

18/00175/MOUT

Proposal: Outline for the erection of up to 125 dwellings with public open space and associated infrastructure

Location: Land at NGR 303288 110467 Adj. Meadow Park Silver Street

Site Vicinity Grid Ref: 303288 / 110467

A planning application has been submitted to MDDC in relation to the above detail by Gallagher Estates Ltd. This is the same company which was refused an application for 259 on this site and an adjoining field. The Planning Officer dealing for MDDC is Mrs Alison Fish and comment must be with her by 27 February 2018. There are 37 documents to date amounting to 1,125 pages.



Part of this site is allocated under the emerging local plan for 42 houses which it is considered would be sustainable for the village and the facilities we have. Since that was planned there

have been 7 houses built (Ash Close) and 28 more approved on the grey area between the new site and the B3181. Willand will therefore have an extra 77 houses in any case and if this application is approved it could go up to 160 more houses outside of the settlement area and the only infrastructure will be a play area on the new site. This will increase the size of the village by another 11+%. They speak of public open space but a lot of it will be taken up with the pond and ditches for drainage, existing hedges and a bund along the motorway to try and reduce traffic noise for residents. Don't forget that when you look at the indicative plan a lot of that green area will be private gardens or back yards. There is the potential for 44 affordable houses but as Willand only needs about 40 for local connected people and 35 are in the pipeline already there is a potential imbalance.

There is argument that this will be economically beneficial to the area. There will be employment during construction; more residents will mean more money for local businesses; more council tax for MDDC plus new homes bonus but not sure how that will help Willand.

To argue against this size of major development we must prove that the harm to the village and area will be greater than the benefits. The Pre School is bursting and needs more space although DCC say the private sector can fill the need – outside of Willand; the Primary School is already over capacity and this development and the affordable houses are calculated to have at least another 40 children needing primary education. Developers will contribute money to education but how that will give another classroom or increase the size of the hall or play area is your guess? Village Hall, Youth Club, Church, Church Hall, Doctors' Surgery etc. do not have capacity to absorb too many more residents. Developers will contribute to improve facilities for youth and a trim trail but that will be on existing green space of which we are 64% short in the village. Look at the parking and traffic around the village at times now – can the village cope with more? How will this extra development improve the social cohesion of the village and community? We are sure that residents can think of more questions.

Please take the time to look at some of the application papers – planning statement alone will help give a picture of how they are arguing their case. Please write in and let the Planning Officer know your views. We had 72 write in regarding the Esso Garage site – can we do better this time? Apathy will let them walk all over the village.

Parish Council will be discussing the issue at 1900 hours on Thursday 22 February 2018 if you wish to come and hear what is being said.