

30th January 2018

Mid Devon Local Plan Review 2013-2033

Dear Inspector Paul Griffiths BSc (Hons) BArch IHBC

Burlescombe Parish Council has discussed the Local Plan Review in a recent Council meeting, referring to paper ID10 we would like to express our views on the scheduled hearing taking place on Wednesday 20th February 2019, the topic to be discussed is concerning hearing 5A, J27 and SP2, specifically point 1.

The question discussed was:

‘In the light of conclusions that flowed from the preliminary hearings, is the wording of Draft Policy J27 (Land at Junction 27 of the M5 Motorway) too restrictive?’

It is the conclusive opinion of Burlescombe Parish Council that the policy wording firmly establishes the boundaries of the allocated area, in which a development would be placed. Without such wording the Parish Council believe that the current allocated area for a development may be too loosely interpreted, allowing for extension beyond the outline of plans.

If it is felt that a new development would need to extend further than the specified ‘land at J27 of the M5 motorway’ then it is suggested that a new consultation should take place to allow other areas that may well be affected to put forward their views and the impact it may onset. Changing the wording is more than just that. A new outline would be necessary if the allocated land is to be extended. Questions such as ‘where exactly does the allocated area start or end?’ would need to be addressed.

At this point the wording currently used, covers a large enough area to suffice in terms of suggested development. If the wording was to be changed to something less restrictive, then it is felt that we are opening our doors to anything/ everything being built in and around our Parish. Some types of developments would not be suitable for our parish and adding less restriction would only exacerbate current issues in our Parish and to surrounding areas.

The Parish Council feel that by having a more specific wording choice, it creates direction and allows plans to be made more accurately. Loose wording allows for could we, should we scenarios, which will inevitably create failures.

A fair proportion of the proposed allocated site lies within the Burlescombe and Westleigh Parish for which we are ultimately responsible for, the Parish would ask that the Inspector

considers not only the bigger picture concerning a new development but also the habitants living within the proposed area currently.

Yours faithfully

Cllr Liz Duthie

Chair of Planning

On behalf of Burlescombe Parish Council