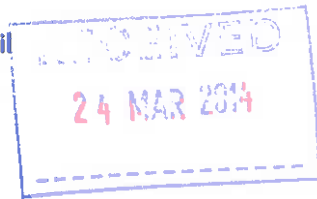


584 / 3486 ACK

Local Plan Review
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
TIVERTON
EX16 6PP



12 Culm Valley Way
UFFCULME
Cullompton
Devon
EX15 3XZ

21st March 2014

Dear Sir or Madam,

Re: Local Plan Review Options Consultation – Housing and Commercial elements planned for land at Junction 27 and adjoining Willand.

I strongly object to the above development for the reasons listed below:

- 1) The loss of open space, agricultural land and wildlife.
- 2) The size and density of the proposed development would overwhelm current vernacular buildings and dwarf the rural village of Willand; it is also outside the existing settlement area of the village.
- 3) The increase in traffic especially in local lanes e.g. Bridwell Avenue would bring additional dangers to all road users including pedestrians.
- 4) Affordable homes for local people are required not estates of houses for purchasers from outside of the area/region.
- 5) Schools and medical facilities are already overstretched in the area.
- 6) The proposed warehouses and bizarrely a cinema are totally out of keeping with the area. There is already land allocated for commercial units at the Mid Devon Business Park and there are under used cinemas and theatres at Exeter and Taunton.
- 7) Retail outlets will compete for trade with local businesses.

Bridgwater, Taunton, Wellington and Exeter are rapidly becoming sprawling conurbations, closely followed by Tiverton and Cullompton. It seems that developers have already got their teeth into the M5 corridor, do we really need to develop EVERY junction along the M5 and thereby totally destroy the character and nature of the area and entrance to Devon and the South-West?

Yours faithfully,

R D Marshall

Copied to: Willand Parish Council
Halberton Parish Council
Burlescombe Parish Council
Uffculme Parish Council