

67/J27/mod
67/SP2/mod

From: Local Plan Review
Subject: FW: LOCAL PLAN REVIEW - BURLESCOMBE PARISH COUNCIL OBJECTIONS

From: Burlescombe Parish Clerk [REDACTED]
Sent: 07 February 2017 11:38
To: Local Plan Review
Cc: [REDACTED]
Subject: LOCAL PLAN REVIEW - BURLESCOMBE PARISH COUNCIL OBJECTIONS

Dear Sir,

Having attended the public meetings and discussed the Local Plan at a Full Council Meeting Burlescombe Parish Council wish to **object** to the proposal to include Junction 27 of the M5 and the extra housing in Sampford Peverell within the Plan.

The reasons are as follows:

1. Use of land

The NPPF states that all housing and developments should be on brownfield sites where possible. Less than 2% of the proposed development is on brown field sites and the rest is mostly on good grade 3a arable and grass land. ie.

Junction 27 is within a Natural England's Devon Redland priority area.

2. Impact on local towns

A retail unit proposed on junction 27 would inevitably lead to a loss of business in Cullompton Tiverton and Crediton as well as nearby villages. We are already aware of local retail outlets enquiring about relocating to Junction 27 from town centres. The impact on local towns and villages therefore is not sustainable socially. The Local Plan Policy states quite clearly (para 6.5) that market towns should be key outlets for selling locally produced food and have a range of things for people to do. A large development at junction 27 would therefore have a negative effect on these market towns. It could also have a negative impact on Wellington, Taunton and Exeter.

3. Traffic

Junction 27 is a congested round-about and especially at weekends. The M5 is the major route into the South West for holiday traffic and is full to capacity at certain times. There are frequent traffic jams at peak times on the M5 and especially at junction 27. There are occasions when Tiverton Parkway Railway Station is difficult to access as it entails using Junction 27 round-about both ways. Any major development there would exacerbate the problem unless there is considerable re-modelling of the junction and the motorway. In addition there is an increase in heavy traffic coming from the nearby Quarries, the roundabout at Waterloo Cross is already extremely busy with the Quarry traffic and HGV vehicles going to Willand to the Business park.

4. Tourism

Mid Devon is a rural district where the main industry is farming with ancillary small manufacturers and businesses serving agricultural interests. It is typified by rolling hills arable and grass land with ancient hedgerows, narrow roads with woodland and small villages. There are no major industrial sites in the district. It

is bounded by National Parks Exmoor and Dartmoor and the Blackdown Hills which is AONB. Tourism plays a major part in the economy. Tourists come here to appreciate the peace and tranquillity of this beautiful landscape. The local amenities within the area will be badly affected.

5. Housing

It is planned that the development would require 391 houses to cover job requirement for the development. There are already massive housing developments of some 7860 new homes proposed in Cullompton, Tiverton and Crediton making Mid Devon one of the fastest growing housing areas in the Country. The 391 houses include 60 in Sampford Peverell on a greenfield site. It cannot be dictated where the occupants of these houses are going to work, especially the 60 new homes proposed in the Sampford Peverell development. Any additional houses and jobs at the junction only increases the horrific traffic problem there. There are also further hazards to be considered with heavy goods deliveries servicing the development. The proposed housing development at Sampford Peverell should certainly be removed from the Local Plan as the proposed houses are in the wrong place.

6. There is already a service station on the M5 at Cullompton Junction28 which is 5 miles away. There is no need for another so close. It is suggested that there will also be a lorry park at junction 27 with probability of warehousing too. The M5 corridor through Somerset has several such industrial sites whereas Junction 27 is the gateway to a county where agriculture and tourism are the main industries and should not be contaminated by such developments.

Burlescombe Parish Council ask you to withdraw Junction 27 from the Local Plan.

Les Neville
Chairman
On behalf of Burlescombe Parish Council