Robert Young
Programme Officer
Mid Devon District Council Local Plan Examination
c/o Forward Planning
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP**

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

6th February 2017

Dear Sirs

LOCAL PLAN REVIEW PROPOSED SUBMISSION [INCORPORATING PROPOSED MODIFICATIONS]

In respect of the above I set out below my comments on the latest modifications suggested to be incorporated in the document.

CB1 a] – 20 dwellings total now to be accommodated on the reduced site with 30% affordable housing. The boundary line on the East side lining up with the present developments is realistic providing it does not move when detailed proposals are submitted.

All 14 main properties should not be of the executive large type but a mixture of sizes to suit various peoples circumstances. The dwellings will generate further vehicles using Church Lane and the junction with the C50 main road. See comment on CB1 b] below

CB1 b] – In Church Lane from Hescane Park entrance up to C50 main road junction, vehicles park almost permanently on one side thereby reducing the road to one lane. At times this causes a real problem for vehicles turning in off the C50 with a vehicle coming up Church Lane.

Therefore an area of sufficient size for parking should be provided within CB1 to accommodate the vehicle parking resulting from the local developments. Church Lane at this location to have double lines painted or some other form of preventative measure resulting in the road returning to two lanes. Due to CB1 development vehicle numbers and movements will increase in Church Lane and the road must be kept clear.

CB1 c] – Why widen Church Lane over the length of CB1 site, north to south. Access to the site is likely to be just north of Glebelands entrance on the eastern side of the road.

Therefore the remaining banking and hedgerow already part of the character of this lane will act as a buffer to the proposed development. A footpath positioned behind the hedge on the east side, with path and ground gently sloping at the northern end, to rejoin Church Lane just before Cranmere. Any road widening scheme footpath would also terminate at this location, so nothing is lost by the suggested amendment and Church Lane environment gains.

CB1 d] – A north landscape buffer strip provides a break between existing new neighbouring properties and the proposed development.

A similar landscape buffer strip must be provided at the southern end to reduce the impact on amenity to properties in Hescane Park.

3.204 item – Suggested correction, existing watercourse runs along the northern boundary of site CB1 ?

I hope that due consideration will be given to the changes put forward and these incorporated into the final submission of the Local Plan 2013 – 2033.

Yours faithfully

Dennis Milton