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

Thursday 20th March 2014

To Whom It May Concern,

Re: Planning Applications for Willand, as part of LP3, specifically Dean Hill Road

We are writing to follow up the planning consultation that took place on Friday 7<sup>th</sup> March 2014, in Willand Village Hall. We hereby, enclose our thoughts and objections in respect of the ensuing developments within the local area.

We and our three small children have just recently purchased our house, Ashdene, in Dean Hill Road and have been settling in to Willand over the last 6 months, having been living on the Isles of Scilly. Previous to our time on St Mary's, we lived in Uffculme for five years and prior to that spent a couple of years living one of the more recent estates on the North edge of Cullompton. We therefore, consider that we know the area between JNC 27 and 28 relatively well and have been enjoying getting to know our new neighbours along Dean Hill Road, discovering that despite living slightly outside the village of Willand, we like the slightly remote aspect of this road.

Although classed as within Willand, Dean Hill Road is a rather interesting spot as it is a fair distance from the main village of Willand - in fact it is

almost as near to Cullompton as many parts of Willand - and as a result of this all the residents of Dean Hill Road have commented that they do feel slightly removed from the comings and goings of the village life. Being sandwiched in between the M5 and the main train line to London, it isn't always the quietest spot and certainly the lack of services, water and drainage would seem to suggest that it isn't within village boundaries. In fact, there are no gas supply or sewerage mains, leaving it to residents to sort out their own power and waste. There are two paddocks that are located opposite to the existing dwellings; both of which are used for agricultural purposes and it has come as a slight shock to hear that Dean Hill Road has been chosen as one of the potential development sites within the LP3 document released for consultation earlier this year.

We appreciate that Mid Devon District Council has a job to do, in responding to our government's targets for increased housing within the West Country and we would be foolish to think that we are going to be able to stop this from happening. However, we do feel that it is worth our while in outlining why we believe the Dean Hill site would not make economic or social sense in being part of this wider plan.

separate satellite settlement outside of the existing village boundary—this could not be considered as 'in-fill' but rather would be building on existing agricultural land that is currently in use. We believe that this would be taking a significant step towards linking the two communities of Willand and Cullompton. The other sites proposed do not have these same issues

Secondly, there are limited services - there is currently no gas supply, drainage or sewerage in Dean Hill Road. The 11 dwellings already present have private drainage and sewerage (and use private oil tanks, electricity or gas bottles), and in the main these houses were built before the '1948 Town and Country Planning Act. The remainder were infill of the existing properties. There is not the infrastructure in this area to support 54 more dwellings. Drainage and Sewerage in particular would be a concern due to there not being a viable link into mains.

Thirdly, development of this size would undoubtedly increase use of Dean Hill Road/Lloyd Maunder Road. There is planning in place for social housing near Two Sisters Factory and this in turn will put more pressure on the lane. Building another 54 houses on Dean Hill field, would

result in Dean Hill Road becoming a cut through to Tiverton. Dean Hill Road is not designed to carry the volume of traffic that 54 more houses, plus another 41 from the proposed Lloyd Maunders Development (totalling 95 dwellings) would create. There are weight restrictions, two narrow railway bridges, tight bends and limited passing places. Even if traffic was intended to use the main road through Willand, vehicles heading towards Tiverton, and vice versa, would use the lane from Lloyd Maunders development to Cullompton and the M5. This is already a well used lane in both directions.

Other objections include an already unstable railway embankment - work has recently been undertaken to support the bank and improve the lines. A development of this size would mean that a significant amount of work would need to be done to strengthen the bank and make it suitable for building. We are amazed that this site has even been considered to allow for housing, least of all 54! We would strongly recommend that this is not a suitable field to be building residential properties of this quantity.

Loss of agricultural land - this land is designated for agricultural use and is currently being farmed as a small holding. Although it is becoming apparent that existing agricultural land is being used more and more to develop housing on; where a plot is larger, a larger quantity of houses in turn create infrastructure of a bigger nature. However, on such a small plot as Dean Hill Road, we fear that it is unable to sustain the open spaces and section 106 demands that are required for this number of dwellings.

This leads on to our next objection: Sustainability - in building an estate of this size, it is known that developers need to provide certain facilities (i.e. shop, playing field). It is not a large plot of land and would struggle to provide these services. Alternatives are not in the immediate local vicinity because there is no other development.

Another slightly concerning aspect for us (due to having children who use this junction regularly on bikes) is the junction from main road from Cullompton – it has been brought to our attention by the local police that it would be an interesting choice of junction to increase traffic flow into and out of. Dean Hill Road is, as you are aware, at the top of the hill in a 40 mph zone and traffic turning left into DHR is often too speedy at their approach. In developing this end of the road we believe it would

increase the amount of traffic build up/speed issues coming in off the main road from Cullompton undoubtedly causing potential accidents.

Finally, the question of the quality of life - one has to ask the question whether this is the best plot for building a new estate (sandwiched between the railway line and the motorway). The other proposed sites, whilst having motorway noise, as does all of Willand, would not have the two issues. Existing properties were built before the motorway and hence there was no choice but to learn to live with this noise pollution. However, to build another 54 houses in the same vicinity, knowing what we know now, is somehow, not taking into consideration the issues.

We feel it has to be mentioned that within Willand village there is little green land to walk around and it will become less and less as the next ten years go by if the future developments are to take place as they are shown. Although we appreciate that this is not considered as an objection to planning, we do feel that in this instance of Dean Hill Road, it should be taken into consideration that it provides residents of Willand with a nature walk that many like to use recreationally. It provides people with a place to go that isn't too far and yet within the village boundaries somehow. The lane is a haven for nature not to mention the small holding that is being used to its maximum by an enthusiast. This attracts wildlife and although we agree that housing is a priority, we do believe that we need to protect what is in the main representative of the West Country.

So to summarise, any thoughts to develop the two paddocks in Dean Hill Road should be thrown out due to highways, services and noise pollution. Fundamentally, Dean Hill Road would become a separate satellite settlement that would neither fit into Willand or Cullompton.

Thank you for taking these view points into consideration. We look forward to hearing from you on this matter and the future outcome of Dean Hill Road.

Yours sincerely

Mrs Beth Collier Mr Mat Collier