



Local Plan Review Options Consultation

Summary

January 2014





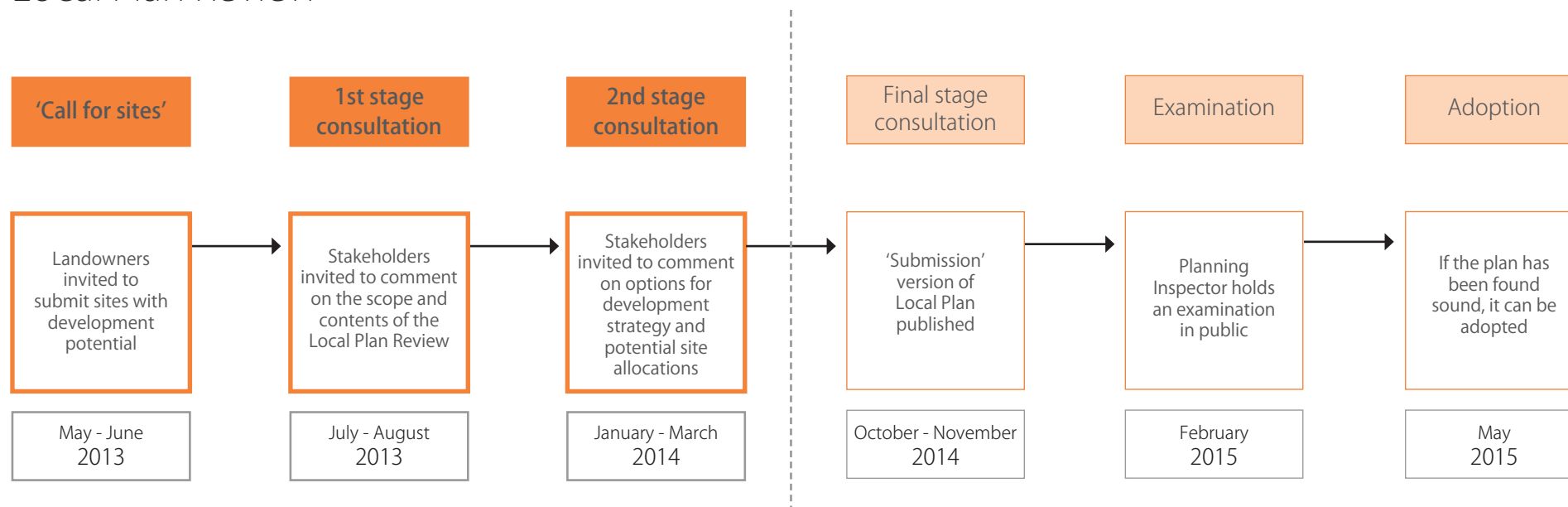
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Mid Devon Adopted Local Plan



Local Plan Review



Introduction

The Mid Devon Local Plan currently includes:

- Core Strategy 2006-2026 (adopted 2007)
- Allocations and Infrastructure Development Plan Document (adopted 2010)
- Development Management Policies (adopted 2013).

The Local Plan Review will supersede these and will be an up-to-date plan based on the latest evidence and Government guidance. The Council aims to adopt the new Local Plan by May 2015.

The options consultation for the Local Plan Review is the second stage of consultation, the first having taken place in July-August 2013. Following that initial consultation on the scope and broad options for development strategy in Mid Devon, the Council has produced more detailed options for the direction of development and site allocations. This summary draws out the key points from the options document.



Recent consultation event about a site allocated in the existing Local Plan



Mid Devon Context

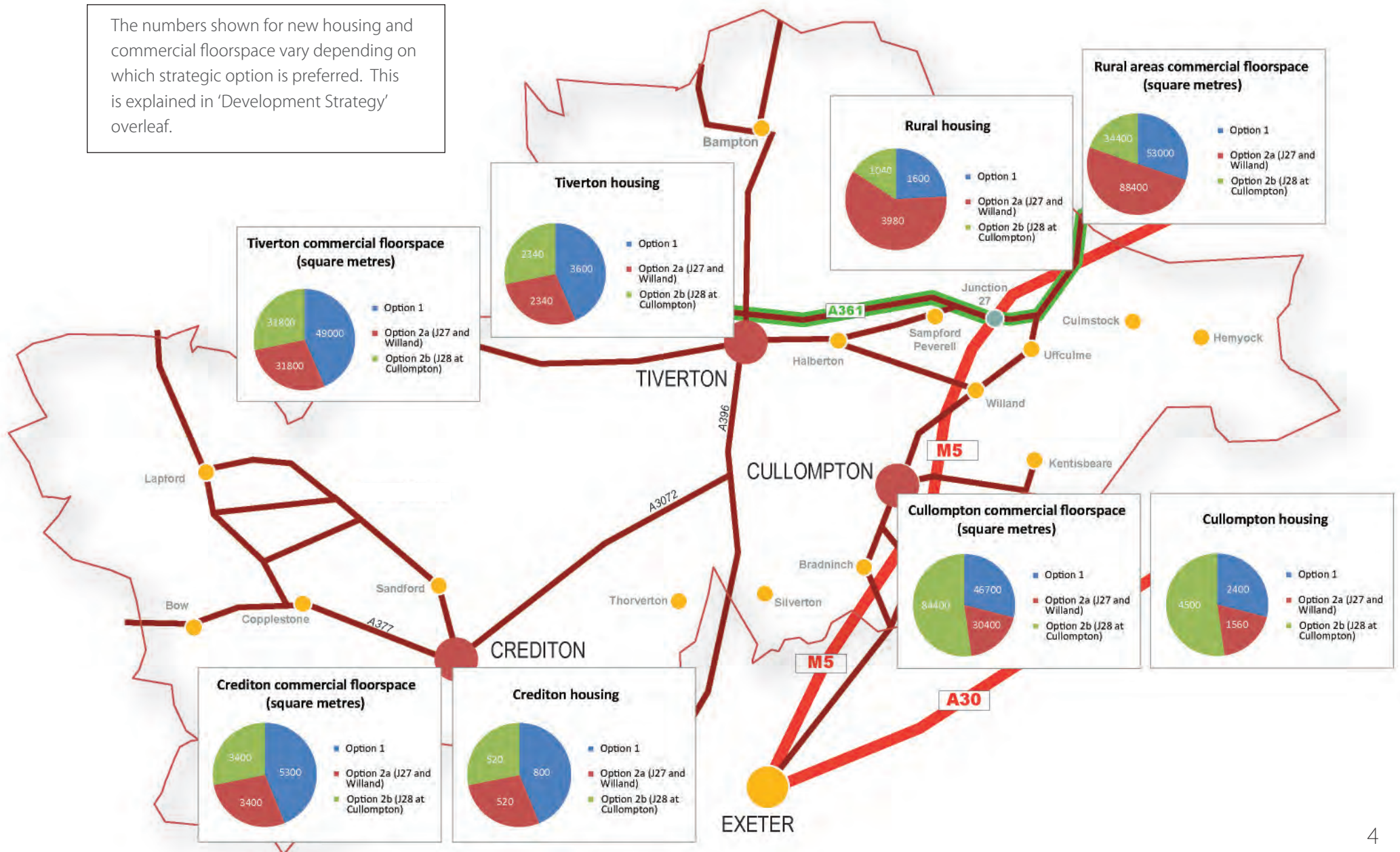
The population of Mid Devon has grown at a faster rate over the past 20 years than England, the South West or Devon. The 2011 Census shows that Mid Devon's population rose by 11% since 2001 from 69,900 to 77,500. This trend is expected to continue with Devon County Council population projections showing a further 15% increase between 2011 and 2031. The Council must plan to meet the needs of a growing and changing population over the timescale of the new Local Plan.

The vision and spatial strategy which underlie the whole plan essentially seek to protect Mid Devon's environment from the adverse effects of development whilst ensuring that the needs for housing, employment, recreation and services are met.

The new Local Plan has to be prepared in accordance with the Government's National Planning Policy Framework and also has to be subject to a Sustainability Appraisal.

The Options for distribution of development around Mid Devon

The numbers shown for new housing and commercial floorspace vary depending on which strategic option is preferred. This is explained in 'Development Strategy' overleaf.



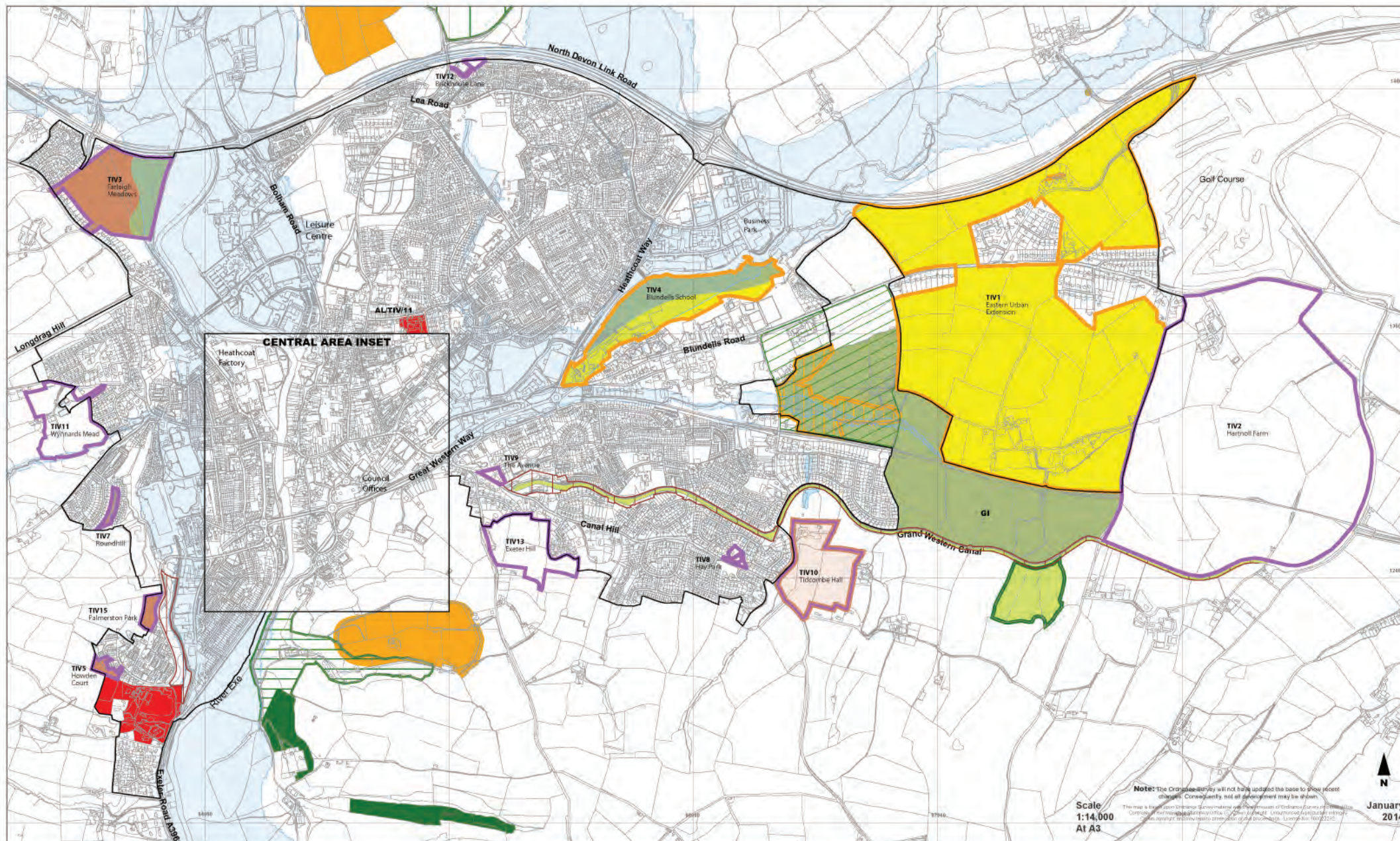
Development Strategy

The options document includes 14 draft policies on development strategy, setting out the overarching principles that should guide development. Policy areas include affordable housing, the provision of gypsy and traveller sites, protection of the town centres, securing public open space and protection of the environment. The list of villages suitable for limited development has been revised to include Bampton and Holcombe Rogus, while Burlescombe and Westleigh are proposed to be removed from the list.

There is an estimated requirement of 8,400 dwellings and 154,000 metres of commercial floorspace to meet the needs of the district up to 2033. The options document provides more detail about how these figures have been reached. The targets for housing development in the final version of the Local Plan will be adjusted to take account of a new Strategic Housing Market Assessment, which is currently being prepared.

There are two strategic options for the direction of future housing and employment growth in Mid Devon. The first option is to continue focusing most development in the three main towns, with the largest land allocations in Tiverton. The second option is to direct long-term growth to a new community to the east of Junction 27 or Junction 28 of the M5 Motorway. Housing development under this option would not be expected to occur until later in the plan period, post-2026.

The option of a new community is being considered because the towns of Crediton and Tiverton are constrained by their surrounding geography, and sites well related to the main towns are becoming increasingly difficult to find.



Local Plan Review

Policies Map - Options

Tiverton

Settlement Limit

Conservation Area

Existing Residential Allocation

Existing Contingency Housing Site

Existing Mixed Use Allocation

Existing Green Infrastructure

Ancient Monument

Ancient Woodlands

County Wildlife Site (2007 data)

Local Nature Reserve

GI

National Register of Historic Parks and Gardens

Local Register of Historic Parks and Gardens

Tidcombe Catchment Area

Site of Special Scientific Interest

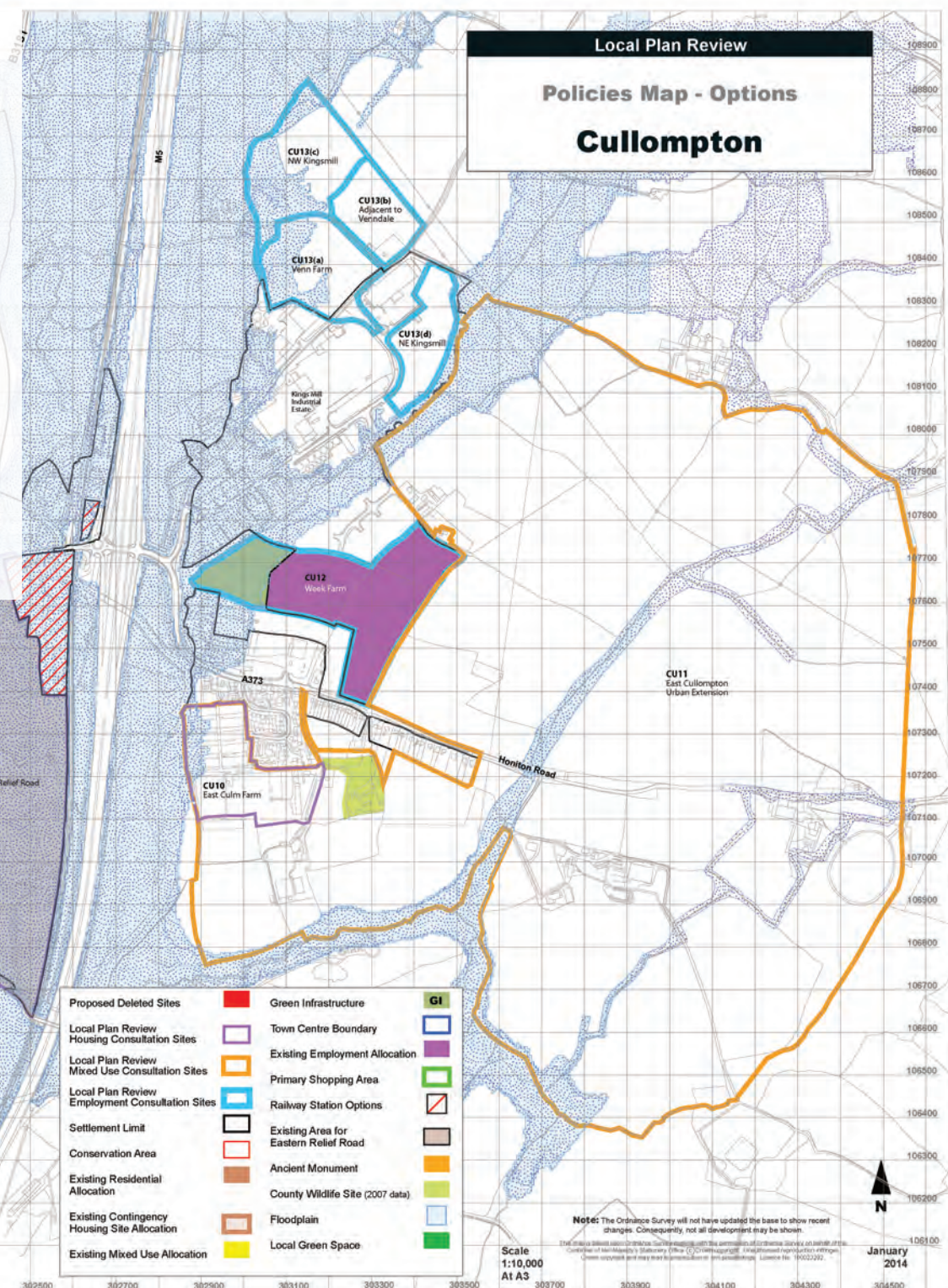
Floodplain

Proposed Deletions

Local Plan Review Housing Consultation Sites

Local Plan Review Mixed Use Consultation Sites

Both options for a new community provide reasonable alternatives to the current town-focused strategy. However, a significant amount of extra work must be completed, particularly in relation to traffic impacts, before options for a new community could be translated into a realistic allocation in the final version of the Local Plan.



Site Allocations

This section of the plan contains the potential sites which could be allocated in and around Mid Devon to meet the district's housing and commercial land requirements. These sites have been confirmed as deliverable but are only options at this stage. All potential allocations have been included to allow the Council fully to consider the opinions of residents and other stakeholders before defining proposed allocations.

The potential development sites exceed the amount of land and development that are likely to be required. However, the final version of the plan will tailor land supply to meet the latest evidence of housing need and demand to 2033, currently being assessed through the Strategic Housing Market Assessment.

The distribution of site allocations will depend on which strategic option is pursued:

1. to direct the majority of development according to the current hierarchy of towns (Tiverton, Cullompton, Crediton)
2. later in the plan period (post-2026) to meet long-term development needs through a new community at J27 (adjacent to Willand) or J28 (East Cullompton)

Potential sites for Tiverton include land at Hartnoll Farm. No other available sites of equal capacity have been identified around Tiverton. Within the town centre potential redevelopment sites have been identified at Phoenix Lane and William Street/Bampton Street.

The existing allocation for the North West Cullompton urban extension is proposed to be retained, and other housing options around the town are also being considered, including a significant expansion of the urban extension at Growen Farm. A new site is also suggested for the potential railway station in Cullompton.

Cullompton Town Council is in the early stages of producing a neighbourhood plan. Some sites in Cullompton may be excluded from the Local Plan Review at a later stage if they are going to be allocated through a neighbourhood plan instead.

For Crediton a limited range of new housing sites around the town and some commercial sites to the south east of the town have been identified, but the topography of Crediton limits the amount of development that could be accommodated without significant landscape and visual impacts.

A large number of potential housing sites have been put forward in rural areas but their capacity far exceeds the contribution that rural areas would need to make to meet Mid Devon's housing need. A few rural communities have expressed a wish to see land allocated for housing and such requests will be taken into account when decisions about preferred sites are being made later this year.

Managing Development

The Council has only recently adopted its plan for managing development, including detailed policies on matters such as car parking and design criteria. That plan is included in the options consultation without modification. However, some amendments are expected to be made through the Local Plan Review due to recent changes, such as the Government's review of housing standards and new guidance on renewable energy development. A number of Local Green Spaces have also been suggested by local communities which are included in the consultation document. Other changes include the removal of Bampton's Town Centre boundary with the reclassification of Bampton as a village, and the suggestion of a new policy on self-build.



Next Steps/Getting Involved

Consultation takes place from 24 January to 24 March 2014 and is an opportunity for you to have your say on how the district should develop. The consultation documents are available to view online at www.middevon.gov.uk/localplanreview, Council offices and public libraries.

Responses should be submitted through an online survey at

www.middevon.gov.uk/localplanreview,

e-mailed to

planningconsultations@middevon.gov.uk

or posted to

'Local Plan Review,
Forward Planning,
Mid Devon District Council,
Phoenix House,
Phoenix Lane, Tiverton EX16 6PP'.

Responses to the consultation will be used to inform the preparation of the submission Local Plan which will be consulted on later this year.

The following public exhibitions are being held:

LOCATION	VENUE	DATE	TIME
Bampton	Riverside Hall	Wednesday 29th January	10am-1pm
Tiverton	Council Chamber, Town Hall	Saturday 1st February	10am-1pm
Willand	Committee Room, Village Hall	Wednesday 5th February	10am-1pm
Cullompton	The Hayridge, Devon Centre	Saturday 8th February	10am-1pm
Hemyock	Village Hall	Wednesday 12th February	10am-1pm
Crediton	Crediton Area Office, Council Chamber	Saturday 15th February	10am-1pm
Lapford	Village Hall	Wednesday 19th February	10am-1pm



Requests for alternative formats will be considered on an individual basis.

Please telephone 01884 255255 or email customerservices@middevon.gov.uk

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