

Burlescombe Parish Council

Parish Clerk: Chrissie Palmer
2 Pear Tree Close, Westleigh, Tiverton, Devon EX16 7HH
Chairman: David Hodson-Whittle
6 Station Road, Burlescombe, Devon, EX16 7JJ

Planning Ref : Local Plan Review – Options Consultation.



Dear Sirs.

18th March 2014.

The parish council, having reviewed the Local Plan referenced above, would like to raise the following observations with regards to elements relating to their parish and surrounding area.

The council agree, in principle, with the proposed deletion of the settlement limits for both Burlescombe and Westleigh; based on the information given by Peter Williams of MDDC that this removal is based on the locations' infrastructure not meeting the development criteria and hence reduces the chance of further development happening.

The "local plan review housing consultation site" listed within Burlescombe in Churchyard Field is viewed as unrequired development and will, as per previous applications made for this location, spoil the view from the church.

The "Minerals Consultation Zone" as highlighted on the Burlescombe Map is viewed as being far to close to the village and residents of the parish and deemed intrusive.

Junction 27.

The council understand that some of these plans have been pushed forward without agreement of some of the land-owners within this 200 hectare site and feel, that as a matter of principle, land-owner agreement should be sort for the purchase of land prior to proposals and planning applications.

The council do not feel that the local area will benefit from 25 hectares of B8 storage and distribution/logistics development based on the recent departure from the area of two such business types and with the current allocation of land in the local area not being taken up. Additionally they feel, even with the proposed infrastructure improvements to both the junction 27 slip roads and A38 the mixing of such levels of HGV and tourist traffic is not ideal and may become an black spot accident area by the nature of both vehicle movements.

The council feel that the outdoor leisure destination incorporating sports and activity centre, the improvement of the service area incorporating a regional visitor centre and local produce centre, as well as the hotel incorporating a conference venue and

concert hall will have a positive effect on the local community bringing in additional employment and facilities which are not currently adequately catered for.

The plant and horticultural centre is not a current requirement, unless it is proposed that these be linked to the current local businesses already offering these services – stating that a multinational brand is not going to bring a positive effect to the area, just the opposite.

A cinema or designer retail park is not deemed a necessary development for the local community and will not bring required income to small local business.

The council add that locating a residential care, or monitored housing next to such a development is wrong and feel a quieter, more suitable area for such a development should be sourced.

It is agreed that any such planning on this site must have suitable links direct to Tiverton Parkway with walk and cycle ways.

The plans for the site need to maintain a good level of green development, suitable landscaping; the council would object to large areas of hard-standing for car parking within such a development as more suitable systems are available to maintain a “green feel” within the development. Such a development should include the use of roof space for solar energy capture and be sympathetically designed to enhance and promote Devon as being the greenest county not only in sustainability, but environmentally and visually.

Any development must go through the suitable planning and consultation process with plans and developers listening and developing to the call of the local residents.

Additionally the council do not believe the proposed site for housing linking Willand to junction 27 is suitable and feel that Mid Devon would benefit more from the introduction of a new community with its own infrastructure, than further development of the already stretched communities.

Yours faithfully

David Hodson-Whittle
On behalf of Burlescombe Parish Council