



Mr P L Fosberry
4 Harebell Drive
Willand
Devon
EX15 2TZ

Dear Sirs

I wish to comment on the Mid Devon Local Plan Review and in particular object to the suggestion for development in Willand.

Proposed Quicks Farm Development

This is outside the existing settlement boundary. There should be clear countryside between Willand and Uffculme as recommended in previous Council papers rather than allow Willand to sprawl outwards towards Uffculme.

The field at Quicks Farm is exceptionally good agricultural land being organic with grass growing extremely quickly as can be seen by the amount of lambs & calves that are always there.

House building would also interrupt the local bats flight paths as they come from the copse across the field to feed on summer nights. Owls and sparrow hawks to name just two of the local wildlife would lose their habitat and areas of hunting.

Willand is one of the most densely populated areas in Mid Devon so it is totally wrong to make it even more densely populated especially as it is a village. Further building would mean that Willand would lose its rural character, one of the main reasons for people moving to the village.

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 do 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.

Problems of Access to Quicks Farm site.

- If access was via the B3440 then this is extremely dangerous due to the speeds vehicles travel at along the mile or so of dead straight road from Uffculme.
- There are no pavements along this stretch of road & due to the closeness of houses to the road a pavement would be impossible. Only if land was utilised from the field on the opposite side of the road & the road widened dramatically would space for a pavement become available. (However a wider road would no doubt result in even higher speeds).
- Putting a pavement on the opposite side of the road would mean children would have to cross this extremely busy & fast road for a short distance before crossing back again if walking to school. (The natural instinct would be to walk the short distance on the side of the road without the pavement with their back to the traffic).
- 68 Houses would generate at least 100 cars (Most houses at present have 2 cars due to inadequate shopping facilities, work prospects, transport).
- If looking for an alternative entrance then Harebell Drive & Elderberry Way are too narrow to take the amount of traffic that would be generated. At present vehicles have to stop & give way to allow another to proceed through certain sections.

- There are no pavements in Harebell Drive & Elderberry Way, which again presents danger not only to children but also adults.
- Traffic entering Willand Moor Road from Harebell Drive does so on a blind bend, very dangerous at the moment with cars accelerating downhill having just entered Willand Moor Road from the B3440.

If properties need to be built in Willand then looking on a map shows that 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 sprawl 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.

After re-reading The Mid-Devon District Council's Publication "Mid Devon Core Strategy 2026" adopted in July 2007 the present proposals seem to go contrary to everything the Council have been telling the public. Why adopt a Plan until 2026 if the council completely alter their position a few years later.

With Cullompton actively crying out for house building it is ridiculous to impose house building on Willand where the residents and Parish Council are totally against it.

Finally is there a need for extra housing in Willand? On a personal note my son has had to move to Exeter to live as travelling up & down the M5 every day cost £35 a week in petrol plus car parking costs plus having to purchase & run a car. (Public transport is not an alternative due to the hours worked). My son is following most young people out of the village, in his case get his A levels and leave, as there are no job prospects in Willand.

Yours faithfully