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**From:** Local Plan Review  
**Subject:** FW: Uplowman PC comments on Local Plan 2013-33 Review  
**Attachments:** UPC Local Plan response.pdf

-----Original Message-----

**From:** The Clerk [REDACTED]  
**Sent:** 12 February 2017 07:54  
**To:** Local Plan Review  
**Cc:** Trevor Milner  
**Subject:** Uplowman PC comments on Local Plan 2013-33 Review

Local Plan Review,  
Forward Planning, MDDCr

Dear Sirs,

Please find attached Uplowman Parish Council's comments on the Local Plan Review.

Thank you,

Robert Hodgson

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From the Clerk,  
Uplowman Parish Council  
Lower Beer, Uplowman, Tiverton EX16 7PF  
Tel [REDACTED]  
Web: <https://parish.middevon.gov.uk/uplowman>

# UPLOWMAN PARISH COUNCIL

Clerk to the Council : Robert Hodgson  
Lower Beer,  
Updown,  
Tiverton EX16 7PF  
Tel/fax: [REDACTED]

E-mail : [REDACTED]

*Web pages: <https://parish.middevon.gov.uk/updown>*

Local Plan Review Consultation  
Forward Planning  
MDDC  
Phoenix House  
Phoenix Lane  
Tiverton EX16 6PP

12<sup>th</sup> February 2017

Dear Sirs,

## **LOCAL PLAN REVIEW 2013-2033**

### **COMMENTS BY UPLOWMAN PARISH COUNCIL**

Updown Parish Council has studied the latest Local Plan produced by Mid Devon District Council and has the following comments:

We are disappointed that there has been limited time for consultation on such a major revision. We previously supported the earlier version of the Plan as it considered there should be no development within the Parish, and remain supportive on this point.

While the changes at Junction 27 do not directly affect the Parish which is close in distance, they do have major implications on the residents with regard to traffic and shopping facilities.

We welcome the additional facilities at Junction 27 but we are concerned that there will be an impact on Tiverton that has not been properly assessed, as mentioned in the consultant's report (paras 6.10 to 7.11), such as the number of shops that will be affected and the local cinema. We request that the impact calculations be re-assessed to ensure that shopping and leisure facilities in the town are not diminished but are enhanced as stated in other parts of the Plan.

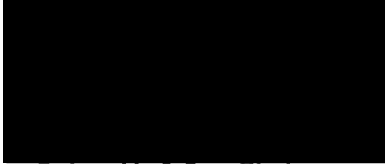
The volume of traffic generated by the Junction 27 scheme will impact on travel from out the village both to work and to local schools, plus the additional use of the Parkway station will increase parking issues on to a station already at capacity. This negative impact has not been assessed in economic terms within the Plan.

The areas designated for the Junction 27 scheme and for additional housing in Sampford Peverell are prime agricultural land as opposed to other sites further down the motorway which have been discounted. We believe that the Plan has not been prepared in a "sequential" methodology as required by Government to produce a convincing case for this location, nor has it "been justified" and "is likely to affect the health and function of other town centres".

The Local Plan calls for additional housing on sites not previously considered, especially in Higher Town in the neighbouring Parish of Sampford Peverell, which is not contingent up on the major Junction 27 scheme proceeding. In other words there could be more housing built in local areas even if the Junction 27 scheme is not progressed in the lifetime of the Local Plan.

We trust that the above comments will be considered during the Inspectors review and that residents in the Parish can have confidence that the benefits of the J27 scheme will outweigh the disbenefits.

Yours faithfully,



Robert Hodgson, Clerk,

pp. Trevor Milner  
Chairman Uplowman Parish Council