

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, 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?

1.38 - Why should neighbourhood plans comply with strategic plans of district council, when they comply with national government legislation + EU legislation? This gives district councils the option of ignoring the views of Parish Councils + residents.

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?

There is no strategy for the identification and development of empty properties and no strategy outlined to identify plots within existing gardens + unused spaces.


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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?

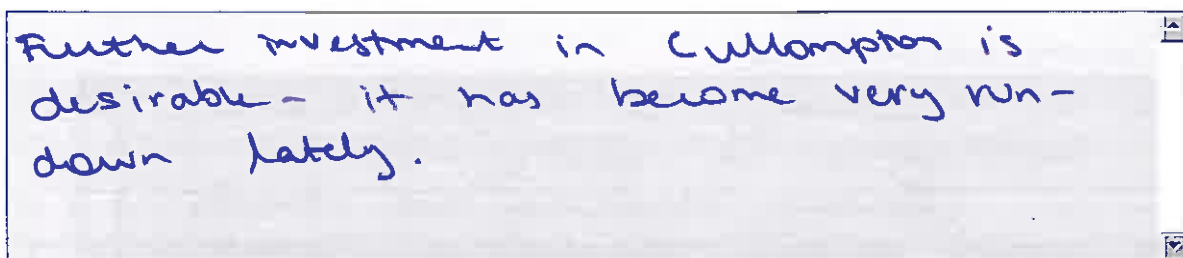


If the Council chooses to pursue Option 2 under Policy S3 (the new community option), which location would you prefer and why?

- Option 2(a) - Land at Junction 27 and adjoining Willand
- Option 2(b) - East Cullompton (east of Junction 28)
- Other

Are there other locations we should consider and why?

Further investment in Cullompton is desirable - it has become very run-down lately.



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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 *Feel this section is incomplete.*

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

On page 29. The cumulative target does not show the split between town + rural development - this would be helpful. There seems to be no strategy outlined that addresses how development in rural areas will be underpinned by development in places at local primary schools - more families are assumed by sports/play space but where are the corresponding school places?

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?

It is ESSENTIAL to reclassify Bampton as a village, rather than a small town

Traffic + road improvement strategies are not outlined for rural development - eg Bampton - the existing road networks in and out of the village are vulnerable (eg Black Cat closure) especially given Environmental damage related to flooding.

- Very limited net in d.t.5. - not good enough!

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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?

a much clearer commitment NOT to build on or around areas already subject to flooding needs to be made.

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?

I wholly support development at Cullompton - this area has become run-down + investment would be welcome. It has excellent links to the M5 - Willand is also a good option.

2.68 - ~~Access~~ ^{Existence of} Education ^{in the area} does not help to determine suitability - it should be about ACCESS to education. Local schools have limited places - if people have to travel to take children outside

their village to school, this increases traffic in home village + school village.

Despite Bampton being reclassified, it seems to be shouldering a much higher proportion of the overall development than other villages - almost half of the target for one village seems disproportionate

What about NHS Services? We face longer waiting times for GP with increase - how is this being factored in?

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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.

It is essential that village development is small-scale, as outlined in this document. The South Melton Rd, Bampton proposal (estimated at 80 dwellings) is not small-scale, given the overall size of the village. South Melton Rd + High Street (especially where it ends ^{+ narrows} near the Spar shop) cannot support this level of increased traffic.

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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?

Further extension of definition of local facilities to include school places + NHS places.

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

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Thank you for taking part

