

## Response to Mid Devon Plan Review Consultation.

As it affects the Willand Area.

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All the following are my opinions, they fall into two, overlapping categories



1. The development of the Overall Area
2. The development of the Willand Moor Road / Quickes Farm Area

### 1 The overall area

It is a dangerous policy to allow development outside previously agreed Settlement Boundaries, as once breached the pressure for further development outside the boundary is almost impossible to resist, which could in the case of Willand and the proposed developments up to Junction 27 would lead to a long sprawling "Ribbon" Development, of the worst kind.

The quantity of housing proposed in the Willand / Junct 27 development is totally excessive and being on the fringe of the Mid Devon District would do nothing to assist other parts of the of the District.

Such development would be principally occupied by people working outside the district who would use the M5 and North Devon Link Road to commute to other areas or possibly use the Train. Hence they would be of no benefit to the District and would require considerable new infrastructure.

There would be a considerable loss of Agricultural Land, such land is already in short supply and the need is to preserve, what we have to ensure Local and National Food Security. Particularly with the likely, local, loss of Land due to controlled flooding, in the longer term, on the lower levels of the EXE and the Somerset Levels.

The proposed commercial etc. area at Junct. 27 would finally destroy the Shopping Centres of both Cullompton and Tiverton, encourage yet more Car Travel and would bring very little benefit.

Holiday Makers when they reach our area are only interested in one thing, getting to their destination, not stopping off for the type of facilities proposed.

The Jobs created would be of the most part lowly paid, being in the retail service sector or similar, the housing adjacent, as indicated previously, would not be affordable by the persons employed. Hence yet more commuting.

From the above comments it can be seen that I consider that the proposed developments are unsustainable and should be rejected without the waste of expensive staff time.

### 2. Quickes Farm Area

This is outside the Settlement Boundary, there is not sufficient local demand for such housing, to justify the change in boundary. The Housing would be for Middle Income families, most of whom would have to commute for work as there is little or no suitable employment in the area. Such demand, as there is can be met from within the existing Housing stock or the various infill development sites which are available, within the Settlement Boundary.

The roadway system within the existing Willand Moor Road Development is not suitable for any additional Traffic, having been designed as a series of loops, the apparent openings facing Quickes Farm are a result of the Phases the Development was constructed in and were to provide Reversing Heads. All ready these roads are congested as a result of on road parking, due to some properties having inadequate off road parking.

Any additional traffic would be a definite Health and Safety Risk and the Council could clearly be held partly liable for any accidents, for allowing such use.

The Council would also need to be formally assured that the Land was not given to the Charity with Restrictive Covenants prohibiting such Development.

The whole development would be on Agricultural Land which is at a premium and should not be Lost.

Hence the Development is fails on many counts and should be rejected

Finally on a positive note

The District has much agriculture within its boundaries, with associated waste products.

The Council should be positively encouraging construction of Methane Producing "Bio-digesters" coupled with Generator capacity. These would produce much more usable energy than acres of Solar Panels which are very inefficient and at those times when power is needed, ie. Winter Evenings, produce no power what so ever. Solar Panel only producing power when there is sufficient light energy.

I would go further and suggest that as this Technology Works with all forms of organic waste it is a Planning Requirement for any new Sewage Treatment Plant.

The Landfill site at Broadpath already uses the Methane produced, to produce Electricity, additionally Methane can be stored and can be used as a fuel for vehicles.