

PLANNING CONSULTATION



Response Form

Deadline 9 December 2011

Mid Devon District Council is consulting on proposed new planning policies for:

Meeting Housing Needs (Supplementary Planning Document)

Website link: www.middevon.gov.uk/spd

Green Infrastructure Plan (including Strategy to 2026 and Delivery Plan as Supplementary Planning Document)

Website link: www.middevon.gov.uk/qip

Personal details	Agent details
Title MR	Title
First name CHARLES	First name
Last name MOSSMAN	Last name
Organisation SUSTAINABLE CREDITON	Organisation
Address WELL COTTAGE, UPHAM, CHERITON FITZPAINE, CREDITON	Address
Postcode EX17 4HG	Postcode
<input type="text"/>	Telephone no.
<input type="text"/>	Email address

Comments

Are you
commenting
on

Planning Document
Meeting Housing
Needs Supplementary

Green Infrastructure Plan

(please tick or check the
appropriate box)

Please indicate which sections, policies or paragraph numbers your comments refer to

 [Summary Leaflet \[299kb\]](#)

 [Executive Summary \[1Mb\]](#)

 [GI Assessment \[1Mb\]](#)

 [Strategy to 2026 and Delivery Plan \[1Mb\]](#)

 [Appendices \[1Mb\]](#)

Are you

Objecting

Supporting

(please tick or check the appropriate box)

Please state clearly why you are objecting to or supporting the specified parts of the document/s (continue on a separate sheet if necessary)

Sustainable Crediton are pleased to support MDDC's Green Infrastructure Plan (GIP). The analysis of the existing green infrastructure (GI) is very detailed and the policies are comprehensive. We appreciate the current economic conditions make funding future enhancements difficult and therefore understand the need to prioritise funding in the way set out in your documents.

We note that six of the top eight GI deprived Catchment Areas areas fall into Sustainable Crediton's membership area (Coppleshone, Bow, Colebrooke, Crediton Hamlets, Morchard Bishop, Cheriton Fitzpaine), whilst other areas such as Crediton, Sandford and Newton St Cyres although having some areas of concern, also have some excellent existing green infrastructure which must be maintained.

The GI deprived areas in Sustainable Crediton's membership area as well as lacking access to open spaces are also lacking in allotments, local parks and are some of the catchment areas with the lowest level of tree preservation orders. How do we go about making serious improvements in each of these areas?

It appears that the majority of funding for new GI will come from developers at the time of building new developments or indirectly linked to new developments through the Government introduced New Homes Bonus. In our opinion it is essential that new developments should only be passed within the guidelines set out in the GIP - green spaces, allotments, public transport, low energy (e.g. Solar PV) fitted to every house. This is certainly not the current policy and needs to be introduced immediately.

We are concerned about how future enhancements for existing communities get implemented. The implementation of the GIP does not appear to be led by MDDC. In the monitoring section, there are eight policy areas, five of which have no targets to be monitored (GI Enhancement Projects, Allocation of Resources to Catchment Areas, Net Gain in Biodiversity, GI in Major Development, Allocation of Funding to GI) , . Although MDDC is listed as an implementation agency it appears that MDDC is relying on other agencies such as the Wildlife Trusts and other conservation agencies such as the RSPB to implement improvements, hence there are no targets for MDDC within the GIP. Other implementation agencies are parish councils, community groups, voluntary groups etc. The process for getting some new green infrastructure such as an allotment or community orchard or public park is not at all clear. It is only by delving into the documents that you learn that an implementation agency has to make a business case to the Council before the Council will look at funding it. The project will then get prioritised according to its position on the deprived Catchment Area list.

Clearly each policy area should have a specific and realistic target which is monitored by MDDC, so that the plan can be seen to be working or not. Also MDDC need to make it clear through good publicity how all stakeholders such as community groups can access GIP funds for GI enhancement projects.

Another concern for us is that other than in new developments there appears to be no climate change mitigation plans for the region as a whole. Climate Change Policy areas that require further emphasis in the GIP are promoting green alternatives to unsustainable modes of transport, to encourage a low carbon society, promoting low carbon fuels, and locally focussed consumerism. Some suggestions follow.

Locally focussed consumerism

Areas that MDDC could actively promote, encourage and support are the growing of local food which builds local food security, for example more farmers markets/small scale growing co-operatives and allotments. This means not encouraging more supermarkets or out of town retail developments which are the antithesis of this idea. Such developments tend to destroy local high street businesses.

Green alternatives to unsustainable modes of transport

As fuel prices continue to rise, cycle routes such as a Crediton to Exeter cycle route will become increasingly important. It is also to be hoped that within the life of the GIP there will be better public transport to and from the rural villages and our market towns.

To encourage a low carbon society, promoting low carbon fuels

MDDC could fit electric vehicle battery recharging facilities at MDDC properties such as car parks, leisure centres and offices. MDDC could also develop its own comprehensive climate change action plan and set itself targets to cut its own carbon emissions over the term of the GIP. This would set a strong example to everyone.

Please let us know when the GIP is adopted .

Would you like
to be notified
when the
Council adopts
the documents?

(please tick or check the
appropriate box)

**Meeting Housing
Needs
Supplementary
Planning Document**

**Green
Infrastructure Plan
(Strategy to 2026
and Delivery Plan)**