

**Sandra Hutchings**

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**From:** Debbie Lander ·  
**Sent:** 26 July 2013 09:34  
**To:** DPD  
**Cc:** James Gibbs  
**Subject:** Local Plan Review - Our Clients: RABI

*Dictated by and sent on behalf of James Gibbs:*

Dear Sirs

**Local Plan Review**  
**Our Clients: RABI**

We have made brief Representations through the online questionnaire, however, thought it more appropriate to also just make Representations separately.

In respect of your impending Local Plan Review, I wanted to write to you on behalf of our clients RABI who have land holdings at Willand, in respect of two points.

Junction 27 – We support the principle of potential development at Junction 27 in a sustainable fashion for potential employment generating and residential uses – this is a highly sustainable location, and a more logical location for some of the proposed Allocations which have thus far not been delivered in Mid-Devon as they have been Allocated in the wrong places.

Village Development – We have long felt that Mid-Devon's policy of focusing non-Affordable Housing led development in only essentially the three towns of Crediton, Tiverton and Cullompton is wrong, and an unsustainable policy. We believe it is more pragmatic and sensible and economically beneficial to seek to allow some of the larger villages to grow organically and have some community led development. Simply allocating Affordable Housing only in these settlements will not bring forward development as it is not economically viable to do so. We therefore strongly support Mid-Devon's Consultation in respect of potentially either having a more dispersed view on development in villages, or having a more focused approach as to which villages could take additional residential and employment development in their own right. In this instance we believe Willand is a highly sustainable location and the village itself is capable of taking additional residential development.

Look forward to receiving confirmation of this e-mail.

Kind regards.

Yours sincerely

**James Gibbs MRICS**  
**Director – Development Land & New Homes**  
**Jackson-Stops & Staff**

Direct Dial:  
Email:

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Community

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Default Report

Displaying 13 of 45 respondents

<b>Response Type:</b> Anonymous Response	<b>Collector:</b> Local plan review (Web Link)
<b>Custom Value:</b> empty	<b>IP Address:</b> empty
<b>Response Started:</b> Wednesday, July 17, 2013 2:41:20 PM	<b>Response Modified:</b> Wednesday, July 17, 2013 2:46:59 PM

**1. Amount and distribution of development - which option do you prefer and are there any alternatives we should consider?**

Option 2: Disperse development more widely, increasing the number of villages with settlement limits, allowing the larger villages to expand and reducing the pressure on the three main towns to meet the majority of the district's development needs

**2. Housing - which option do you prefer and are there any alternative options we should consider?**

Option 2: Revise policies according to up-to-date and relevant evidence about matters such as housing need, demand and viability.

**3. Employment - which option do you prefer and are there any alternative options we should consider?**

Option 2: Follow the recommendations of the Employment Land Review, reducing the overall target for employment growth within use classes B1, B2 and B8 whilst encouraging the development of smaller sites.

**4. Retail - which option do you prefer and are there any alternative options we should consider?**

Option 2: Relax protection of town centres to attract more retail development to Mid Devon.

**5. Infrastructure - which option do you prefer and are there any alternative options we should consider?**

Option 2: A greater number of smaller development allocations require minimal infrastructure within the site. The Community Infrastructure Levy is spent on all types of infrastructure in the local area

**6. Environment - which option do you prefer and are there any alternative options we should consider?**

Option 1: Retain a strategic policy similar to the existing Policy COR2, adapted as necessary to take account of any changes in national policy.

**7. Tiverton - which option do you prefer and are there alternative options we should consider?**

Option 2: Identify new locations for long-term strategic growth in Tiverton, other than further expansion to the east.

**8. Cullompton - which option do you prefer and are there any alternative options we should consider?**

Option 2: Find an alternative growth option such as a different location for an urban extension, or multiple smaller sites around Cullompton, as long as highways infrastructure can be delivered.

**9. Crediton - which option do you prefer and are there any alternative options we should consider?**

Option 2: Depending on up-to-date evidence of need, land availability, suitability and achievability, allocate sufficient land to meet development needs.

**10. Bampton - which option do you prefer and are there any alternative options we should consider?**

Option 2: Re-classify Bampton so its development status matches the designated villages in Mid Devon, where expansion may be more limited.

**11. Villages - which option do you prefer and are there any alternative options we should consider?**

Option 2: Take a more permissive approach to development in villages (see Amount and Distribution of Development section).

**12. Managing Development - which option do you prefer and are there any alternative options we should consider?**

Option 2: Amend the policies in response to any updates to national policy or guidance, and any lessons learned through the implementation of LP3 policies

**13. What is your name? (Anonymous responses will not be registered)**

James Gibbs (Re RABI)

**14. Please provide your postal address (your response will not be registered without an address)**

House name/number - Jackson-Stops & Staff

Street - 10 Southernhay West

Village/town - Exeter

County - Devon

Postcode - EX1 1JG

