



Welcombe Cottage
4 Ways Lane
Cullompton
EX15 1DL

Mr Peter Williams
Forward Planning Officer
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP

20th March 2014

Dear Mr Williams

RE: Local Plan Review Options Consultation

I am particularly concerned about the proposed plan for a Commercial/Retail development at Junction 27. Firstly, I cannot understand why such a development is needed in this area of Mid Devon when we have two viable areas close by in Exeter and Taunton. This development would surely affect the retail business in these areas and local towns such as Cullompton and Tiverton, both of which are trying hard to regenerate. Secondly, I cannot imagine why visitors to Devon would want to stop at such an area on their way to holiday in Devon and Cornwall when they would surely be nearing their destination and would be keen to carry on to their final holiday area. Thirdly, and most importantly to me, it would be a desecration of wonderful Devon farmland and the biodiversity of the land. We are being swamped with wind farms, solar panelling, houses and commercial development on our beautiful and unique landscape, ruining the habitat for thousands of insects, flowers, mammals and birds. I can understand that we need housing but I do not feel we need this development on such a beautiful area of the Devon countryside.

Even though I understand we need housing, I am not convinced that we need the thousands proposed, especially when the infrastructure is not in place and the roads are already bottlenecked. Our Devon lanes are not made for the amount of transport that will undoubtedly come as a result of the proposed housing developments. I am against the Eastern Relief Road that is proposed to be built through our wonderful Community Fields, as a result of the extra traffic that will be generated, instead of a rule that there be no parking in the town centre at any time and deliveries be made during the early hours of the morning or late evening. I would prefer any housing to be built in Cullompton, preferably the other side of the M5 and not dotted around the area of Cullompton on farms, several of which has a biodiversity report as areas of environmental importance.

Surely there must be brownfield sites that could be developed in the first instance, a request that has been made by the Government, instead of ploughing up our greenfield sites.

Yours sincerely

Ms Jennifer Penharris