

**Sandra Hutchings**

**From:** Neil Simkin  
**Sent:** 18 March 2014 15:19  
**To:** DPD  
**Subject:** FW: Impacts of Mid Devon Local Plan 2013-2033 (Articleid=9842)



Dear Sir/Madam,

As a Willand resident, I recently attended a local council meeting to hear of proposed development plans affecting our village and surrounding areas. I must admit, I was horrified to find that one of the proposed sites was a field which is currently used by Quicks Farm as arable and grazing land.

I currently live at 16 Elderberry Way, EX15 2TU. and strongly object to the proposal for the following reasons:

- Willand is currently at bursting point already, as there's hardly enough infrastructure to support our current population.
- There is currently a serious problem already with speeding traffic through the village and I recently joined the Community Speed watch Team in order to attempt to control problem.
- The local Primary School is already 50 pupils oversubscribed.
- We only have a total of 3 small shops, the Post Office in the old village comprising of 4 parking spaces, the One Stop shop comprising of 6-7 parking spaces and the Esso garage comprising of 8 parking spaces. The first 2 sites are already regularly causing dangerous driving conditions/situations due to limited vision and manoeuvring areas, the latter is rapidly catching up due to the already increasing traffic.
- The farm field in question is by far the best field available for Quicks Farm (Quoted by the farmer himself) and is in constant use for livestock.
- This site is out of the village settlement line, and bearing in mind that there's currently a proposal for 3000 dwellings at junction 27 or 28, why would there be a need for a further 68 in an area that can't support it.
- There are serious access issues to the proposed site as our estate hasn't the adequate paving to support the access areas due to the fact that the estate was never designed for expansion. This would seriously endanger the lives of all residents in these immediate areas due to the increased volume of traffic impacting on the lack of infrastructure.
- The other access to the site would be from the Uffculme road, which again has a high volume of traffic and no adequate paving. (A recent proposed traveller site was declined for the exact same reason) This road is currently under assessment by our community speed watch as an existing problem.
- The potential development would be immediately adjacent to a working farm which would seriously impact the housing development due to the operation of farm machinery, impacts of slurry, flies and noise.
- Properties bordering the field would seriously suffer the loss of views across the Blackdown hills (A designated area of outstanding natural beauty, therefore adversely affecting the residential amenity of neighbouring owners.)
- The field is bordered by established hedgerows which is a haven for a multitude of wildlife including young deer and bats to name but a few. Bats are a protected species and to pursue this development would seriously compromise their natural habitat and flight paths.
- Our current local medical facilities are already struggling to cope with the throughput of patients and presently to actually see your own GP can take up to 2 weeks.
- Of course with 68 dwellings will come an average of 2 cars per dwelling, therefore increasing our carbon foot print even further.
- Willand is already taking on its share of affordable housing with the agreed affordable housing schemes already in the existing plan.

- There is already a shortage of Police cover in the local area, this will further impact the effectiveness of their operation.
- Willand will rapidly cease to be a village, and just overpopulated and under resourced town.

I look forward to receiving your acknowledgment of this objection and details of the next steps in the process etc, but should you require any further information please don't hesitate to contact me.

Kind regards

Neil Simkin

Head of Engineering

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Company Registration Number: 08572492  
Registered In: England

**Sandra Hutchings**

**From:** Neil Simkin <neils@jmc-engineering.co.uk>  
**Sent:** 17 March 2014 21:03  
**To:** DPD  
**Subject:** FW: Impacts of Mid Devon Local Plan 2013-2033 (Articleid 9842)



Dear Sir/Madam,

As a Willand resident, I recently attended a local council meeting to hear of proposed development plans affecting our village and surrounding areas. I must admit, I was horrified to find that one of the proposed sites was a field which is currently used by Quicks Farm as arable and grazing land. I was further bemused and extremely disappointed by the Chair's apparent attitude that this site was potentially to be the "Sacrificial Lamb" and would probably go ahead?? (He actually referred to our estate as "Toy Town", so immediately it was apparent that he held absolutely no interest, respect or empathy for our ongoing concerns/objections.) Extremely disappointing and insulting to say the least!

I currently live at 16 Elderberry Way, EX15 2TU and strongly object to the proposal for the following reasons:

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- There are serious access issues to the proposed site as our estate hasn't the adequate paving to support the access areas due to the fact that the estate was never designed for expansion. This would seriously endanger the lives of all residents in these immediate areas due to the increased volume of traffic impacting on the lack of infrastructure.
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- Our current local medical facilities are already struggling to cope with the throughput of patients and presently to actually see your own GP can take up to 2 weeks.

- Of course with 68 dwellings will come an average of 2 cars per dwelling, therefore increasing our carbon foot print even further.
- Willand is already taking on its share of affordable housing with the agreed affordable housing schemes already in the existing plan.
- There is already a shortage of Police cover in the local area, this will further impact the effectiveness of their operation.
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**Sandra Hutchings**

Ack

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**Subject:** Impacts of Mid Devon Local Plan 2013-2033 (Articleid 9842)



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