

S190/CF1
S190/CF2
S190/OCFNEW1

S190/J27/mod

From: Local Plan Review
Subject: FW: Proposed Amendments to Mid Devon Local Plan Review - Second Submission by Mr F.J. Skinner
Attachments: 13.02.17 - Planning Submission - Bramble Orchard - Mid Devon - Rev1.pdf

From: Development Control
Sent: 14 February 2017 10:40
To: Forward Planning
Subject: FW: Proposed Amendments to Mid Devon Local Plan Review - Second Submission by Mr F.J. Skinner

From: Martin Lee [REDACTED]
Sent: 13 February 2017 20:47
To: Development Control
Cc: John Skinner
Subject: Re: Proposed Amendments to Mid Devon Local Plan Review - Second Submission by Mr F.J. Skinner

Please find attached an amended version of the submission document, with certain typographical errors corrected.

Best Regards

[REDACTED]

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On 13 February 2017 at 20:18, Martin Lee [REDACTED] wrote:
Please find attached a follow-up submission in relation to the above on behalf of Mr F.J. Skinner of Bramble Orchard, White Cross, Cheriton Fitzpaine, Crediton, EX17 4HD to accompany his previous submission of 13th March 2015.

Please do not hesitate to contact me should you require any clarification.

Best Regards

Martin

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PLANNING SUBMISSION

under

Town & Country Planning Act 1990 (As Amended)

for

**Mid Devon Local Plan 2013-2033
January 2017 Proposed Modifications**

and

Allocation as Residential Development Site

at

**Bramble Orchard
White Cross
Cheriton Fitzpaine
CREDITON
Devon
EX17 4HD**

for

Mr F J Skinner

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INTRODUCTION: This submission been prepared in support of a previous submission on behalf of Mr F.J. Skinner dated 31st March 2015.

1.0 Policies CF1 Barnshill Close and CF2 Land Adj. School

- 1.1 Policy CF1 and CF2 encompass proposals for housing development on agricultural land at Cheriton Fitzpaine which are well-known in the village. Whilst the development of this land would necessitate off-site infrastructure improvements, it would not appear likely to unduly change the overall visual character of the village, as it would follow similar developments in the village during the 1970's. The proposals would bring a beneficial addition to the local housing stock. However, they would not bring any explicitly stated, appreciable benefit to the wider village as a sustainable community. The proposal appears to represent a benign investment in future open market housing provision whilst seemingly totally ignoring Government stated policy regarding rental property provision in rural communities.
- 1.2 The other, complementary proposal outlined in the previous Local Plan submission of 31st March 2015 on behalf of Mr J Skinner for the residential development of some 2.2 hectares on land just beyond White Cross was rejected during the earlier stages of the emerging Plan on the grounds it lay outside the current defined settlement development limit boundary. This boundary is one formulated by the soon thereafter defunct Crediton District Council (in whose area the Parish then lay) in 1973. There is no relevance to today's housing needs in an assessment of the 'suitability/sustainability' of newly proposed housing allocation sites which is based solely on this arbitrarily drawn line, which only sought originally to draw a line around the developed settlement as it stood in 1973.
- 1.3 This other proposal includes substantial anticipated investment into the village of Cheriton Fitzpaine, on whose eastern periphery it lies, both in terms of affordable and right to buy, tenanted, discounted properties, together with a gifted benefit to the Parish which would include the purchase of the highly valued and well-used community asset of adjacent land to the north known as Arthur's Wood. Such a benefit would help not just preserve but substantially improve existing levels of public access and community recreational provision by securing the gift of the remaining 18 acres to the Parish so that it may be held in perpetuity for the village and wider community.
- 1.4 The local primary school would have new facilities for forest school activities to supplement the permanent access provided for general dog walkers. Part of this proposed provision would include the reservation of a substantial area of land for use as allotments, to which a much-needed water supply would be provided (not currently available at the existing village allotment site) together with parking for this facility and for the school when they are making use of the site (obviating any requirement for children to traverse the presently pathless road between the primary school and the site).
- 1.5 The other proposal also offers the potential for village-shop provision together with funds for an essential local community bus connection. Other charitable benefits encompassed within the community development ethos for this site would include the provision of funds which could be utilised for such items as support for existing facilities at: St. Matthews Church (whose current income is already below necessary running expenditure (source – PCC annual meeting summer 2016); Parish Hall; Cricket and Football Clubs.
- 1.6 Whilst this proposal was met with substantial public interest at meetings held within the Parish, the Local Planning Authority has so far sadly ignored the genuine community relief/benefit this proposal was designed to bring over and above any statutory benefit to the District Council to the lasting regret to parishioners.

2.0 POLICY J27

- 2.1 Policy J27 relates to land abutting Junction 27 of the M5 motorway and potentially represents an ill-conceived flight of fancy for the Council in terms of the benefits which have been claimed and advanced in its favour. Some 71 hectares (177 acres) of Grade 1 prime farming land, with 5 separate designated habitats, has been earmarked by the Council as appropriate for a diverse speculative proposed development of a very questionable nature which would bring low grade employment and amenity to the local population, most of whom would have to travel miles to the site.
- 2.2 The proposed development represents a duplication of that to the north and south of the motorway junction, where the Review's map shows existing provision already made that will probably encounter similar problems as those encountered in the continuing funding requirement of the Eden Centre Project near St. Austell in Cornwall. It is unclear what the reaction of and likely effect upon existing hotel, retail and tourist businesses in the immediate area will be to such a development. This policy needs more detailed scrutiny before being adopted as an accepted part of the Local Plan.
- 2.3 Detailed consideration needs to be given to the potential impact of the proposed development not only whilst under construction but also post construction. Whilst under construction there will be tremendous demand placed upon construction resources (materials and skills) and disturbance to the performance of the existing motorway junction. This demand during construction may reasonably be expected to adversely affect the implementation of other housing and industrial development proposals within this Local Plan. Post construction not only will the disturbance to the performance of the motorway junction continue, it may increase due to the level of commuter travel to and from the site for its workforce (due to the lack of large, associated, urban residential areas from which to draw same) when added to the projected tourist traffic from those visiting whilst on holiday and from within the area.
- 2.4 Reference to ease of access to air travel is disingenuous as the nearest airport at Exeter is over 17 miles away and there is no easy, direct rail link. The lack of any immediately adjacent, large urban settlement with strong tourist attractions and service provision of its own would mean that the proposed development is most likely to suffer the rollercoaster financial fortunes which the Eden Project has suffered from since its inception.

Prepared by:



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