



Planning, Design and Access Statement

For the proposed demolition of four dwellings and the erection of six replacement dwellings

7-10 Wordland Cross

Cheriton Fitzpaine

EX17 4JR



Introduction

This planning, design and access statement has been prepared to accompany a full planning application submitted to Mid Devon District Council. The application seeks planning permission for the demolition of four dwellings and the erection of six replacement dwellings at 7-10 Wordland Cross, Cheriton Fitzpaine, EX17 4JR.

The existing dwellings are in significant need of renovation and repair and are essentially at the end of their lifetime. The existing dwellings are Mid Devon District Council housing stock dwellings and are tenanted as social rented housing.

With the existing dwellings at the end of their lifetime, the Council are seeking to take the most economically viable route by demolishing the existing dwellings and maximising the potential of the plot in this location to provide six replacement dwellings, which will also provide an additional 2 units to add to the social rented housing stock numbers, with all six dwellings to be tenanted by the Council.

The replacement dwellings would create a visual improvement to the site and its wider setting, whilst also enhancing the standard of residential amenity for the occupants. The site lies outside of any defined settlement boundary; however, the proposed replacement dwellings are considered to be well supported under Local Plan policy S14 and DM6 as an appropriate and sustainable form of development in this location.

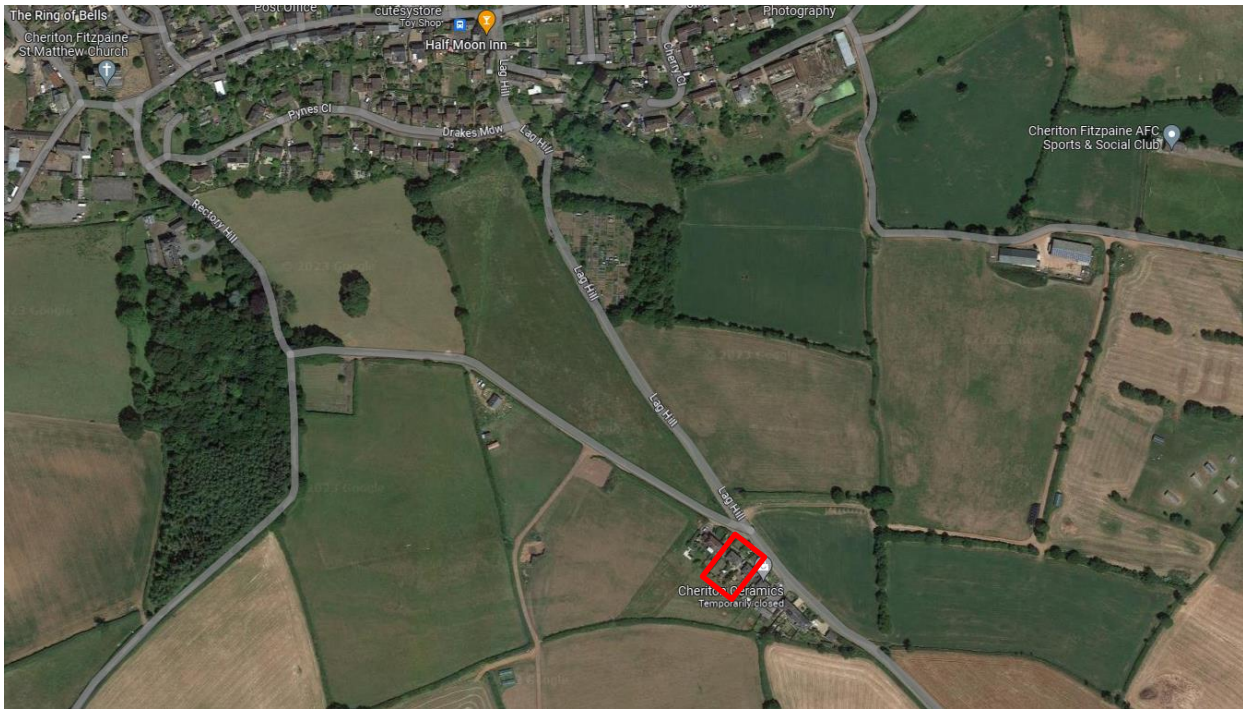
Firstly, this document will outline the site's location, planning history, and the relevant planning policy framework, before justifying the design, access, and other material planning considerations for this proposal. The proposal is considered to fully accord with the requirements set out in the NPPF and adopted policies S1, S3, S9, S14, DM1, DM5, DM6, and DM10 from the adopted Mid Devon Local Plan.

The Site and Surrounding Area

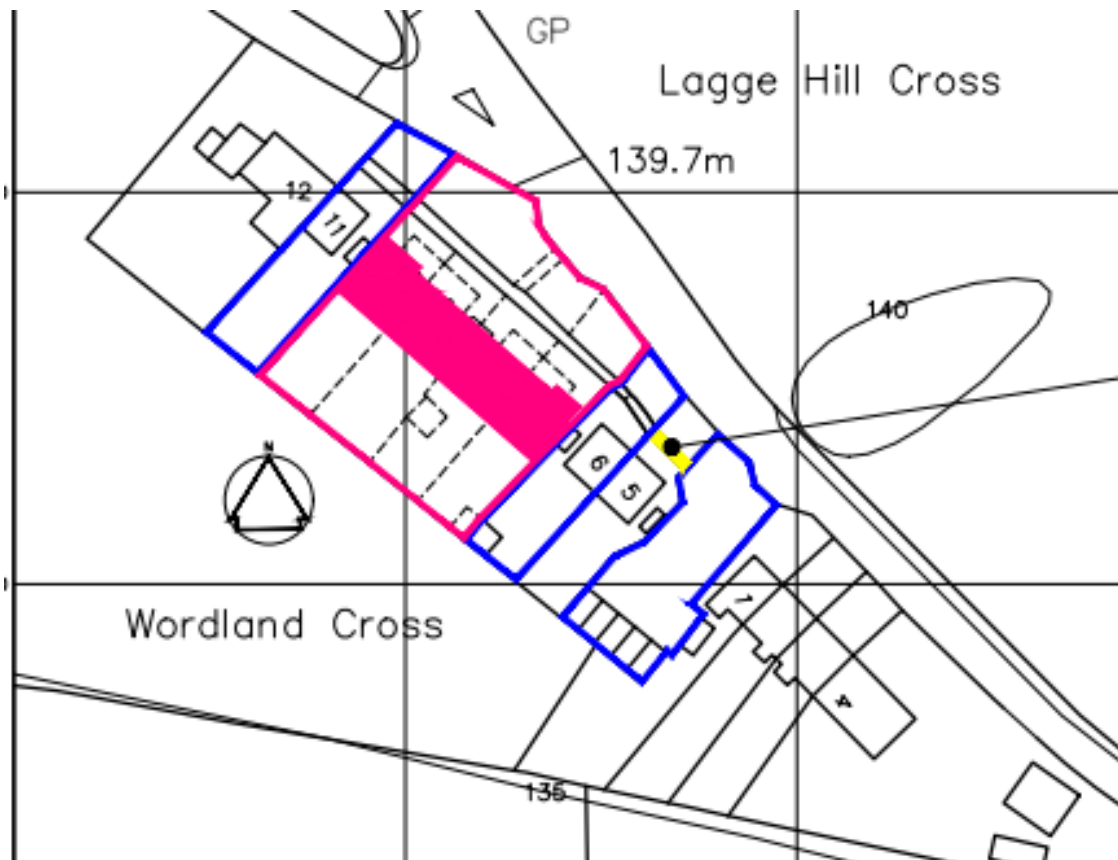
The application site lies 0.3 miles to the south of the nearest village of Cheriton Fitzpaine. In Local Plan policy terms, the site is located outside of the defined settlement boundary for the village and is classified as countryside landscape. The site is not subject to any historic listed building status or heritage interest, nor is it located in a Conservation Area or designated landscape. The site is also located within flood zone one.

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The Site Location



Site Location: Image reproduced from Google Maps 2023



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The site is comprised of four existing dwellings with two semi-detached pairs. The dwellings are neighboured by other semi-detached pairs of dwellings on the eastern and western elevations, and a further row of terraced dwellings further to the east alongside a hardstanding parking area. The site is bordered by open countryside landscape on the southern elevation. To the northern elevation there is the Lag Hill highway and a layby parking area for two cars.

The site's location is considered appropriate to accommodate the proposed development, redeveloping the substantial sized plot to provide six replacement dwellings which maximises the potential of the plot with regards to the standard of residential amenity. The proposal respectfully remains in keeping with its residential surroundings, with no adverse impacts or harm to be created.

Planning History

Having researched the Mid Devon District Council planning history website, it shows that no planning applications have previously been submitted in relation to the site prior to the submission of this full application.

Policy Context

The following section of this design and access statement highlights the current national and local planning policies relevant to the determination of the proposal.

Revised National Planning Policy Framework

The revised NPPF was published on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied. The revised framework replaces the previous version of the NPPF published in February 2019, with a presumption in favour of sustainable development remaining at the heart.

Paragraph 78 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.

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NPPF Paragraph 79 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

NPPF Paragraphs 119 and 120 state that planning policies and decisions should promote and effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield land'.

Under Chapter 12 – Achieving well-designed places, Paragraph 130 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Local Policy

Mid Devon District Council voted on the 29th July 2020 to adopt the Local Plan 2013-2033 following the receipt of the Planning Inspectors report which concluded that the plan was 'sound'. The policies within this adopted plan carry full weight in the determination of planning applications, with the relevant policies for this application being the following.

S1 – Sustainable Development Priorities

All development will be expected to support the creation of sustainable communities by:

- g) Delivering a wide choice of high-quality homes through a diverse housing mix and by meeting the housing needs of all sectors of the community including the provision of accessible housing for the elderly and disabled, those wishing to build their own home, affordable housing and gypsy and traveller pitches;*
- h) Requiring good sustainable design that respects local character, heritage, surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place;*
- i) Meeting the challenge of climate change by supporting a low carbon future, energy efficiency, increasing the use and supply of renewable and low carbon energy, managing flood risk and conserving natural resources. Encourage the effective use of land, taking into account the economic and other benefits of the best and most versatile agricultural land;*
- j) Minimising impacts on biodiversity and geodiversity by recognising the wider benefits of ecosystems, delivering natural environment objectives, providing a net gain in biodiversity and by the protection of international, European, national and local designated wildlife sites; and*
- k) Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes and townscapes.*

S3 – Housing

- a) The diverse housing needs of Mid Devon will be met through the provision of a minimum of 7,860 dwellings between 1st April 2013 and 31st March 2033. In line with the predicted continuing need for new housing the expected annual rate of new housing development will be 393 dwellings per annum;*

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- b) Unless otherwise stated in a site allocation policy, on open market housing sites (i.e. excluding exception sites provided under Rural Exception Sites under policy DM6) of 11 dwellings or more in Tiverton, Cullompton and Crediton a target of 28% affordable dwellings, and on sites elsewhere of 6 dwellings or more a target of 30% affordable dwellings will be applied to the total number of dwellings, depending on viability and providing a mix of dwelling sizes and types appropriate to the evolving needs of Mid Devon's population. Sites of between 6 – 10 dwellings outside Tiverton, Cullompton and Crediton will be permitted to make a financial contribution sufficient to provide the affordable dwellings in another location; c) To support self-build and custom dwellings meeting the needs of local communities, such dwellings will be permitted as affordable housing in locations outside settlement limits in accordance with Policy DM6;*
- d) To support self-build and custom housing on sites of 20 dwellings or more developers will supply at least 5% of serviced dwelling plots for sale to self-builders for a period of 12 months per plot and any plots subsequently developed for self-build must be completed within 3 years of purchase by a self-builder; and*
- e) A five year supply of gypsy and traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. A further supply of developable sites or broad locations for growth will be identified equivalent to a further ten years of predicted growth. The Housing Authority will seek to provide a public site for gypsy and traveller pitches within Mid Devon, subject to the availability of funding.*

S9 – Environment

Development will sustain the distinctive quality, character and diversity of Mid Devon's environmental assets and minimise the impact of development on climate change through:

- a) High quality sustainable design which reinforces the character and distinctiveness of Mid Devon's historic built environment, mitigates and adapts to climate change and creates attractive places;*
- b) The efficient use and conservation of natural resources of land, water and energy, minimising pollution and preserving the quality and productivity of the best and most versatile agricultural land wherever possible;*
- c) The provision of measures to reduce the risk of flooding to life and property, requiring sustainable drainage systems including provisions for future maintenance, guiding*

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development to locations of lowest flood risk by applying a sequential test where appropriate, and avoiding an increase in flood risk elsewhere;

d) Renewable energy development in locations where there is an acceptable local impact, including visual, on nearby residents, landscape character and wildlife, balanced with the wider sustainability benefits of renewable energy;

e) The preservation and enhancement of the distinctive qualities of Mid Devon's natural landscape, supporting opportunities identified within landscape character areas. Within the Blackdown Hills Area of Outstanding Natural Beauty, and within the setting of the Blackdown Hills Area of Outstanding Natural Beauty, and Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting;

f) The protection and enhancement of designated sites of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. If significant harm resulting from development cannot be avoided impacts should be adequately mitigated. Compensation measures will only be considered where appropriate as a last resort; and

g) The preservation and enhancement of Mid Devon's cultural and historic environment, and the protection of sites, buildings, areas and features of recognised national and local importance such as listed buildings, conservation areas, scheduled monuments and local heritage assets.

S14 – Countryside

Detailed development management policies will permit agricultural and other appropriate rural uses, subject to the following criteria:

a) Affordable and low-cost housing to meet local needs, gypsy and traveller accommodation, residential conversion of appropriate existing buildings, replacement dwellings, housing essential to accommodate a rural worker and accommodation ancillary to a dwelling;

DM1 – High Quality Design

Designs of new development must be of high quality, based upon and demonstrating the following principles:

- a) *Clear understanding of the characteristics of the site, its wider context and the surrounding area;*
- b) *Efficient and effective use of the site, having regard to criterion (a);*
- c) *Positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets;*
- d) *Creation of safe and accessible places that also encourage and enable sustainable modes of travel such as walking and cycling;*
- e) *Visually attractive places that are well integrated with surrounding buildings, streets and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses, taking account of:*
 - i) *Architecture*
 - ii) *Siting, layout, scale and massing*
 - iii) *Orientation and fenestration*
 - iv) *Materials, landscaping and green infrastructure*
- f) *Appropriate drainage including sustainable drainage systems (SUDS), including arrangements for future maintenance, and connection of foul drainage to a mains sewer where available.*
- g) *Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows;*
- h) *Suitably sized rooms and overall floorspaces which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external spaces for recycling, refuse and cycle storage; and*
- i) *On sites of 10 houses or more the provision of 20% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'.*

DM5 – Parking

Development must provide an appropriate level of parking, taking into account the accessibility of the site, the availability of public transport, and the type, mix and use of the development. The residential standard set out is 1.7 car parking spaces per dwelling.

DM6 – Rural Exception Sites

The development of a site for predominantly affordable or low-cost housing, including self-build housing, to meet proven local need in rural areas will be permitted where:

- a) *There is up-to-date evidence of housing need secured through a housing need survey or, in the case of a self-build proposal, evidence of eligibility for shared ownership housing through 'Help to Buy' or an equivalent scheme;*

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- b) Each house will be occupied by at least one person with a strong local connection to the parish;*
- c) The site adjoins a settlement and is in a suitable location which takes account of the potential for any visual impact and other relevant planning issues;*
- d) The type and scale of affordable or low-cost housing is appropriate to the proven need;*
- e) The affordable or low-cost housing will remain affordable for and available to local people in perpetuity, limited to no more than 80% of its market value upon resale. The inclusion of a proportion of market housing within exception sites will be permitted where the proportion of market housing will be less than the provision of affordable or low-cost housing and the market housing will be at the lowest level necessary to ensure that the development is deliverable.*

Policy DM10 – Replacement Dwellings in Rural Areas

The construction of replacement dwellings outside defined settlement limits will be permitted where the replacement dwelling's floorspace will be no greater in size than the existing dwelling, taking into account any unspent permitted development rights.

It is considered that the scheme for the demolition of four dwellings and the erection of six replacement dwellings presents an appropriate form of development in line with the above relevant national and local policy requirements in this location as the remainder of this statement will seek to demonstrate.

The Case for Permission

Mid Devon District Council are seeking full planning permission for the redevelopment of the site at Nos. 7-10 Wordland Cross, Cheriton Fitzpaine to demolish the existing four dwellings and erect six replacement dwellings. The existing dwellings are Mid Devon District Council housing stock dwellings and are tenanted as social rented housing. The proposed six dwellings will also be part of the Council's stock of dwellings to be tenanted as social rented housing.

The existing dwellings are in significant need of renovation and repair and are essentially at the end of the lifetime with regards to providing a suitable standard of accommodation, and the properties will continue to deteriorate in their condition further over time.

With the existing dwellings at the end of their lifetime, the Council are seeking to take the most economically viable route by demolishing the existing dwellings and maximising the potential of the plot in this location to provide six replacement dwellings, which will also provide an additional 2 units

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to add to the social rented housing stock numbers to meet local housing needs, with all six dwellings to be tenanted by the Council. The scheme will provide two three-bedroom dwellings and four two-bedroom dwellings.

The proposed development is considered to be well supported by NPPF Paragraphs 79, 119 and 120 as the proposed development promotes sustainable development in this rural area without constituting isolated development. The redevelopment of the site utilises previously developed land to meet the needs for homes, and the additional two units will maximise the potential of the site with the residential use also enhancing and supporting the vitality and services of the nearest village of Cheriton Fitzpaine.

Additionally, the proposed redevelopment is considered to be well supported by the adopted Local Plan policies S1, S14, DM6 and DM10. In line with policy S1(g) the development delivers a choice of high-quality homes to contribute towards meeting local housing needs across Mid Devon and the provision of affordable housing. Policy S14 also supports development in the countryside which includes affordable and low-cost housing to meet local needs alongside replacement dwellings.

Policies DM6 for rural exception sites and DM10 for replacement dwellings are key policies for this development to comply with, the proposed scheme achieves this. In line with DM10 the floorspace of four of the replacement dwellings would not exceed the existing dwellings being replaced, taking into account any unspent permitted development rights.

The additional two affordable units proposed can be provided under policy DM6 which supports the development of predominately affordable housing to meet local needs in rural areas. As stated within the East Devon, Exeter, Mid Devon and Teignbridge Local Housing Needs Assessment: Report of Findings for Mid Devon Report dated September 2022, on page 6 it clarifies that as of 2020, 656 households in Mid Devon are currently living in unsuitable housing and are unable to afford their own housing.

Page 7 of the report states that of these households, 228 households occupy affordable housing that does not meet the current householders needs due to overcrowding and providing more suitable housing will enable them to vacate existing properties to be tenanted/re-allocated to another smaller householder in need of affordable housing. However, a higher number of new homes may still also be needed to ensure there is no overcrowding. These figures do not include householders

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who will arise in the future in terms of being able to afford market rent but aspire to future home ownership or people who can currently afford market rented properties but whose circumstances change.

Taking into account all scenarios and the need for affordable housing the total figure is 4652 dwellings across Mid Devon, with this split into 2425 dwellings as being the current housing need as it was in 2020, and 2227 dwellings as the future housing need between 2020-2040. Additionally, the report concluded that there is a greatest proportion of need for 2- and 3-bedroom houses, to which this proposal provides a modest contribution too.

As such, the proposed redevelopment of the site is considered to provide a sustainable form of development in this location to maximise the potential of the site to further meet local housing needs for affordable housing whilst the scheme can also be implemented in a timely manner and will fully comply with Local Plan policies S1, S14, DM6 and DM10.

The proposed design and scale of the scheme is appropriate for its location, with the materials appropriate for its rural location whilst also remaining in keeping with the remaining rendered properties along Wordland Cross. There is no overdevelopment, or any overbearing impacts created from the proposal, with an appropriate standard of internal and external amenity space and facilities provided to comply with policies S14 and DM1 and NPPF Paragraph 130.

Whilst the proposal presents an additional two units of accommodation in a countryside location this minor increase will not create any severe impacts or harm upon the adjoining highways networks which can adequately support the proposed redevelopment, alongside sufficient off-road parking proposed to enhance the current provision of parking in this location for residents to comply with policies DM1 and DM5.

There are no adverse impacts upon the landscape, natural assets or any protected species, with a net biodiversity gain and ecological enhancement provided as part of the scheme in line with policies S9 and DM1 which will also contribute to enhancing the immediate setting and appearance of the site.

Overall, the submitted scheme is considered an acceptable and sustainable form of development in this location to positively contribute towards meeting the districts affordable housing needs, whilst

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also ensuring there are no adverse impacts upon the surrounding character of the landscape, neighbouring dwellings or amenity of the area. With the scheme complying with policies S1, S9, S14, DM1, DM5, DM6 and DM10, the proposal should be granted full planning permission.

Layout and Scale

The proposed scale and layout of the development is as shown in greater detail on the accompanying submitted plans. The proposed scheme will replace the existing four dwellings by providing 6 terraced dwellings with offroad parking spaces, bin storage and private garden spaces for each dwelling to ensure there is a sufficient amount of internal and external amenity space.

The small-scale residential scheme will provide the following mix of dwellings:

Plot Number	Bedrooms	Gross Internal Floor Area
1	3	89.45 sqm
2	2	76.23 sqm
3	2	76.23 sqm
4	2	76.23 sqm
5	2	76.23 sqm
6	3	89.45 sqm

As the accompanying internal floorplans illustrate, the dwellings will internally and externally feature all of the key facilities and amenities required for a high-quality standard of residential amenity, with the residential floorspaces for each dwelling exceeding the National Minimum Space Standards for two-storey 2 and 3 bedroom dwellings whilst also complying with Local Plan policy DM1.

Externally, the length of the terraced dwellings will measure to be 32.5 metres, with plots 1 and 6 measuring to be 9.2 metres wide. The ridge height of the dwellings measures to be 8.55 metres high with an eaves height of 5.1 metres to remain in keeping with the neighbouring dwellings and wider street scene.

The scale of the development and the size of the dwellings to be provided are considered to be sympathetic to its primary surroundings, respecting the height, scale and massing of the nearest other neighbouring dwellings to remain in keeping. Given the spacious size of the development plot and the proposed layout of the site, the development is not considered to result in any

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overdevelopment or any adverse overbearing impacts. The proposal has clear regard for the existing site, its context and the primary surroundings.

The proposed replacement dwellings provide a good-quality standard of both internal and external residential amenity space for future residents, maximising the potential of the plot and the standard of amenity provided. The dwellings are well contained within the existing site boundaries and respect the existing building lines for the dwellings along Wordland Cross, not extending into undeveloped land. There is ample space within the curtilage also for parking spaces, cycle and bin storage areas as required.

Overall, the proposed dwellings respect the size and height of the existing and neighbouring buildings on site which it replaces, with no overbearing impacts, no overdevelopment, or loss of visual or residential amenity created. As such, it is considered that the proposed development presents an appropriately scaled form of development in this location which fully complies with Local Plan policies S1, S3, S14, DM1, DM5, DM6 and DM10.

Appearance

As importantly highlighted within NPPF Paragraph 130 and Local Plan policies S1, S14 and DM1, the design of development should retain local distinctiveness, enhancing the character and appearance of the locality. Essentially proposals should ensure a visually attractive place that integrates well with the characteristics of the site and the surrounding landscape, whilst ensuring that no unacceptable harm is created upon the character and appearance of the countryside.

The existing dwellings feature blockwork and pebbledash render external walls with Marley Ludlow interlocking concrete tiles with white UPVC windows. Other dwellings along Wordland Cross also feature a painted render appearance with some featuring slate tile roofs. As such the dwellings along this street scene do not all feature a uniform appearance. The existing dwellings proposed to be demolished are in need of great renovation and repair and have essentially come to the end of their lifetime in terms of providing a high standard of residential living accommodation.

As the proposed elevation plans demonstrate, the proposed materials and the predominant appearance of the proposed dwellings consist of painted render/cementitious board cladding, a brick plinth, slate tile roofs, and UPVC windows and doors. As the proposed elevation plans show,

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the proposed dwellings seek to greatly enhance the visual amenity and setting of the site whilst integrating well and remaining in keeping with the mixed residential and rural surroundings.

The appropriate and sensitive material choices for the proposed dwellings retain the essential rendered character of the surrounding dwellings effectively, with render, slate, brick and cladding traditional materials commonly seen on many rural, residential, and agricultural buildings in the local area to remain in keeping.

With regards to the form and scale, the dwellings respect the existing building lines, street scene and roof heights, whilst ensuring there are no overbearing impacts, no loss of privacy, overlooking or overdevelopment of the site. Despite additional two units being provided each dwelling has an appropriate degree of internal and external amenity space with both form and function at the forefront of the design to provide the affordable housing required.

The appearance of the existing dwellings at Nos. 7-10 are not considered to positively contribute to the character and appearance of the area and the site can readily accommodate the visual change and improvement to enhance the visual amenity of the site. The replacement dwellings will remain in keeping with the street scene when taking into account the current appearance of the site and will rather provide a visual betterment.

The design of the proposed dwellings therefore provides a much better form and appearance for their residential use than the existing. The proposal presents an appropriately scaled and aesthetically pleasing form of development, that respects the existing site and surroundings to adhere to the requirements from Local Plan policies S1, S14, and DM1 effectively.

Landscaping and Ecological Surveys

As the accompanying plans show, other than the construction of the dwellings themselves the main landscaping requirements for the scheme relate to the provision of the garden spaces and parking areas. The site does however feature a relatively flat topography.

As the submitted block plan illustrates, the existing footpath will be retained to the front northern side of the dwellings between the parking area and dwellings. The parking will be provided by providing a permeable paved level access area which is a SUDs compliant option. Permeable paved

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pathways will be provided to the front of each dwelling, alongside grass front and rear gardens and plantings.

Each rear garden for the dwellings will also feature a meadow planting area to provide an ecological enhancement. Appropriate boundary treatments will also be provided such as timber fencing between the garden plots to provide a clear separation between the domestic gardens. The plantings, meadows, grass gardens will allow the setting, character and appearance of the area and surrounding rural landscape to be retained.

A preliminary ecological appraisal has been carried out by Western Ecology Ltd, with the report dated November 2021 accompanying this application submission. Dwellings 7-10 had some evidence of bats within the roof voids and therefore further emergence surveys were required. The emergence surveys carried out by Western Ecology Ltd, with the report dated May/June 2023 also accompanying this application submission. No bats were found, and the works can proceed with negligible risk and no further mitigation.

In line with the recommendations set out in sections 5 and 7 of the preliminary ecology appraisal, new sparrow nesting opportunities will be provided through the provision of Vivarapro build-in bird boxes. Garden boundaries will also be designed to allow hedgerow movements with 13x13cm gaps provided at ground level. To provide a biodiversity enhancement and net biodiversity gain for the scheme, green and blue bird boxes and invertebrate bee bricks will also be provided as part of the scheme.

Overall, the proposed landscaping details for the development are considered appropriate and will enhance the setting of the site and its visual amenity, whilst also providing environmental benefits by achieving ecological enhancement to ensure the proposal fully complies with Local Plan policies S1, S9 and DM1 effectively.

Highways and Parking

The four existing dwellings do not currently feature their own off-road parking spaces but there is a hardstanding area to the east, or alternatively there are two spaces as part of the existing layby to the north adjacent to the highway. As part of the proposed development, two off-road car parking

spaces will be provided for each dwelling to comply with the residential standards set out in Local Plan policy DM5 effectively.

The location of the off-road parking will have no adverse impacts upon the adjoining highway. Initial informal advice was sought from a Senior Highway Development Officer for Mid Devon at Devon County Council who confirmed the submitted proposed block plan which shows the access and parking layout looks acceptable in principle. There are appropriate levels of visibility provided for each bay to ensure a safe egress and access point to the parking spaces.

With four dwellings already present on this part of the site, the additional two residential units will not generate an unacceptable increase in vehicle movements to the site beyond what is reasonably expected, and the minor increase can be supported by the adjoining highways network effectively with no harm created. There are no severe highways impacts in line with NPPF Paragraph 111 and the proposal is considered to comply with Local Plan policies S1, S14, DM1 and DM5 effectively.

Surface Water and Foul Drainage Strategies

Any surface water associated with the development is proposed to be directed to the existing surface water drains within the road on the northern elevation with the inspection chambers situated in the car park adjacent to No 5. Guttering and downpipes will be provided around the roofline of the dwellings to channel any water to this existing drainage system. The site is located in flood zone one and the proposed development will result in no increased risk of flooding in this location or elsewhere.

With regards to foul drainage, it is anticipated that the proposed dwellings will connect to the existing mains sewer pipes which lies to the rear of the dwellings. If for any reason this is not possible the dwellings will be provided private sewage treatment plant systems. With appropriate surface water and foul drainage strategies in place, the proposed development is considered to sustainably adhere to the requirements from Local Plan policy DM1 with no adverse impacts created.

Conclusion

Overall, the proposed redevelopment of the site for the erection of six dwellings following the demolition of the existing four dwellings at No.s 7-10 Wordland Cross, Cheriton Fitzpaine by virtue

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of its scale, massing, design and location is not considered to harm the privacy or amenity of the occupiers of another dwelling, the future amenities and services of the land to be developed or the surrounding landscape.

The designs are simplistic yet visually attractive, sitting well within the site context and wider surroundings. The proposal respects and complements the existing size of the plot, the scale and character of the site and its surroundings and is considered to pose no unacceptable harm or adverse impacts upon to character and wider setting of the countryside, rather providing a positive contribution and significant visual enhancement.

With the existing dwellings at the end of their lifetime and not fit for purpose, the proposed development is the most viable and suitable option in maximising the potential of the plot whilst also providing a modest contribution to meeting the districts affordable housing needs as socially rented dwellings.

As such the proposal fully complies with policies S1, S19, DM1, DM5, DM6, and DM10 from the adopted Mid Devon Local Plan, with both form and function demonstrated within the designs, and therefore it is considered the proposed development should be granted approval, with the scheme presenting an appropriate and sustainable form of development.