

1 Southview Cottages
Shillingford
Tiverton
Devon
EX16 9AZ
21st March 2014



Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
Ex16 6PP

Dear Sir or Madam

Re: Land off Bowdens Lane Shillingford as a Potential Development Site

I refer to your current Local Plan review and consultations relating to the above site for consideration as part of the Strategic Housing Land Availability Assessment. I was shocked to learn of inclusion of this site for consideration within the SHLAA as the location appears unsuitable for numerous reasons.

The inclusion of this site would appear to contravene Mid Devon Planning policy S14 as it is located outside current defined settlement limits. This a green field site currently reserved for agriculture purposes and would impact negatively upon visual amenity both from properties in Shillingford and surrounding higher land, especially to the north.

It should be noted that the northern periphery of the site is in close proximity to electricity power lines which research has suggested may cause health problems over the long term. My own experience is that these power lines emit a high pitched noise and definitely can cause headaches and nausea to those passing close by or underneath.

The nearest school at Bampton is fully subscribed and the younger children would need to travel at least 8 miles to Bolham increasing school transport times and costs. There would be safety issues with schoolchildren and others negotiating the narrow lane to the site access road. The existing junction with the B3227, already dangerous, is likely to become very busy at peak periods and there appears no room for future footpaths within Bowdens Lane.

The addition of over 50 dwellings would completely change the character of Shillingford, increasing the population by over 70%. This massive increase would place the village infrastructure under intense pressure, in particular with regard to increased traffic and sewerage generation.

There are no community facilities within Shillingford, the post office/shop, school, pub and garage all having closed in the last 15 years. Additional or replacement facilities are unlikely to be generated.

There is limited or no employment in the locality so commuting by road to Taunton, Tiverton and Exeter would be the likely options for most people housed in new dwellings. No high speed broadband is available so home working may be severely limited. The above would result in mainly car transport usage and contravenes a low or zero carbon approach to new development.

It is clear that development of this magnitude is best suited to an existing town/city location, preferably on brown field locations and close to existing facilities.

Yours sincerely

Roy Judge 

Copy sent by Email and post