

Proposed Quicks Farm Development Willand

Dear Sirs,

I wish to object most strongly at the above proposal.

This proposed site, is one of the best green fields on Quicks farm, available from spring to Autumn for the rearing of cattle and young lambs.

While a lot of the other fields remain wet till Summer this is in constant use for much of the year, proving its worth many times over.

Removing this field may seriously put in jeopardy the ability of the farmers family to continue farming on this land.

This is just outside the Willand boundary and should remain green field or are we expanding the Parish? Or is it so far from Uffculme as not to matter?

Access to this site would be very difficult for
a, construction traffic.

b, if it were developed 68 houses may equate to 150 vehicles plus from housing on the site;
(count the number of cars/vans in our street as a marker)

Access generally is not an easy option with,

The Uffculme road (B3440) to the North, a dangerous road with many vehicles using this as a racetrack due to it being very straight. There is a fair amount of HGV traffic due to a 2 Sisters plant in Uffculme.

The Local farm lane to the East is unlikely to bear construction traffic with tractors in constant use and farm animals being driven along the lane to fields on the other side of the Uffculme road.

There are currently no roads to the south and west of the site. There are Harebell Drive and Elderberry Way which are too narrow for many vehicles to use and have no pavements. It would be folly to even think of using this as access for construction traffic. Too narrow, pedestrians, with children playing in the street etc.

There is currently no foot access to the site.

A proposal to build a footpath on the opposite side of the B3440 does not say how pedestrians would cross this dangerous stretch of road to access the site.

The present path does not reach the site and due to close proximity of existing houses to the road, cannot be extended.

A more sensible area for development would be on the B3181 between the Esso garage and the public footpath leading down to the M5 if one had to be provided

Where there is already planning permission for housing, with some being started in the near future.

Wherever housing is built in the most densely packed village in Devon, it will require a large amount of infrastructure which has been singularly omitted in the past 30 years of development.

It has been put forward at every newbuild and then, conveniently forgotten.

Gables Lea is a prime example.

The result is that there is very little in the way of amenities in the village.



The village is ill served by buses, there are no rail connections in the village even though there is a need for them and the station foundations/access are still in place.

There is a single footpath to Cullompton, overgrown in the Summer.

There is no footpath to Uffculme.

There is no continuous footpath to Waterloo Cross. The path, ill maintained, starts a mile outside the village to the north.

The Junior school is not equipped to deal with another influx of children. With the housebuilding already in the pipeline, this will fill the school to overflowing.

Even with the school building more classrooms there are 360 in a school with a capacity for 300. A far cry from the school numbers anticipated when built in 1948.

Uffculme school has over 1000 pupils and is pushed for space.

So I would definitely not want to see any development at Quicks farm.

I thank you for your attention in this matter.

D. R. Thompson