

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



9 Sawyers Mill
Shillingford
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Devon
EX16 9RY

18TH March 2014

Proposed development Pages 227/8 of draft Local Plan - 51 new houses in Shillingford

Dear Sirs

Having just attended a public meeting in Shillingford Hall with over 60 people discussing this proposal we would wish you to take note of the following.

Clearly there are some advantages in the proposal in that there would be increased usage of the current play area in Bowdens Lane and Shillingford Village Hall and the potential increase in population could bring better security to existing bus services, but there are many disadvantages which, we believe, totally outweigh these advantages.

In our opinion these are

- The addition of 51 homes (+ 3 with existing approved permission) will increase the size of Shillingford with approx 80 homes by 68% completely changing its character. This scale of development would appear to contravene Mid Devon's Spatial Strategy which states that 'Development of Villages will be managed for low impact and at a scale commensurate with that of the existing village'. We believe this equates to a limit of a 20% increase.
- Shillingford is only three and a half miles from the County boundary and two miles from Bampton where the nearest school is located, if, as currently, this is fully subscribed, as is the next nearest Devon school in Bolham eight miles away. So home to school transport costs/ times are likely to be a considerable for all children in the proposed new homes.
- At another recent meeting residents were advised that the current medical practice in Bampton is currently operating at it's limit and further demand would impact on medical cover and health services.
- The 68% increase in the size of the village could put a strain on the existing sewage works which is located in the flood plain which has been recently flooded with sewage backing up in some places.
- There is no existing pavement from the main road up Bowdens Lane to the proposed site and the lane width would preclude installing one so with the increased traffic using the lane there would be safety issues particularly with leaving and returning schoolchildren.
- The top end of the proposed site is only about 120 metres from existing high voltage power transmission lines.

- The additional housing could add around 85+ extra cars using a small, already difficult junction only a few metres inside the 40mph limit signs with an increased risk of accidents. The increased traffic could also have an unacceptable impact on the local road network, particularly in Bampton with it's know problems. (DM 20)
- There are no local shops, schools, pubs or other facilities in the village of Shillingford so travel is necessary to shop, work or play. The current transport links are also below standard as Page 227/8 makes clear. **So the proposed development contravenes all three criteria of your Spatial Policy S 14.**
- It is difficult to see where the employment of those housed in the proposed development would occur. No high speed broadband currently exists for home working so extensive travel would be required to work with Taunton being the most likely.
- The proposed site is outside the currently defined settlement limit and so the proposal would appear to contravene Mid Devon Planning Policy S14.
- Several species of bats frequent the area of the proposed site and it's surrounds.
- There is an existing site that has had planning permission for 3 new homes for many years which has not been taken up demonstrating that there is no demand for new homes in the village.
- Shillingford is part of the Parish of Bampton and so the views of the residents expressed in the recently published Parish Plan concerning new developments should be considered. These can be summarised as:-
 - Most people (84%) accept the need for additional housing particularly for the young and elderly but would like to see this achieved mainly by conversion of redundant buildings and small developments aimed at local people with more 'affordable housing'. However, the overwhelming desire is to retain the existing nature and character of the parish.
 - The overwhelming majority believe that the additional housing needed should be achieved by the conversion of redundant buildings and in small developments of less than 10 properties.

We understand that the development proposals in the draft Local Plan for rural areas exceed your actual housing requirements and so we would ask that you **take note of these significant objections when considering if it is necessary to include this totally inappropriate development in the final Local Plan.**

Yours sincerely

Alan & Penny Woolley

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Customer Feedback

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Default Report

Displaying 59 of 152 respondents

Response Type: Normal Response	Collector: Web Link (Web Link)
Custom Value: empty	IP Address: 90.207.159.70
Response Started: Monday, March 10, 2014 7:15:01 AM	Response Modified: Monday, March 10, 2014 7:23:05 AM

1. Do you agree with the Vision and Spatial Strategy?

Yes

The proposed development in Villages should not increase the existing size of the village by more than 20%

2. Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development. What is your opinion about these policies?

Support

1. Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below. Which option do you prefer and are there alternative options we should consider?

Option 2. Focus development after 2026 in a new community

2. If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?

Option 2(b) - East Cullompton (east of Junction 28)

1. Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery. Do you support these policies or have suggestions on how they could be improved?

Support

2. Economy and infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery. Do you support these policies or have suggestions about how they could be improved?

Support

There should not be a requirement to have mixed commercial and residential developments they should be considered separately.

1. Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change. Do you support this policy and do you have suggestions about how it could be improved?

Support

Properties in new housing developments should be aligned to give a southerly aspect and the roofs have solar panels built in.

2. Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development). Do you support these policies and do you have suggestions about how they can be improved?

Support

1. The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate. Please tell us your opinion on specific sites in this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.

Comments on the Proposed Bowdens Lane development at Shillingford. o The addition of 51 homes (+ 3 with existing approved permission) will increase the size of Shillingford with approx 80 homes by 68% changing its character. o Shillingford is only three and a half miles from the County boundary and two miles from Bampton where the nearest school is located. it, as currently, this is fully subscribed the next nearest school is Bolham eight miles away. So home to school transport costs/ times are likely to be a problem for children in the proposed new homes. o The 68% increase in the size of the village could put a strain on the existing sewage works which is located in the flood plain and has been recently flooded. o There is no existing pavement from the main road up Bowdens Lane to the proposed site and the lane width would preclude installing one so with the increased traffic using the lane there would be safety issues particularly with returning schoolchildren. o The proposed site is only X meters from existing high voltage power lines. o The additional housing could add around 85+ extra cars using an already difficult junction only a few meters inside the 40mph limit signs with a significant risk of accidents. o It is difficult to see where the employment of those housed in the proposed development would occur. No high speed broadband exists for home working so extensive travel would be required with Taunton being the most likely.

2. The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered. Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?

Spatial Strategy. - Proposed developments should not increase the existing size of a village by more than 20%.

1. NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS Name

ain woolley

2. Please provide your postal address

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