



Mid Devon council
Local Plan Review Consultation,
Forward Planning,
Mid Devon District Council,
Phoenix House,
Tiverton. EX16 6PP

Acorns,
8 Buttercup Road,
Willand,
EX15 2TX

Tuesday 20th March 2014.

Dear Sir ,

Hearing about the proposed building around Willand, I would like to state the following objections.

When I moved to Willand from Sheldon (on the Blackdown Hills) I counted myself fortunate to find a secluded and quiet corner at the end of a cul de sac in a small village. Neither my family nor myself chose to live here because it was a town.

The field at the corner of my property (the Quicks farm field) has given me great delight over the last 10 years....a beautiful productive flat field with sheep, cattle and, in the winter , field fares and red wings which have flown here to this field purposely from Scandinavia.

Why would anyone want to use prime agricultural land to build houses? This is just planning vandalism at its worst. Houses built as close as these to a working farm will no doubt suffer from increased outbreaks of flies, smells and the danger of farm machinery used in such close proximity . Why should this one perfect field and this side of Willand be used needlessly as the " sacrificial lamb" for the rest of the village ?

The edge of my property is marked as the existing parish settlement line.

Why does it have that name if it means nothing ? What in fact , does it mean ? Do Mid Devon council wish to amalgamate Willand with Uffculme parish ? Do existing villages have no rights ?

When we originally came to Willand there was one field off Muxbeare lane where we could walk and run the dog. Several years ago this was decimated in order to build an industrial site, despite the fact and it still remains so, that the already existing industrial estate (South View Road) was not used to anywhere near its full capacity.

There is still much spare land at the second industrial site (just off the roundabout) which is unused. IF Mid Devon council wishes to expand housing , this area of land would surely be a first call , possessing as it does, an already existing road and services. In fact, if the junction 27 works go ahead, the existing Mid Devon business park and the South View industrial estate will be surplus to requirements and could be razed to the ground and housing built on the resulting brown field site without any inconvenience to existing villagers.

Anyone who visits Willand and sees at first hand the amount of building which has been implemented in the past , must surely be aware of the fact that Willand has received much more than its fair share of new builds over the last few years . The existing road network would plainly be inadequate if extra housing came to the area.

Schooling is already under extreme pressure in Willand ...with additional pupils the present primary school would have no option but to lose its recreational facilities in order to accommodate extra

students.

Medical facilities are small in Willand itself , or else it means travelling by road either to Cullompton or Uffculme. Extra traffic and busier roads. Brilliant ! If any of you have ever tried to get an appointment, you know how difficult it is to get yourself in front of a Dr. This could only be worsened by the additional pressure of more houses.

Visiting the Recycling Centre outside Tiverton it made me realise the extra pressure there would be with additional housing in this area too, not only on the local refuse collection which at present works on a fortnightly programme, but the increase in recycling and landfill requirements would need extra land to fulfil the needs of an expanded population. This is madness.

Access to Buttercup Road is by a snaking and paved area which passes adjacent to a recreational field and children's playground. At present , many children do in fact play quite happily on the road. There is a rumble strip outside several houses which serves to slow any vehicles down as they access the properties . Any additional traffic would be a potential and very real hazard to children and drivers alike . Both the road on Elderberry Way and this present road surface would be totally inadequate to cope with lorries, construction vehicles and extra traffic produced by residents. Presumably Mid Devon council would be happy to vandalise preexisting roads. Many of the roads around this part of Willand do not have pedestrian footpaths. What would be the outcome for the first accident resulting in injury or death to a member of the public , or a child, using the roads around village.

On a general pointwhere are the people who will buy these houses in Willand to come from ?

Where are they to work ? Tesco or Aldi ?

Why is Willand to be built over when Cullompton, already a town , is desperate for more housing and businesses ?

Is Mid Devon to learn nothing from the vast white elephant of Cranbrook ?

IF the hideous ideas for Junction 27 were to become a reality there would be absolutely no need for any extra housing in Willand. 3,000 houses less than a mile away ? This is ridiculous.

Motorway closures, construction traffic, holiday traffic and general mayhem would ensue for many years . Why ? For some non skilled jobs in shops ?

When folk using the M5 travel down to the West Country ..do they come to find shopping like they have at home ? Do they come to be cheek by jowl with other visitors ? Do they come to trail along often narrow and single carriageway roads in a long traffic queue? Do they come to line up behind lorries going to the local tip or the cars forming vast queues to go to local schools or just get from one destination to another ? No ,of course they don't want to do this and neither do we !

Tourism is part of the heritage of the West Country, visitors come for space, quiet, coastal towns and inland villages, good local shops producing local foods, good weather and something slightly different to what they have at home .

How can an horrific expansion of junction 27 with its impossible "carrots" of extra jobs, more shopping, business opportunities and housing add any value to the lives of people in this area? Are the planners and Mid Devon council determined to produce a "Cribbs Causeway "effect here ?

I look forward with eager anticipation to your responses on all the points raised in my letter.

Yours faithfully,

JULIE DE'ATH - LANCASTER (MRS)