

Mrs L Pickering
Principal Forward Planning Officer
MDDC
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

19 August 2013

Local Plan Review – Scoping Report consultation

Dear Mrs Pickering

Please find below the response from Bradninch Town Council to this report. Where headings are missing no comments were made.

Development focus

Generally in favour of Option 1.

Building a new settlement with retail does not make sense as many town centres, such as Cullompton have a large number of empty properties.

Housing

Planned growth of housing is too great. Either it will be unsold or there will be too many people here with little chance of a good job.

Brown field sites should be built on before any 'green field sites'. BTC's policy has always been to retain green space within the town and in particular the Nick's Farm field between Hele Road and West End Road.

Bradninch does not need any more affordable housing.

Housing needs assessment must be linked to employment opportunities within the district.

Option 2 preferred

Employment

Building employment space does not create actual jobs. BTC would ask what plans there are for monitoring employment and adjusting expansion accordingly.

Apart from the access route to Exeter (10 miles away) via road or bus Bradninch does not have good links to areas of employment. Policies should control the amount of commuting by limiting additional housing here.

Option 2 preferred.

Retail

The need for an increase in retail outlets is questionable with so many empty premises. Every effort should be made to improve the centres of Tiverton and Cullompton.

Infrastructure

Option 1 preferred

Environment

BTC would like to see a broader and more detailed environmental policy as outline in Option 2, making detailed commitment to all the strands of thoughtful and determined environmental protection and geodiversity.

Villages

Option 1 preferred

Bradninch does not need any further development in terms of housing and should not be categorised with the other 20 'villages'. The new development in Millway will satisfy local housing need.

If Option 2 were implemented then an 'urban sprawl' would ensue.

There is a need to balance residential development and employment. With the recent call for land to develop there is a need for us to shape our own town and not have development imposed upon us. Localism is not working for the residents of small communities who have no say whereas developers have all the 'say'.

Any other comments

The CIL and how it is allocated is going to be vital for all new developments and will play a major part in shaping our communities and their infrastructure. Good local consultation will be essential if people are going to be able to influence what happens in their communities. The time lines are generous ones and I urge MDDC to have as honest and open discussion as possible with its electorate in the preparation of the Local Plan and CIL levy. This process of consultation will need to take many different forms and not just rely on those of us with access to internet communication or in receipt of information as parish councillors.