

*S R C Melrose  
The Old Mill  
Shillingford  
Tiverton  
Devon  
EX16 9BW*



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

23rd March 2014

Dear Sir / Madam

**OBJECTION TO PROPOSAL FOR THE CONSTRUCTION OF NEW HOMES IN  
BOWDENS LANE SHILLINGFORD AS PART OF THE MDDC LOCAL PLAN**

I refer to the recent Mid Devon Local Plan and specific reference to the proposal to build some 51 new homes off Bowdens Lane in Shillingford. As a home owner and inhabitant of Shillingford I wish to formally raise my objection to this proposal on the following 'community' grounds with a view to ensuring the current balance of dwellings to amenities within the village boundaries:

1. The addition of some 51 new homes represents an increase of some 70% in to current number of dwellings. This clearly contradicts Mid Devon's own policy guidelines as to what is a reasonable and acceptable increase in dwellings within any community.
2. Critical amenities such as schooling and medical facilities within the immediate environs of Bampton are already at overstretch. Both Bampton and Bolham Primary Schools are over-scribed resulting in additional

pupils requiring places in either Tiverton or across the County boundary in Wiveliscombe

3. Shillingford does not offer any fixed employment opportunity. The result will be the added volume of traffic equating, at a conservative estimate, to 70 additional cars moving from and to Bowdens Lane onto the B3227 twice daily, most probably at peak periods. Add to this inevitable school runs and the risk of accidental injury to predominantly bicycle, horse riders, dog walkers and children who use the lane is significantly increased.
4. In the light of recent flooding across Britain and acceptance that construction upon flood plain with the additional loss of green field soak away has significantly contributed to the fast rise in flood waters in numerous areas, this proposal to build on prime drain /soak away green field within 100mtrs of properties that are at an extreme risk of flooding from the R Bathern is short sighted.

The above points constitute a number of significant concerns relating to the construction proposal. There are many more. It is my opinion that the impact of an increase of some 70% in the number of dwellings in a village that possess no actual amenities is wholly in conflict with maintaining the character of Shillingford for the benefit of its inhabitants and smacks rather of an attempt to meet Central / Local Government criteria in tandem with the benefits of quick profit for a national construction company. At no level are there seen to be any benefits for the community of Shillingford.

Thank you for taking the time to read and acknowledge this objection which I am assuming will receive the correct attention as part of the proposal process.

Yours faithfully

*Simon Melrose*