

Barleycorn House
Shillingford
Tiverton
Devon
EX16 9AZ

20th March 2014

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



Dear Sirs

Re Proposed 51 new homes for Shillingford

I refer to the review of the Mid Devon Local Plan and in particular the proposal included in this for 51 new homes in Bowden Lane Shillingford. I would like to notify you of my objection to this development on the following grounds.

- 1) The area on which the development is proposed is a greenfield site and is prime agricultural land. As the population of Britain is ever increasing along with the rest of the world, food production is becoming more and more important so prime agricultural land should be kept for that purpose.
- 2) Shillingford is a small village of some 80 houses. The addition of 51 plus 3 for which planning permission has already been granted will be an increase of some 68%. This increase will totally change the character of village.
- 3) Bowdens Lane is a narrow road which, apart from a few houses at the junction with the B3227, leads to mainly agricultural properties and therefore is used by heavy farm vehicles. There is no pavement outside the existing houses and the width of the road would preclude the provision of one. The increased amount of traffic the development would attract would see a significant increase in safety issues than now exists.
- 4) The northern boundary of the proposed site is only approximately 120m from the existing high voltage power transmission lines.
- 5) The additional houses could see up to 100 additional vehicles using the very narrow Bowden Lane junction all of which would have to filter in the main road (B3227) from an already difficult junction which is only a short distance from the 40mph limit sign at the eastern edge of the village.
- 6) There are no businesses in Shillingford to employ any of those housed in the new development and whilst a few may find employment in Bampton 2 miles away most

will have to travel to work. As 35% of the development is for affordable housing the position of these houses in a small village with no services or shops may not be attractive as they are miles from a town where they can easily get work, go shopping and find entertainment.

- 7) Planning permission for 3 houses was granted a few years ago. So far this development has not taken place. This must be an indication that there is no pressing requirement for additional housing in this village and certainly not of the magnitude proposed.

Yours faithfully

W E Parry