

Proposals at Junction 27, M5 Motorway

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, and as a destination point and attraction in its own right than can benefit the local economy.

The current Local Plan includes provision for a major high quality regional tourism, leisure and retail attraction adjacent to Junction 27, 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. But this area 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.

We would like to hear your views on whether we should continue with the existing proposals for Junction 27 or reconsider our approach.

