

# Local Plan Review: Options Consultation

The Local Plan Review is intended to supersede existing adopted planning policies for Mid Devon, including the Core Strategy (adopted 2007), the Allocations and Infrastructure plan (adopted 2010) and Development Management policies (adopted 2013). Initial consultation on the scope and broad options for planning strategy took place in July/August 2013 and the Council has now produced draft policies and options for consultation.

In order to take part in the consultation, please ensure you read the options document, available at [www.middevon.gov.uk/localplanreview](http://www.middevon.gov.uk/localplanreview), and submit your response by 24 March 2014. Thank you for your time.

## Do you agree with the Vision and Spatial Strategy?

- Yes
- No
- Not sure

Is there anything else we should change or include in the Vision and Spatial Strategy?

YOUR THREE PROPOSALS DIRECTLY CONTRADICT VARIOUS ASPECTS OF YOUR VISION AND STRATEGY. THEY WILL NEITHER REDUCE TRAVEL BY CAR, NOR REDUCE CARBON EMISSIONS, NOR ENHANCE THE ENVIRONMENT.

**Draft Policies S1 and S2 set out the Council's approach and priorities for sustainable development.**

## What is your opinion about these policies?

- Support
- Object
- Other

Do you have any specific comments about these policies?

1/ AS WITH YOUR SPATIAL STRATEGY, YOUR PROPOSALS ARE CONFLICTING, AS DETAILED ABOVE.

2/ MOST TIVENTON RESIDENTS CHOOSE TO LIVE HERE BECAUSE OF ITS RURAL ENVIRONMENT. THEY DO NOT WISH TO SEE THE SORT OF HOUSING GROWTH YOU PROPOSE.

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**Policy S3 includes two options for the distribution of development over the plan period (2013-2033). The first option is to continue focusing development in the three main towns according to their current sizes and roles. The second option is to provide for long-term growth (post-2026) in a new community. A separate question deals with the location of a new community, but please indicate your opinion in principle below.**

**Which option do you prefer and are there alternative options we should consider?**

- Option 1: Continue to focus most development in the towns up to 2033
- Option 2: Focus development after 2026 in a new community
- Other

Are there any alternative options we should consider?

AT TIVENTON, NORTH OF THE  
A361 BETWEEN LORNHAY CROSS  
AND THE BOLHAM ROUNDABOUT

**If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?**

- Option 2(a) - Land at Junction 27 and adjoining Willand *CLOSER TO TAUNTON AND EXETER, WHERE MOST RESIDENTS WOULD WORK*
- Option 2(b) - East Cullompton (east of Junction 28)
- Other

Are there other locations we should consider and why?

## Local Plan Review: Options Consultation

**Policies S4-S6 are strategic housing policies setting out a potential target for annual rates of housing across the district, the proportion to be affordable and adaptable, the amount of public open space to be provided, and the Council's approach to ensuring housing delivery.**

**Do you support these policies or have suggestions on how they could be improved?**

- Support  
 Object  
 Other

Do you have suggestions for how these policies could be improved?

RESEARCH IS REQUIRED INTO THE ACCURACY OF PREVIOUS POPULATION PREDICTIONS. THE VAST AMOUNT OF HOUSING CURRENTLY UNSOLD AND UNLET IN TIVENTON SUGGESTS

WE DO NOT NEED ALL THE NEW BUILDS PROPOSED.

**Economy and infrastructure policies are set out in Policies S7-S9 of the options document. These propose 154,000 square metres of commercial floorspace (including retailing) over the plan period (2013-2033) and set out the Council's approach to town centres and infrastructure delivery.**

**Do you support these policies or have suggestions about how they could be improved?**

- Support  
 Object  
 Other

How could we improve these policies?

AS WE DON'T NEED OR WANT THE HOUSING GROWTH PROPOSED, THE AMOUNT OF ADDITIONAL COMMERCIAL FLOORSPACE PROPOSED IS SUPERFLUOUS

## Local Plan Review: Options Consultation

**Policy S10 seeks to sustain the quality of Mid Devon's environmental assets and minimise the effects of development on climate change.**

**Do you support this policy and do you have suggestions about how it could be improved?**

- Support  
 Object  
 Other

How could the policy be improved?

ANY DEVELOPMENT MUST BE KEPT WELL AWAY FROM TIDCOMBE SSSI, AND MUST NOT ADD TO FLOODING OR SEWERAGE PROBLEMS.

**Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development).**

**Do you support these policies and do you have suggestions about how they can be improved?**

- Support  
 Object  
 Other

How might these policies be improved?

AS PREVIOUSLY STATED, TIVENTON DOES NOT NEED THE AMOUNT OF ADDITIONAL HOUSING PROPOSED.

## Local Plan Review: Options Consultation

The Site Allocations section of the Local Plan Review options document includes numerous options for development sites in the towns and villages. These exceed the amount of development likely to be required, but the Council wishes properly to consider all the available sites before making decisions on which are most appropriate.

Please tell us your opinion on specific sites in this chapter of the plan, continuing on a separate sheet if necessary. Providing detailed reasons for any objections will help us evaluate and compare the suitability of different options.

J27 IS THE OBVIOUS CHOICE, IN ORDER TO REDUCE CAR JOURNEYS, AND MINIMISE ENVIRONMENTAL IMPACTS.

## Local Plan Review: Options Consultation

The Council adopted its Development Management Local Plan (LP3) in October 2013. This plan is included in the options consultation without modification, but pages 102-107 explain where amendments or new policies are being considered.

Do you have anything to say about the amendments or new policies being considered, or comments about the existing adopted policies included within the consultation document?

I STRONGLY OBJECT TO THE WHOLE TOWN, WHICH IS IN TOTALLY THE WRONG PLACE, IN TERMS OF TRAFFIC, FLOOD, SEWAGE AND ENVIRONMENTAL RISKS.

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**\*NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

**Name**

GOFF WELCHMAN

**\*Please provide your postal address**

House No.

28

Address 1

GLEBELANDS ROAD

Address 2

Town

TIVERTON

Postcode

EX16 4EB

Thank you for taking part

Ack

**Sandra Hutchings**

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**From:** Goff Welchman  
**Sent:** 18 March 2014 10:11  
**To:** DPD  
**Cc:** Peter Hare-Scott  
**Subject:** Further objection to the Hartnoll Farm option in the Local Plan

Dear Sirs,

Please record and consider my further objection, below, to your Hartnoll Farm option in the Local Plan.

Now that the builder involved with the development proposals in the original Masterplan has publicly admitted that any residents will probably work in Taunton and Exeter, there is no justification for this further proposed development, as it will directly breach MDDC's own stated strategy of reducing carbon emissions, reducing car journeys, and protecting / enhancing the environment.

This proposal must be dropped.

Yours faithfully,  
Goff Welchman

28 Glebelands Road  
Tiverton  
EX16 4EB.

