

Ack

Sandra Hutchings

From: Paddock Adrian J <A...>
Sent: 24 March 2014 11:32
To: rpn
Cc: ;
Subject: MID DEVON LOCAL PLAN 2013-2033 [WILLAND] - OBJECTION



Dear Sirs,

I am writing regarding the recent publication of the Mid Devon Local Plan 2013-2033, in particular the proposed development at Quicks Farm in Willand.

As a resident of Elderberry Way [No10] we raise our general objection to development in this area which is outside the village settlement line, but specifically regarding the potential increased traffic flows and proposed access routes. Whilst the plan shows a proposed access off Uffculme straight, the construction of 68 dwellings on the proposed site will significantly increase traffic flows through the existing estate and in the general area.

We have grave concerns regarding any proposed access through the existing Elderberry Way. The existing infrastructure / road construction is block paving [something which is not designed for high traffic volumes] and in most places is barely wide enough for 2 cars to pass. The majority of the route also does not have any footpaths for pedestrians.

Any development which would undoubtedly result in increased traffic flows, be it short term construction traffic causing a day to day nuisance [dust, vibration, noise, increased vehicular movements etc] or the long term effects of increased vehicular movement including degradation of the existing carriageway surface. From our own point of view both short and long term, with our house being at the end of the road any additional traffic flow would pass directly in front of our property.

The increased traffic flow would also cause an increased risk to children and pedestrians who frequently play in the playing fields / walk / walk dogs around the estate. The majority of front gardens in Elderberry Way do not have boundary fencing which adds to the open friendly feel of the estate.

In summary the 3 points to consider regarding the access are:-

- Current infrastructure / road construction is unsuitable for increased traffic flows [road width, construction, lack of footpaths]
- Safety risk to children / pedestrians resulting from increased traffic flows.
- Short & Long term disruption to a quiet housing estate as a result of increased traffic flows.

As well as the specific access issues adjacent to my property we also believe there are a number of other important points which need careful consideration.

A summary of these are:-

- The existing pressure on Willand Primary School which is already overcrowded [approximately 50 over the agreed intake]
- General lack of amenities within the existing village which relies on residents reliance on car usage, increasing carbon footprint and pollution.
- There are a number of brown field site within the village boundary which surely should be earmarked for development before any green field sites are even considered.
- If the proposed plan at J27-28 shows a potential 3,000 houses being built so why do we need an additional 68No at Quicks Farm. The proposed Quicks Farm development seems pointless in comparison
- The loss of prime agricultural land which could have a long term effect on the viability of Quicks Farm as a business.
- Increased traffic flows though the village as a whole.
- We understand that Cullompton / J28 has expressed a desire for this development. If this is this case why is the Quicks Farm development which has objectors even being considered.

In summary we do not believe that the proposed development at Quicks Farm should be used as an easy win and the impact on the local residents and existing infrastructure should be fully considered when arriving at any development decision.

We would welcome your comments in return. Please e-mail any response to adrian.paddock@carillion.com

Regards

Adrian & Sarah Paddock

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