

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.

Not able to use computer, so cannot intelligently answer these questions, but want to

Do you agree with the Vision and Spatial Strategy?

- Yes
- No
- Not sure

*Submit some comments on Tiv II WYNNARDS MEAD
Please SEE OVER →*

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?

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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

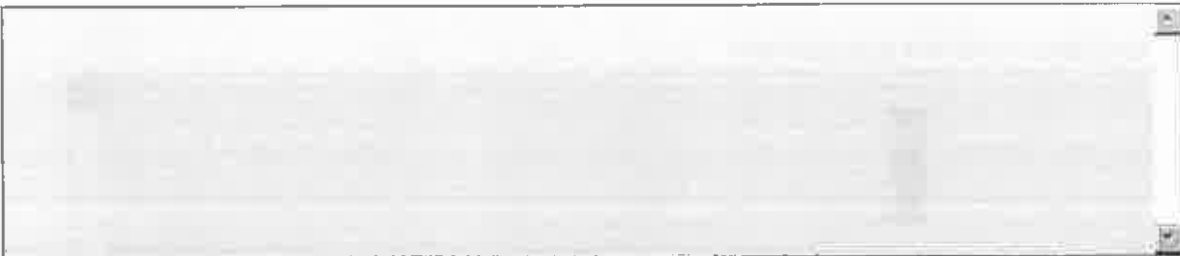
Are there any alternative options we should consider?



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?



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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?



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?



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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?

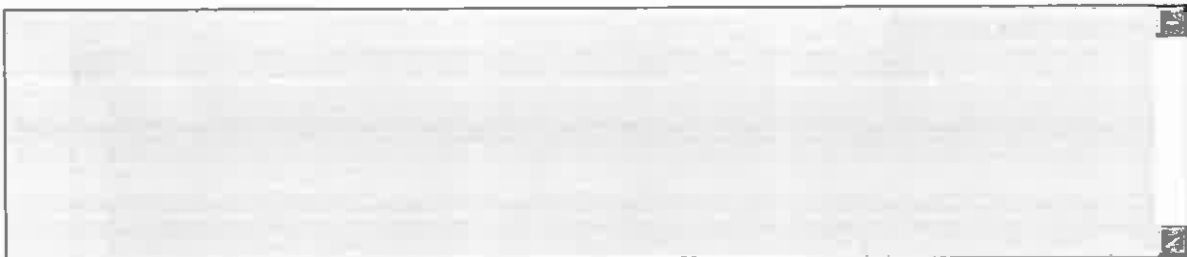


Policies S11-S15 set out strategic policies for the towns, villages and countryside, including expected annual rates of development for the towns which can vary depending on the options discussed under Policy S3 (amount and distribution of development).

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?



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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.

TIV II WYNNARDS MEAD

As I live in the Old Vicarage, Bakers Hill, surrounded by Wynnards Mead land, it was a shock to find it was included in the Local Plan Review Consultation. I fully realise that land is needed for house building, and I can see that Wynnards Mead land is the largest site which could be available on the South-west side of Tiverton. But apart from my own feelings, there are some drawbacks to its use:—

① It is a fairly steep site, and the land falls away very steeply below the Old Vicarage garden and the present Wynnards Mead Drive.

② A new access road would be needed.

From Bakers Hill the present entry to Wynnards Mead Stable and Cottages is narrow. Bakers Hill is itself steep and narrow, and has high stone walls on both sides above Wynnards Mead land, except where there are existing dwellings on the South side.

Seven Crosses Road is probably better than Bakers Hill, though the Cottey Brook would have to be bridged. It is also on a Bus Route.

(continued on separate sheet)

(Tiv II Wynwards Mead continued)

J. LANDEN
THE OLD VICARAGE
BAKERS HILL
TIVERTON
DEVON EX16 5NE
TE

- ③ A further point, important for the Old Vicarage -
The Old Vicarage Sewer runs under the house and garden,
under Wynwards Mead Drive, and under the corner of
Wynwards Mead field into the main drain at the
end of Smallacombe Road.
- ④ Both Supermarkets - Morrisons and Tesco - are on the East
Side of Tiverton, making the use of cars essential for
family shopping. Also the Secondary School is a
longish walk, and even the two Primary Schools are
not very close for walking, should young families
come to this site.

On the whole, those people I have consulted are
not in favour of building on Wynwards Mead land - one
person said he felt it would be "Tiverton encroaching
on the country-side."

Should future plans be made definitely to use this
site, I would be glad to be informed personally, rather than
by a small notice which none of my neighbours read, and
that I myself might easily have overlooked.

I think Tiverton is a fine place to live, with
so many good amenities, and I would be loth
to leave what I had hoped would be my
last home.

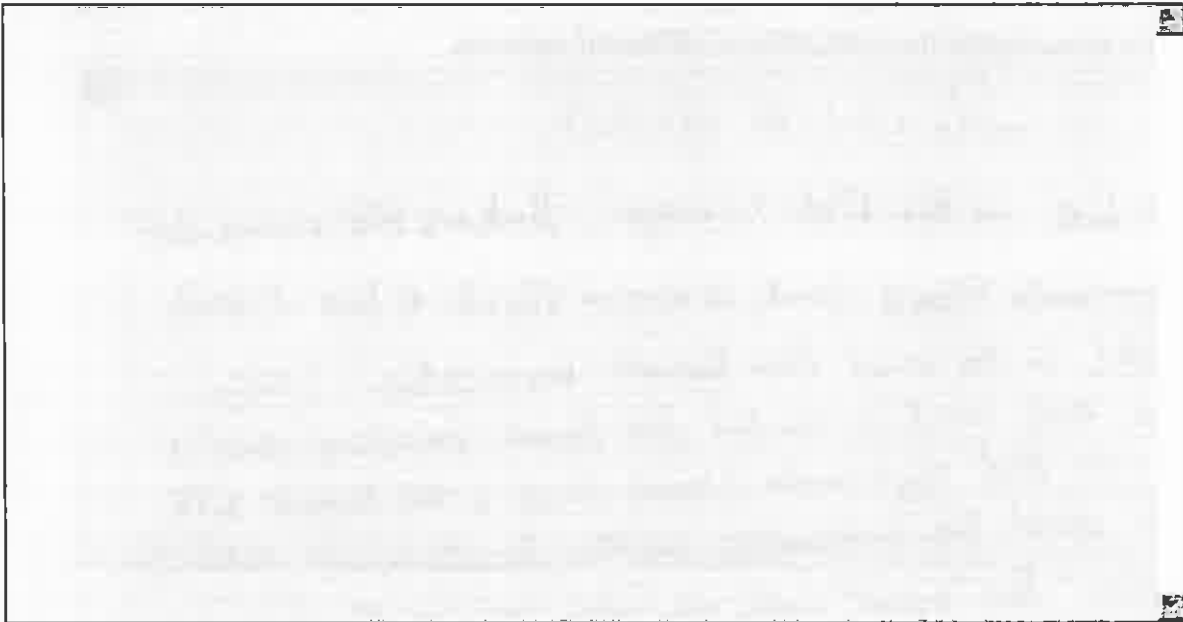
J. M. Landen

March 18th, 2014

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?



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

Name

Mrs JUDITH LANDEN

***Please provide your postal address**

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Thank you for taking part