

ACK

Sandra Hutchings

From:
Sent: 23 March 2014 14:42
To: DPD
Cc:
Subject: Mid Devon Local Plan 2013 - 2033



Dear Sir/Madam

Mid Devon Local Plan 2013 - 2033

I wish to object to the proposal for 68 dwellings on the field adjacent to Quicks Farm. There are a number of reasons for this objection including:-

1. It is outside of the settlement area for the village.
2. Access to the site via the current estate roads is unsuitable as the roads adjacent to the site are either single track and/or have no pavements.
3. This would result in the loss of prime Agricultural land.
4. This would have a significant impact on the wildlife, including habitats in established hedgerows.
5. There would be a negative impact to the residential amenity for those properties adjacent to the site as they would not only lose the views across the Blackdown Hills but would potentially be overlooked, overshadowed and suffer a loss of privacy. The views are also enjoyed by others walking on the current estate as a result of clever design by the developer.
6. Access to the site via the existing estate roads will place the children living on this estate at greater risk and restrict access to play areas on the estate ; because of the increase volume of traffic.
7. The current natural traffic calming created as a result of parked cars on the routes through the estate will create traffic flow problems. In some areas it is unlikely emergency service vehicles would be able to access some properties because of these parked cars/vans. Any increase to the volume of traffic will only exacerbate the situation.
8. The local school is already oversubscribed and could not cope with any further increase.
9. The above would almost certainly apply to Doctors surgeries and local hospitals.
10. There is a general lack of amenities in Willand and as a result a high reliance on the use of cars which increases Carbon Footprint and the inevitable environmental impact that carries.
11. The plan does not include any use of Brown field sites and this surely must be an option that needs to be considered before any other option.
12. There is a great deal of land assigned for industrial use in Willand however many sites remain vacant I do not see any reason why this could not be reallocated for housing.

Yours faithfully

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