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



20th March 2014

Dear Sir/Madam

Mid Devon Local Plan Review Consultation
Re: Land off Bowdens Lane, Shillingford Option (Page 227)

I am writing to register my objection to the above proposal for 51 dwellings at Shillingford within the spirit of the public consultation.

I am the joint owner of the play area cited within the proposal as a facility for the proposed new residents. I am currently considering my position with regards to renewing the lease of the playground to MDDC as I have no desire to enhance the viability of the above option for development of 51 new homes.

The basis of my objection to this option is as follows:

Shillingford is a remote community of c80 homes and has no public facilities whatsoever other than a play area which is under threat if this proposal goes ahead. There is no shop, school, public house or prospect of employment in the immediate vicinity.

The sheer scale of the proposal is totally unacceptable as it would radically alter the nature of the community and totally overwhelm the infrastructure that supports it. The sewage system, storm drains, water supply and broadband service are all barely coping at present and would crumble under the increased strain of this proposal.

The plan states that some rural communities would welcome sensible development as there are suitable sites and a demonstrated need for additional homes. I would argue that Shillingford does not fall into this category as it appears to me that only two residents are in favour and they are the two landowners who stand to benefit financially if the proposal goes ahead. There is low cost housing already available in the local area which is not selling. There is also already planning in place for three dwellings on a brown field site within Shillingford which is an eyesore but this has not been developed.

This proposal sits on perfectly good level agricultural land and is therefore in contradiction of current policy not to create new homes in the countryside. Some of this land is not intensively farmed and is currently a haven for insects, birdlife, amphibians, reptiles and small mammals. Sited in a low lying area which is very close

to the flood plains this area is very visible from the higher ground in all directions which cannot be advantageous to the visual aspect from any perspective.

This low lying proposal may not be at risk of flooding itself but developing further hard surfaces will increase the risk of flooding to other existing homes within a short distance.

The site will generate additional vehicles conservatively estimated at 87 which will negatively impact on the area in several ways. Firstly the existing junction from Bowdens Lane is already congested and restricted by vehicles with nowhere else to park. This creates dangers for pedestrians as there is insufficient room to construct a pavement. There is restricted vision for vehicles to pull out of Bowdens Lane onto the main road because of parked cars further along the main road. This traffic is approaching the junction legally at 40mph and often way in excess of the legal limit. As the local schools and medical facilities in Bampton are oversubscribed there would be an immediate and substantial uplift in lengthy road journeys for the residents to seek alternative facilities, let alone to access employment away from the immediate area.

With regard to supporting economic growth, there is actually a negative impact as the owner of the course fishery, which is the closest business, feels that the proximity to housing would drive many of his current customers away, as they enjoy the tranquility of the status quo. This will also have a negative impact on tourism.

I, like many others, bought property in a rural area as a matter of choice and not to be crowded out by totally inappropriate over-development of the countryside which is not wanted or needed except by those who stand to profit from it.

Please exercise sound judgement and allow development of more appropriate sites other than Shillingford where additional housing is wanted and needed with the correct levels of facilities and infrastructure to support the proposals.

I feel that these comments apply for any number of new dwellings in Shillingford even if the proposal is significantly scaled back from the 51 homes in the present option.

Yours faithfully

Mrs GM Rice

By email dated 20th March 2014