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Mrs D S Fosberry  
4 Harebell Drive  
Willand  
Devon  
EX15 2TZ

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

23 March 2014

Dear Sirs

Mrs Dale Fosberry, 4 Harebell Drive, Willand, Devon, EX15 2TZ

I attended the Willand Parish Council Meeting in respect of the proposed Quicks Farm Development on Friday 7<sup>th</sup> March 2014 and am writing to express my concerns.

My first major point is that the Quicks Farm development is outside the existing Settlement boundary and I feel that if any more house building needs to be achieved in Willand then the most logical area to build would be in the area of land bounded by the B3181, Meadow Park, the M5 & the Esso station/Bluebell Restaurant.

Part of this area already has planning permission for building with access direct onto the B3181. It would complete Willand as a village rather than letting the proposed Quicks Farm development spreading out towards Uffculme.

It would be closer to amenities than Quicks Farm (i.e. next to the garage, pharmacy, Spa Shop and primary school.

Access is simple straight onto the B3181, which is the centre of the village.

A pavement already exists meaning children could walk to school without having to cross any dangerous roads.

The field at the proposed Quicks Farm Development is prime agricultural land and the present farmer has cattle and sheep grazing there practically all year round.

If this field were to be built on the access to and from the houses would be very difficult wherever it was situated. The B3440 is extremely dangerous due to the speeds vehicles travel at along the mile or so of straight road from Uffculme.

There are no pavements along this stretch of road and the existing houses are so close to the road making a pavement impossible.

Access roads to and from the existing Ladymead estate (Harebell Drive and Elderberry Way) are not suitable at all for two-way traffic. Cars passing each other presently have to pull into the bays to allow each other by. There are no pavements so pedestrians have to walk down the road. This would be an accident waiting to happen with proposals of 68 houses and a possible 130 more cars driving through the Ladymead development.

The local infrastructure such as it is could hardly cope with an increased population. The school is overflowing; there is only one pub and one local shop together with the tiny post office and a shop attached to the petrol station. Everyone has to travel to Cullompton or Tiverton to reach a supermarket

for basic shopping at the moment, meaning even more cars on the road, not very good for the clean air aims of Devon. There is little work in Willand with the new trading estate over half empty. Any new properties would mean even more commuting.

Lots of young people have grown up in Willand, (my son and his friends to name but a few) only to leave the area for work nearer to towns and cities, as the cost of commuting is not viable on a young persons wage.

Finally, our wildlife is such that we have bats constantly flying in and out of all the gardens butting up to the Quicks Farm field, throughout the spring, summer and autumn evenings, so we are on a regularly used flight-path, which could become damaged if houses were built in the adjoining field.

Yours faithfully

