



"Brookview"  
28 Stenhill  
Uffculme  
Cullompton  
Devon  
EX15 3DH

19 March 2014

Dear Sir/Madam

**Local Plan Review Options Consultation - Housing and Commercial elements planned for land at Junction 27 and adjoining Willand**

I wish to lodge my objections to the developments above as follows:

1. The proposed development seeks to destroy Willand as a village and to establish a large town in its place.
2. Any development in these areas would be completely outside the existing settlement area for the village.
3. A large area of productive agricultural land (and associated wildlife) would be lost at a time when the country as a whole is already having difficulties, or is unable to feed the population, without foreign imports.
4. If permitted, the development would not only dwarf the existing village but by creating a large ribbon development along the M5 as is proposed, would greatly increase the noise and light pollution in what is currently a quiet rural area.
5. There would, inevitably, be a dramatic increase in the number of cars and other larger vehicles using both the major and, in particular, the minor roads in the vicinity, with the inherent increased risk to other road users such as horse riders, cyclists, farm animals and pedestrians.
6. What is needed in the area, is affordable housing for local people, not large estates designed to attract more wealthy people from outside the southwest region.
7. There are several unused places on the Mid Devon Business Park site where commercial units are still to be built. It would suggest that further commercial development is not needed in the area at present. As Willand is crying out for additional primary school places and better medical facilities now (without any additional housing in the area) would not it be better if this land was used to satisfy these needs rather

than handing the land back to the developers for them to build houses on it?

8. Access to the proposed development is via the B3181 or the A38. In the event of the motorway being closed, all traffic is channelled along these roads, there being no alternatives. The congestion is bad enough now when this happens. With a substantially increased local population, traffic calming and reduced speed limits in the newly developed area, this can only make matters much worse.

9. There is already a lack of freely accessible local open spaces for the current residents to enjoy. No suggestions have been proposed by the developers to remedy this situation.

10. The basic infrastructure of Willand needs to be improved before additional residents put even more pressure on existing resources such as sewerage, water, schooling, medical facilities, small retail outlets, open spaces for recreation, transport links etc.

11. Devon's tourist industry is built on the unspoilt scenic rural views, small villages, river valleys, woods, hills and farmland as depicted in the photographs included within the "Summary of the Local Plan Review" produced by MDDC. The proposed developments on the Devon border alongside the M5, the main artery to the southwest, will not, in any way, resemble those pictures. The density of houses per hectare far exceeds that normally permitted in a village setting and the warehouses/sheds/cinema etc will provide a most unattractive "Welcome to Devon"!

The Culm Valley is a picturesque, relatively unspoilt area and should not be destroyed purely for profit by those from outside the region with little understanding, appreciation or desire to retain a lovely piece of unique countryside for everyone to enjoy.

Yours faithfully

Miss Dorā J Marshall

CC Willand Parish Council  
Burlescombe Parish Council  
Halberton Parish Council  
Uffculme Parish Council