

Sandra Hutchings

Ask

From: Andrew Dale-Harris
Sent: 21 March 2014 16:25
To: DPD
Subject: Objection to Land at NGR 291184 121416 (Land Adjacent to Town Mead) Oakford Devon application

Dear Sirs

I am writing to strongly object to the inclusion of the above site for residential development in the Oakford/MDDC development plan. This site is totally unsuitable for residential development for the following reasons.

- 1) The traffic through the village and from the access road from the black cat is already congested and invariably I have to reverse when driving towards the junction with the main road.
- 2) The site, if developed, would be detrimental to the whole appearance of the village being elevated and at the entrance to the village.
- 3) Oakford does not need new housing. I have 3 properties which I rent out at as lower rent as possible and even then I often have to wait 3 or 4 months to attract tenants. There are currently 3 properties empty in Oakford awaiting tenants.
- 4) Unless these were council or housing association houses focused at the lowest paid they would serve no purpose whatsoever as, again, according to Seddons there is limited demand for properties in Oakford which can be demonstrated by the length of time to sell and prices achieved.
- 5) I have lived in the village for 30 years and own the village shop which has had to close due to lack of trade and have also taken part in at least two surveys to ascertain local housing needs. The last of these was in 2006 and clearly stated that the only possible need was for possibly two dwellings for local people. Both the children from those families have now moved away.
- 6) This site has been purchased for no other reason than speculative development at a very low cost and giving permission would be detrimental to the village and the residents and purely benefit the developer.

Regards

Andrew Dale-Harris
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