

Barleycorn House
Shillingford
Tiverton
Devon
EX16 9AZ

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

21/03/2014

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. These are my objections to this development.

1. The development is far too large to blend in with the village of Shillingford, ultimately altering the whole character of the place as it will nearly double in size.
2. Shillingford has no facilities ie. shops or school. It has no employment; anyone moving in run their own business or they are retired. All the businesses are family run including all the farming and the few people that do have outside work have to travel to some distance to get to the closest towns. Bampton do employ a few but again most of the businesses there are family owned and run.
3. The closest school for any children moving in is Bampton and that one is fully subscribed and Bolham is much further, on the outskirts of Tiverton. Wiviliscombe is the only other next closest place with a school but that is in Somerset. So travelling to and from any school will be costly and time consuming.
4. Bowdens Lane is very narrow with no footpath and the extra vehicles from a new development would cause the added danger of accidents happening. Merging onto the B3227 will also cause difficulties as the

road often has fast vehicles along there as it is just inside the 40mph limit. Children walking down there will also have the added danger of large agricultural traffic as many of the properties further up Bowdens Lane are farms.

5. The proposed site is a Greenfield site and unsuitable for major building schemes. It may cause flooding to the existing village as there will be too much hard surfaces for water to drain away naturally. This winter has shown how easily it can happen as many properties were flooded where houses were built on inappropriate sites.
6. There has been planning for 3 houses on a site within the village for a number of years now and so far nothing has been developed there, so the need for housing in this village is not great as we are too remote for commuting people. As 35% of the houses are meant to be affordable housing the occupants would have no employment to get to easily or schools or entertainment, so houses built here would be very unappealing for them.

Yours faithfully

Mrs. Veronica Parry