

CHERITON BISHOP PARISH COUNCIL DETAILED COMMENTS RE PLANNING APPLICATION 18/01633 TO THE PLANNING INSPECTORATE – JANUARY 2020

The Council confirms that no one has lived on the site for over 20 years and the 2 previous planning applications on that site have not been adhered to. As such the Council is certain that the site should now have been returned to agricultural use. The Council confirms that there are no utilities or services at all on the site. To gain access to the site a significant amount of old Devon hedge would need to be removed which contains many mature trees. The required visibility splays would include land that is not owned by the applicant. The result of this access would be to increase the speed of traffic on the road to the detriment of the parish. The Council has considerable concerns re the visibility splays, safe access and use of the highway.

Notwithstanding the already considerable body of objections listed below the Council would like to add that in the past few years Cheriton Bishop has increased its residential housing supply by 10% as a result of both planned and speculative development. The Mid Devon local plan has now finally been settled and land is set aside for further planned development within the settlement boundary of the village. The cumulative impact of all this development is already putting pressure on the limited infrastructure. The local school is now full and children are being driven along narrow unclassified roads to school outwith the parish. The water works is running over capacity and as recently as December, raw sewage has been spilled onto other residents' gardens and land. In order to have confidence in the planning process the Council would like to reiterate their objection to yet another speculative development on the periphery of the parish.

Previous objections include:

- the site is not a sustainable location for permanent residential development in that #
- it is detached from the settlement of Cheriton Bishop away from day to day facilities required by occupiers and therefore not an area suitable for housing growth outside of the settlement limit.
- Accessibility to a wide range of services in particular for employment is poor and there would be a high dependency on the usage of the private car.
- The proposal represents an unsuitable form of urban development beyond the settlement boundary of Cheriton Bishop which would be unsympathetic to the visual amenities and overall character of the area.
- In the opinion of the Local Planning Authority, the proposal would not amount to sustainable development and therefore conflicts with the sustainability objectives of the National Planning Policy Framework. The harm caused by this conflict is considered to significantly and demonstrably outweigh the benefits of the development in providing new housing in the District. On this basis the proposals are considered to be contrary to the following development Policies COR1, COR2, COR9, COR12 and COR18 of the Mid Devon Core Strategy (Local Plan Part 1) and Policy DM2 of Mid Devon Local Plan Part 3 (Development Management Policies) and the National Planning Policy Framework (notably Paragraph 79).

Mid Devon Core Strategy (Local Plan Part 1)

COR1 - Sustainable Communities COR2 - Local Distinctiveness COR9 - Access

COR18 - Countryside

Mid Devon Local Plan Part 3 (Development Management Policies)

DM1 - Presumption in favour of sustainable development DM2 - High quality design

DM8 - Parking

DM12 - Replacement dwellings in rural areas

DM14 - Design of housing