

# 15.0

Plan Mid Devon 2023 - 2043 Regulation 18 Issues Paper January 2022

## PROPOSALS AT JUNCTION 27 M5 MOTORWAY

15.1 Undeveloped land adjacent to Junction 27 on the M5 presents a major opportunity for the future planning of Mid Devon, with potential to serve as an arrival point and gateway for visitors to the district and beyond, as a destination point and attraction in its own right than can benefit the local economy.



Land to the east of Junction 27





15.2 The current local plan includes provision for a major high quality regional tourism, leisure and retail attraction adjacent to Junction 27 on the M5 motorway, together with ancillary roadside services and supporting infrastructure including a pedestrian bridge linking the site to Tiverton Parkway railway station. The new Local Plan can take these proposals forward in their current form or could provide an opportunity to revisit them should circumstances have changed where there is a need to reconsider the suitability of land uses in this location. At this stage there is uncertainty over what medium and longer term impact there will be on the Mid Devon economy that may arise from both the United Kingdom leaving the European Union and also the COVID-19 pandemic. Technical studies and assumptions made in the formulation of the current proposals for Junction 27 may need to be updated as the new Local Plan is being prepared. The potential for new homes to be planned at Junction 27 has previously been explored through the preparation of the current Local Plan, However, this option was not taken forward since it was not considered to be a sustainable location away from an established settlement and local shops and services. However, Junction 27 may no longer be a location that is economically viable for a major retail attraction and this might have implications for the uses currently planned for.

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## Question 53

**Do you think we should:**

- **Continue with current Local Plan proposals to develop land at Junction 27 for a major high quality regional tourism, leisure and retail attraction?**
- **Reconsider the current Local Plan proposals through updated technical studies and assumptions?**
- **Other (please state what this should be)**

