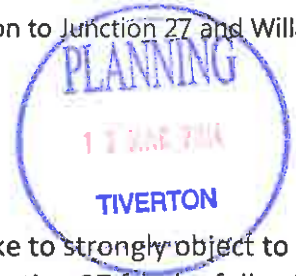


Sandra Hutchings

From:
Sent: 12 March 2014 21:58
To: DPD
Cc:
Subject: Local Planning Review Options Consultation Objection to Junction 27 and Willand development Option 2a



Dear Sir/Madam,

In relation to the Local Plan Review Options Consultation (Jan 2014). I would like to strongly object to Option 2(a) – the development of a new community and commercial site at Junction 27 for the following reasons:

- Willand is a small village. The proximity and the size of the proposed new community would completely swamp the village. The infrastructure in Willand (i.e. school, local shops, chemist) would be unable to cope. The proposed development of facilities associated with the new community, would not sufficiently address this issue as it would not be possible to effectively separate the two communities. Therefore demand would be placed on any facilities, existing or new, by both communities.
- The quality of life in the village would be drastically negatively effected as a result of the increase in traffic and people from the huge number of houses proposed. An additional 3000 dwellings could result in ~4000 additional vehicles this would produce significant congestions issues on the B3181 through the village.
- The proposed commercial development adjacent to J27 including distribution centre, outdoor, leisure, shops, garden centre, concert hall, cinema hotel and visitor centre is completely unnecessary and not in-keeping with the local rural area. This kind of development would be more suited to the outskirts of a large town. There are already 3 multiplex cinemas within 30 mins of Willand (at Taunton and Exeter) in addition to a number of smaller Cinemas (Tiverton, Wellington) none of which are very often full. Demonstrating that there is no particular demand for more. There is already a hotel and garden centre in the direct vicinity of the proposed commercial development. The idea of a concert hall is preposterous, it would be a completely inappropriate location for this. There are already theatres and concert venues in Exeter which are struggling (e.g. Northcott, Exeter - threatened with closure in 2010), another venue like this would be a pointless waste and a very high cost to the local environment and community. None of the proposed facilities are at all required in this location.
- Further to my previous point. It would also seem that if the proposed commercial development at J27 went ahead the only way it could stand a chance of being financially successful would be by cannibalising existing business from Tiverton, Taunton and Exeter. For example, taking cinema goers from the Odeon or Vue cinemas in Taunton and Exeter. Taking people who would have gone to Tiverton to the garden centre. Taking people who would have used existing leisure activities in Tiverton and Exeter (e.g. Go-Ape at Haldon forest or local leisure centres in Taunton and Tiverton). If business was not taken away from these other locations then I do not see how this proposed commercial site could be financially successful.

- J27 represents the gateway to Devon for most holiday makers. With tourism contributing substantially to the Devon economy building a large commercial centre here is in direct conflict with the primary reason people visit the local area which is for the natural beauty of the rural landscape.

In conclusion, I think the development of the new community and commercial development at J27 would be a disaster for Willand and the existing local community and I would strongly urge Mid Devon District Council to consider alternative an alternative option.

Your sincerely

Robert Frost

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