

60/S27/mod

60/S13

**From:** [REDACTED]  
**Subject:** Local Plan Review  
**Attachments:** FW: Submission of Holcombe Rogus Parish Council  
Holcombe Rogus Local Plan Review Submission 13.02.17.pdf

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**From:** John Butler [REDACTED]  
**Sent:** 13 February 2017 13:38  
**To:** Local Plan Review  
**Cc:** 'Holcombe Rogus Parish Clerk'  
**Subject:** Submission of Holcombe Rogus Parish Council

Please see the attached

John Butler  
Chair, Planning Committee  
Holcombe Rogus Parish Council

[REDACTED]

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**From:** John Butler [REDACTED]  
**Sent:** 01 March 2017 18:42  
**To:** Janet Crook  
**Cc:** 'Holcombe Rogus Parish Clerk'  
**Subject:** RE: Representation

Dear Janet

Thanks for this. I suggest that you use the Clerk's address if that works for you - as follows:-

C/O Mrs Leslie Findlay  
Clerk to Holcombe Rogus Parish Council  
Ayshford House  
Westleigh  
Tiverton  
EX16 7HL

Kind regards

John

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**From:** Janet Crook [REDACTED]  
**Sent:** 27 February 2017 11:38  
**To:** [REDACTED]  
**Subject:** Representation

Hi Mr Butler

Thank you for your representation on the Local Plan Review Submission. To enable me to log your comments please can you provide me with a full postal address.

Kind Regards  
Janet

Mrs Janet Crook  
Monitoring & Information Officer  
Forward Planning  
Mid Devon District Council / Phoenix House / Phoenix Lane / Tiverton / Devon / EX16 6PP  
[REDACTED]

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## Holcombe Rogus Parish Council

13<sup>th</sup> February 2017

Local Plan Review Consultation  
Forward Planning  
Mid Devon District Council,  
Phoenix House, Phoenix Lane  
Tiverton, Devon  
EX16 6PP

**By email to [localplanreview@middevon.gov.uk](mailto:localplanreview@middevon.gov.uk)**

Dear Sirs

### **Local Plan Review Proposed Submission**

These are the comments of Holcombe Rogus Parish Council;

1. Holcombe Rogus is classed as a 'village' in the proposed local plan on the basis that it meets three criteria (Policy S 13)
  - educational facility
  - convenience store
  - transport service
2. Given that Holcombe Rogus has a bus that calls here once a week we hardly think there is a transport service worthy of the name. Be that as it may, if these criteria are to be applied in this arbitrary way consideration should be given to the introduction of a mechanism for a change of status from village to countryside if any of the criteria cease to apply or vice versa if the criteria become applicable.
3. In relation to the Junction 27 development proposals, our Council is concerned about the introduction of any material retail development and its impact on the towns of Cullompton and Tiverton. The vitality of these towns and in particular the town centres is already under stress and given MDDC's policy of increasing substantially the amount of new housing in these towns, it would make sense to direct new retail development to these towns rather than creating a new centre at Junction 27. This will also assist in reducing traffic movements and generally benefit the environment.

These considerations apply equally to Wellington, just over the border in Somerset

4. Although MDDC indicates that there will be controls over retail development at Junction 2, in our view, experience has shown that it is very difficult in practice to maintain controls whether under a Section 106 agreement or otherwise.
5. We do not know how the proposed visitor centre at Junction 27 is to be financially sustained but if this is dependent in any way on funding from the retail development, this would increase pressure for the removal of constraints that MDDC might seek to impose and adversely affect Cullompton and Tiverton and for that matter Wellington. This should not be allowed to happen.

[REDACTED]  
[REDACTED]  
[REDACTED]  
Chair  
Planning Committee  
Holcombe Rogus Parish Council