

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?

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?

DON'T AGREE THAT TIVERTON SHOULD HAVE THE LARGEST ALLOCATION FOR DEVELOPMENT. IT IS MEANT TO BE AN HISTORIC MARKET TOWN, NOT A RESIDENTIAL SPRAWL AND MILITARY TOWN FOR GREATER OR TAUNTON WITH THE LAND ALREADY ALLOCATED ALONG

BUNNINGS ROAD FOR DEVELOPMENT, SURELY THAT IS ENOUGH.

WE STRONGLY OBJECT TO ANY MORE DEVELOPMENT TO THE EAST, PARTICULARLY ON THE SITE OF THE SHOWGROUND. THAT SIZE OF DEVELOPMENT IS TOTALLY OUT OF KEEPING IN A RURAL AREA AND THE PROBLEMS CREATED FOR TRAFFIC ALONG A RURAL LANE + INFRASTRUCTURE REQUIRED ARE TOTALLY OUT OF KEEPING WITH THE AREA.

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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?

NO. IT SEEMS TO ME THAT ANY junction development of land near the M5 IS THE OBVIOUS choice for new communities, rather than changing the towns into urban sprawls. Either Cullompton or Junction 27 appears suitable.

In which case why does Tiverton need so much new housing???

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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

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

We feel the council is just meeting housing targets without any real appreciation of its impact on local communities. The proposed development in Tlertou along Blendell's Road, for instance, is far too big for the town. Perhaps some of this proposed housing could be moved to Junction 27?

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?

We applaud the council's reasons for trying to attract new industry and retail outlets, but in doing so they have lost sight of why Tlertou is/was so attractive - a small market town - not a huge centre for commerce - or a dormitory town, struggling under the weight of increased traffic.

Development on either Junctions 27/28 would seem to be a perfect fit for the Council's long term goals, with transport + infrastructure links already developed.

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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.

You already have one objection on the
Blundell's Road development - which is far
too big for the area. If the proposed
development on the river shows ground goes
ahead, Twerdon will virtually join up with
Halbenton!

The beauty of Twerdon is the land
surrounding it, and the historic centre of the
town. Concrete over that, and you have only
an urban sprawl with too many cars like any
other town in Britain. Isn't TWERDON
worth more than that??

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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?

We don't know about the amendments or new policies being considered re existing development plans.

It would be 'nice' to see them, as there are so many development proposals coming up - it's hard to keep up with them!

We urgently ask the Council NOT to allow the development of the former show ground site opposite the golf Club.

It is totally out of keep wth the area, is much too big and is liable to flooding on a regular basis.

The traffic impact on such a small country road would be catastrophic - especially when there are already quite a bit of traffic problems along Blendells Road into the proposed development either side of the road.

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

Name ³

P J V STUCKEY

***Please provide your postal address**

House No.	14
Address 1	WESTLOTT ROAD
Address 2	TIVERTON
Town	DEVON
Postcode	EX16 4EY

Thank you for taking part

