

**Uffculme Parish Council**

**Consultation Response to Parish Boundary Community Governance Review**

Uffculme Parish Council has for a number of years been looking to vary the current Parish Boundary that is considered to be outdated and not suited to the modern landscape and common practice of Mid Devon Residents.

The Parish Council has encountered a number of issues surrounding development and planning matters where the current boundary does not appropriately reflect recent development. The Parish Council feels that by changing the current Boundary there will be a greater benefit to the Mid Devon residents in terms of continuity of planning matters, assistance offered up by District Councillors and the Parish Councillors.

Uffculme Parish Council made a representation to the Local Boundary Commission in respect of the 2019 Mid Devon Ward Boundary Review. Many of the matters raised in our previous representation are echoed today. The Inspector responsible for the Ward Boundary Review stated at that the electors would be more effectively represented by the Ward associated with Uffculme and Willand. We feel that this representation in respect of the “significant barrier” that the M5 places on Halberton being able to effectively manage their Parish demonstrates the need to look to move the Parish Boundary to be the M5.

Enclosed at Appendix A is a map of the current Parish of Uffculme – you will note that there is ‘The Village Ward’ and also ‘Ashill Ward’. Whilst this presents issues as the District Council Ward Boundaries does not reflect the same boundary the Councillors of Uffculme Parish Council meet the needs of the electors across this area.

The Map used at Appendix A does not show detail and therefore at Appendix B the map shows the detail of the current Westerly Boundary for Uffculme Parish. There has been expansion of the village of Uffculme in recent years with planning permission granted at appeal for 90 houses on the Westerly edge of the village, although outside the Parish Boundary. In the Inspectors decision there is detailed references to the village of Uffculme and residents of the homes permitted using the schools, Doctors surgery, shops and Post Office. However the residents of the development now known as Lucombe Park, pay their precept to Halberton, without using any of the facilities of Halberton – they instead rely upon the schools, play areas, etc in Uffculme. We have recently taken the time to contact some of the residents to understand whether they consider to be in Uffculme, or Halberton and if they would like to see things changed – some of the comments received included “feel part of Uffculme rather than Halberton”, “we wouldn’t have to go to Halberton to vote”, “makes sense to pay towards the upkeep of our local facilities rather than their equivalent further away”. We are also aware that residents of the new development made a representation to the Boundary Commission during the Ward Boundary Review, we believe that this demonstrates that residents of this development wish to be in Uffculme, copy enclosed at Appendix C.

Uffculme Parish Council has also recently been contacted by Halberton Parish Council to ‘work together’ in respect of issues raised by residents at Lucombe Park and whether the bus stops at the estate are Uffculme’s responsibility. The Parish Council of Uffculme would like to look after this area for the good of its residents, funded by the precept. It is not possible in these hard pressed times to fund works outside of our Parish where another Parish is receiving the Precept. Copy request at Appendix D.

In the past there has been a minor adjustment where a parcel of land on the outskirts of Uffculme, but actually within the Halberton ward and parish boundary was built upon and treated as housing within

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Uffculme and therefore there was a lengthy process to have this land reallocated. WE are concerned that if the boundary is moved just to the edge of the estate, then Uffculme will be faced with a similar issue in future years. It seems much more appropriate to move the Parish Boundary to follow a significant landmark, most notably the M5. Whilst we appreciate that this is a significant movement of the Boundary it would be more reflective of actual activities and development. There has been great expansion of Hitchcock's Business Park in recent years and whilst the site continues to grow, we are constantly faced with issues of residents and 'Halberton seemingly not bothered by the expansion and the impact of residents. The issues faced are in the event of planning consultation Uffculme are very much limited as to the involvement they can have with planning officers and or at planning committee – it is not felt that this position is conducive to overall planning development in the area. At present the Parish boundaries are set in such a way that the 'Halberton Ward' is not managed by Halberton and is therefore a bit of a 'lost' parcel of land. The land directly impacts upon the residents of Uffculme and Willand predominately, but our familiar District Councillors are restricted as to the impact they can make when hearing concerns of residents due to the current Ward boundary.

Uffculme parish Council suggest that the current boundary of Lower Culm is reviewed and a new boundary of the M5 motorway used. This is a significant split in the landscape which would probably not have been constructed when the last review was carried out. The M5 lies next to the main railway line that connects the South West with London and again represents a significant break in development areas.

We believe that the idea of reallocating the land to the East of the M5 to Burlescombe, Willand and Uffculme to be much more effective. We believe that bringing the boundaries in line with the major roads in the area voters will see a much improved representation from the District Councillors who will have better understanding of the Area and the individuals that they are representing.

In addition, we understand that the Church has in the last few years conducted a review of its own boundaries as there were a lot of issues where people were living in and attending a Church but not in the 'correct' area. The Church followed a lengthy process and this was passed up through the Diocese to grant approval. The change of Parish Boundary is supported by the local Vicar – please see enclosed at Appendix E an email in support of the change and the current map.

We have also spoken to Lord Ivar Mountbatten of Bridwell Park and he has expressed his desire for the boundary to be moved – currently the boundary runs through the middle of his estate which is not in-keeping with his involvement with the Parish of Uffculme of the years he has lived at Bridwell. Lord Ivar has made a number of previous submissions to MDDC and the Boundary Commission in respect of changes and the desire to have the property in Uffculme. We understand he has made a representation of MDDC in respect of this review,

Having considered the Boundary Commission's recommendation of using landmarks as Boundaries for Wards and Parishes, as well as taking account of elector numbers Uffculme Parish Council feels that moving the Westerly Boundary to the M5 would best suit electors in the area. The increase in properties

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would be about 125, the majority being within the Lucome Park development which will have 90 properties when complete.

We are of the opinion that a change is needed and, in the past, it has been acknowledged by MDDC that the land to the East of the M5 has been 'forgotten' by Halberton and therefore they have seen development of a large scale business park with little objection. It seems that the Parishes of Uffculme and Willand and the Ward of Lower Culm would have been far more involved in the planning application process, and this would have resulted in the areas being aware of development prior to construction beginning. Since the concerns have been raised by the parish and District Councillors MDDC have agreed to consult with the Lower Culm area on applications in Halberton land, but East of the M5 – we suggest that this shows MDDC also acknowledge the impact on Lower Culm, as opposed to Halberton for this area.

We enclose at Appendix F a map detailing a change to the Westerly Boundary of Uffculme Parish.

Every voter needs to be properly represented by the Parish councillors who they are familiar with and we feel that the only way to do this is to amend the boundaries of Uffculme Parish Council as per the attached map.

Uffculme Parish Council would be willing to attend a meeting with representative of the Review group to discuss this representation further.

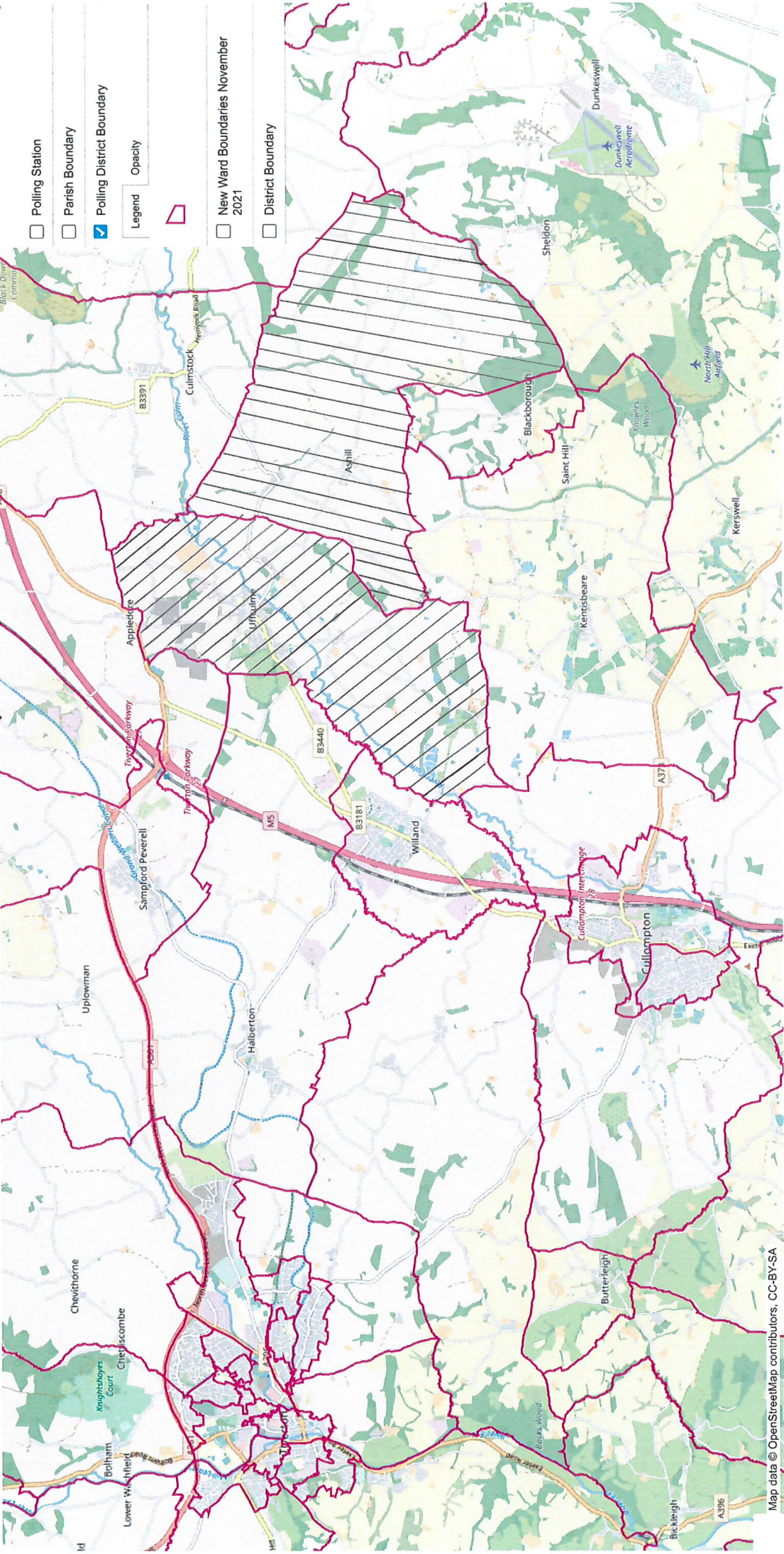
**Uffculme Parish Council**

**28 February 2022.**

Current Boundary.

Appendix A.

Legend Layers Basemap gallery Details



Uffculme village Parish

Ashill ward (Uffculme).

Appendix B.

Current west Parish Boundary.



Jenny Shaw  
8 Oak Gardens  
Lucombe Park  
Uffculme  
Cullompton  
EX15 3FT

[jennyleeshaw@gmail.com](mailto:jennyleeshaw@gmail.com)

07791039507

Monday 20th July, 2020

**RE: Proposed changes relating to Lucombe Park,  
Uffculme, as part of draft recommendations for new ward  
boundaries across Mid Devon District Council**

To whom it may concern,

We are writing to comment on, and suggest changes to, the proposed new ward boundaries across Mid Devon District Council.

We are a group of electorates from Lucombe Park - a new-build site of 60 houses located in Uffculme. Despite having an Uffculme postal address, and being part of the Uffculme community, our houses are currently - and according to the new draft boundaries will continue to be - part of the Halberton ward and parish.

Halberton High Street is almost 10 miles away compared to Uffculme village centre being a 0.8 mile walk. Whatsmore, the proposed boundary is inappropriate considering it even runs through the middle of one of our new houses and property.

**We propose our new-build site of EX15 3FT, EX15 3FU, EX15 3FR, EX15 3FS, EX15 3FQ should be part of Lower Culm instead, as outlined below:**

- 1. New wards should leave each councillor representing roughly the same number of voters as other councillors*

*elsewhere in the authority*

The number of electorates to each councillor ranges from 1505 to 1815. Our proposed change would be in-keeping with each councillor roughly representing the same number of voters as Lower Culm is one of the wards with the highest number of councillors within the district.

*2. New wards should - as far as possible - reflect community interests and identities, and boundaries should be identifiable. Consider transport links, community groups and facilities, natural or physical boundaries, parishes and shared interests.*

- The residents of Lucombe Park identify as Uffculme residents.
- The local shops, facilities and social spaces are within walking distance. To visit a shop in Halberton would require a bus journey of 20 minutes, with buses only available hourly, with a cost of £2.40 return ticket.
- We support local Uffculme businesses, from cafes and car garages to beauticians and shops.
- We are registered for the local Uffculme services, such as doctors, nurseries and, libraries and vets.
- The Uffculme churches are 0.4 miles (Uffculme URC) and 0.8 miles (St Mary's) away. Comparatively, the churches in Halberton are much further away, requiring a drive or bus journey (Halberton Methodist Church, 3.7 miles and St Andrew's, 3.3 miles).
- The majority of the children attend schools in the Lower Culm ward: Uffculme primary and secondary school, and Willand, and play in the local Uffculme parks. The Lucombe Park site is in the catchment area for the Uffculme schools, too (*see figure 1 below*).
- We're annual members of Coldharbour Mill in Uffculme and engage with the Uffculme community and support groups.
- One resident is due to take on a local allotment in Uffculme but cannot make use of the 50% subsidy from Uffculme Parish Council due to officially being located in Halberton.
- The proposed boundary is inappropriate considering it even runs through the middle of one of our new houses and property (*see figure 2 below*).

3. *New wards should promote effective and convenient local government. Consider the number of councillors for, the geographic size of, and links between parts of the ward.*

Halberton is an inconvenient location to vote compared to Uffculme. Considering there are several elderly residents, too. Halberton Village Hall is a 9-minute drive, or 20-minute bus journey (restricted to hourly) compared to Uffculme Village Hall being a walkable distance of 0.8 miles.

The Covid-19 pandemic has served to emphasise our connection to the community of Uffculme rather than Halberton. We've relied entirely on the Uffculme network of support and businesses in the immediate Uffculme locality throughout the lockdown period.

We hope you will consider our proposed changes so we can officially become the residents of Uffculme we already feel we are.

Yours faithfully,

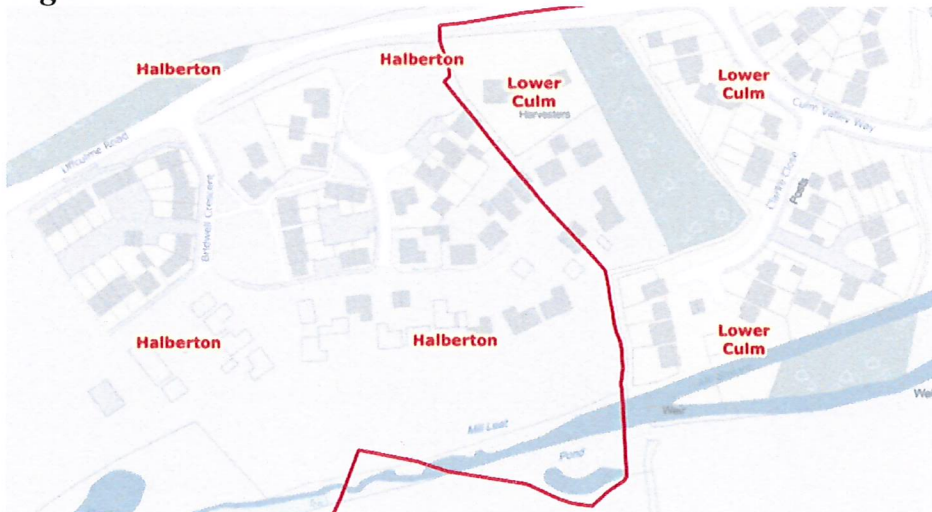
Jenny and David Shaw  
Katie Stanbury  
Selina Passmore and Phil Gray  
Nick Verstage  
Chris Tucker  
Karin Rayner  
Michael and Karen Cuthbertson  
Lorna and Andrew Baverstock  
Maria Phillips  
Nikki Clarke  
Jayne Driver  
Stephen and Alison Longley  
Alex and Jennifer Atkins

*Figure 1*





*Figure 2*





Verity Aldridge &lt;clerk@uffculmeparishcouncil.gov.uk&gt;

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**Luccombe Park bus stops**

1 message

**Halberton Clerk** <clerk@halberton.org>

Mon, Jan 24, 2022 at 6:47 PM

To: Verity Aldridge &lt;clerk@uffculmeparishcouncil.gov.uk&gt;

Hi Verity

I have been asked by the Parish Council to do some investigation into the general upkeep at Luccombe Park and having not been involved in the original application I am hoping I can call upon your knowledge. I have spoken to Live West on a number of occasions to try and ascertain if they are responsible for maintaining the grass within the complex and every time am told someone will call me back.

I know last year one of our Councillors went over and cut the grass and verges when requested by residents and, as spring approaches I am sending out our Grass Cutting specifications.

My second query relates to the upkeep of the two bus stops and I am not sure if this falls to ourselves or to Uffculme - what are your thoughts on the situation? I have had a reasonable quote for cleaning up the glass.

Finally, am I correct in my understanding that Uffculme received the S106 monies for this development?

Given that the development lies on the border of our two Parishes, it would be good if we could work together to ensure that the residents receive all the necessary services.

I look forward to hearing from you.

Best wishes

Sue

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Susan McGeever  
Clerk to Halberton Parish Council  
01884 35104



Verity Aldridge &lt;clerk@uffculmeparishcouncil.gov.uk&gt;

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**Re: Boundray Review**

1 message

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**Simon Talbot** <simon@thetalbots.org.uk>  
To: Verity Aldridge <clerk@uffculmeparishcouncil.gov.uk>

Wed, Jan 19, 2022 at 12:54 PM

Hi Verity

I am very much in favour of the proposed boundary change. My view is that the civil boundaries should be changed to enable people to live in the same community as those who represented them and so the residents can contribute to the community they live in.

A few years ago the Diocese of Exeter changed the ecclesiastical parish boundary for Uffculme (and Willand) to remove the historical quirk in Halberton's parish boundary encroaching into Uffculme and Willand (see a link to Uffculme's ecclesiastical boundary below)

<https://www.achurchnearyou.com/search/?lat=50.906813&lon=-3.329822000000001&place=Uffculme%2C+Cullompton+EX15%2C+UK&text=>

It would make sense to me for the civil boundary to be changed in the same or similar way.

with kind regards

Simon

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Rev Simon Talbot  
Rector, Willand, Uffculme, Kentisbeare & Blackborough  
A: The Rectory, Rectory Close, Willand, Devon. EX15 2RH  
T: 01884 562570  
M: 07786 274400  
E: simon@thetalbots.org.uk

On 13 Jan 2022, at 16:51, Verity Aldridge <clerk@uffculmeparishcouncil.gov.uk> wrote:

Hi Simon

I hope you and your family are well?

You are most probably aware that the Parish BOundaries are up for review and we have communicated in teh past regarding this - we are trying to reallocate a large 'chunk' of Halberton land on this side of teh motorway between Willand and Uffculme. If you have any thoughts and are happy to share these I would be appreciated.

Many thanks

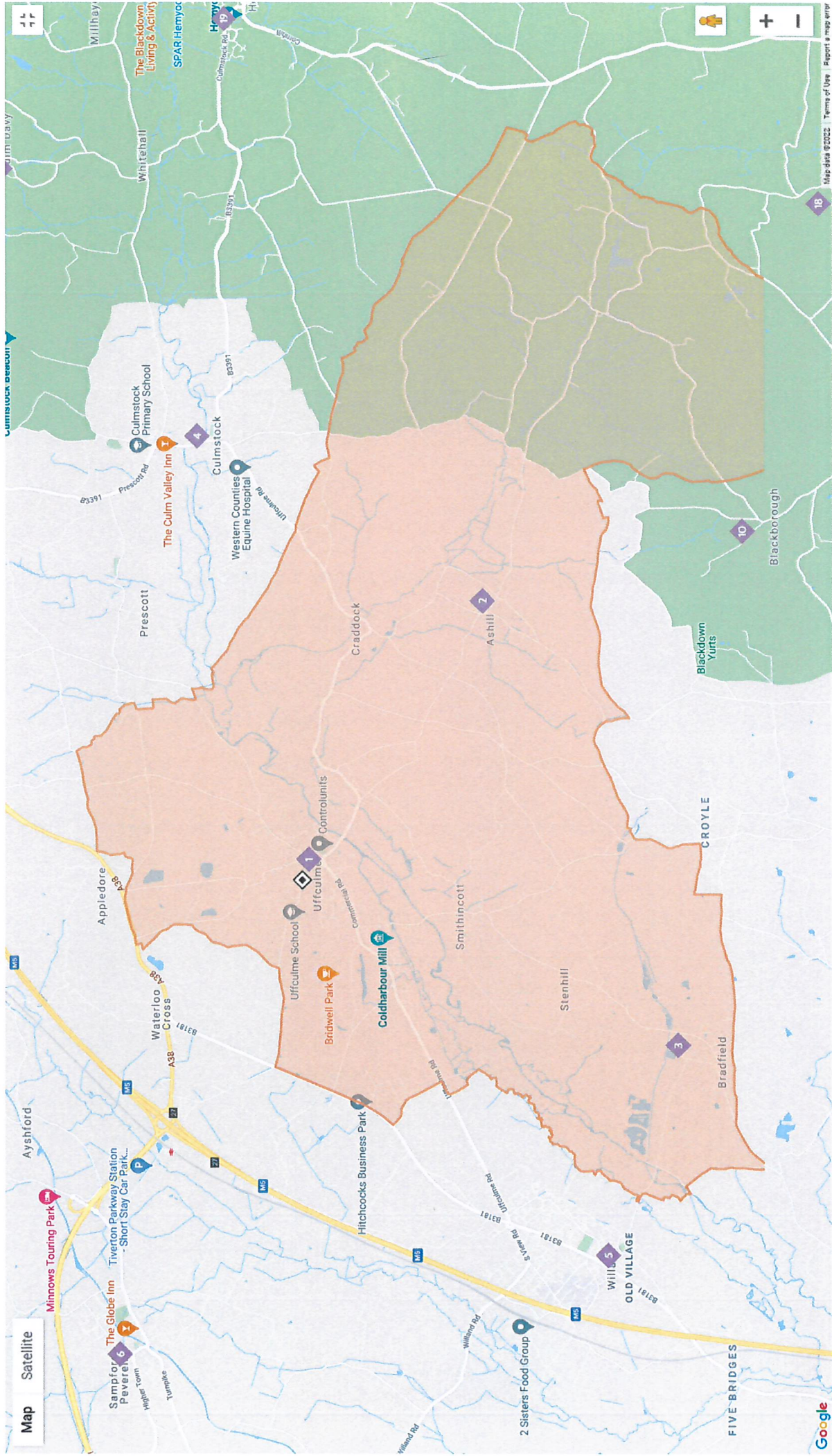
Verity

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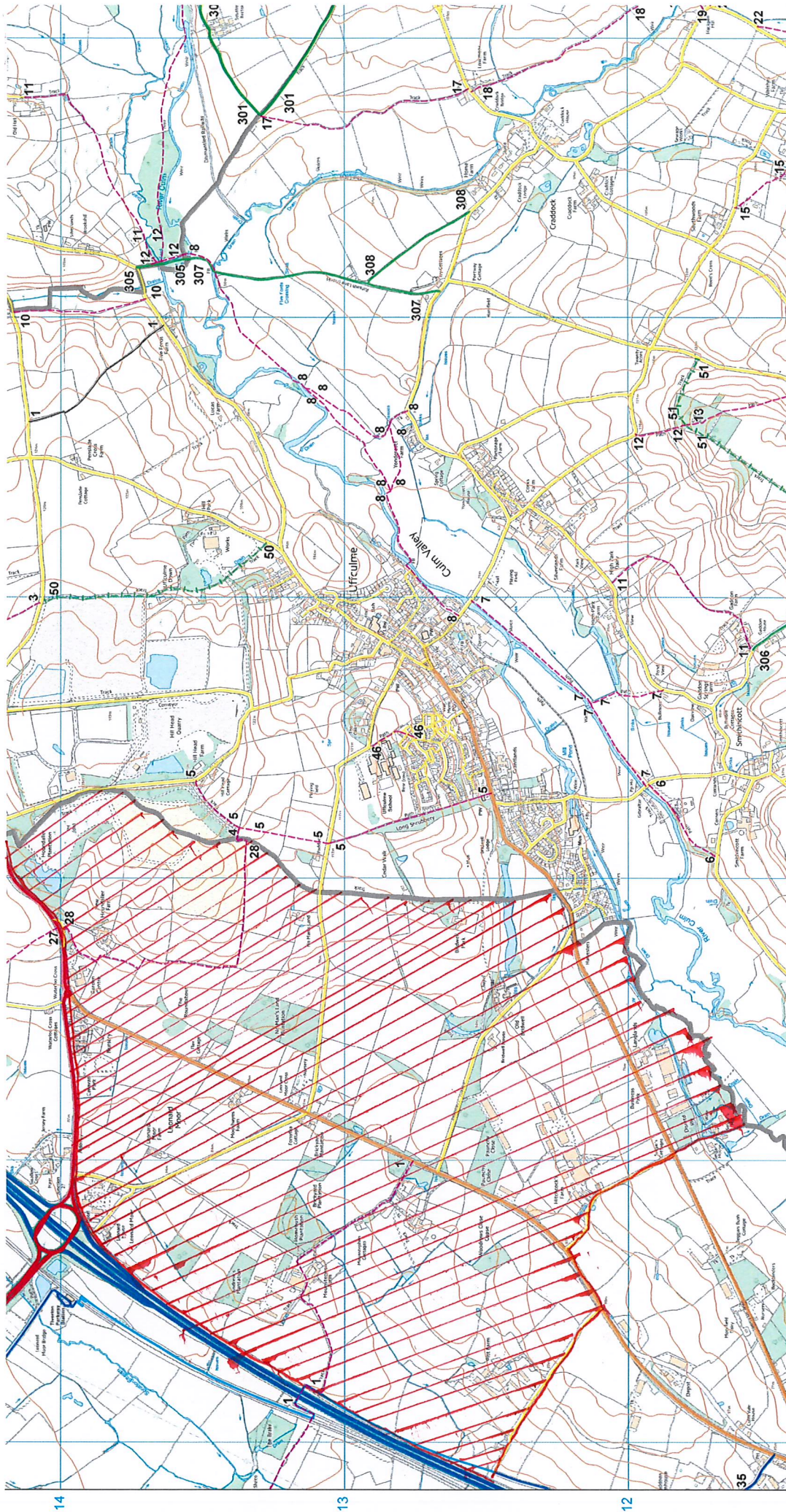
**Verity Aldridge**

**Uffculme Parish Council Clerk**  
7 Ashley Road  
**Uffculme**  
**Cullompton**  
Devon  
EX15 3AY

# Current Church Boundary



Proposed change to westerly boundary.  
Appendix f.



land redesignated to  
Uffculme Parish.