



Bradninch Town Council

The Guildhall Bradninch Exeter Devon

Clerk: Mrs L J Knowles 19 Fore Street Bradninch Exeter EX5 4NN

Mr P Williams
Forward Planning Team Leader
MDDC.
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

21 March 2014



Dear Mr Williams

Consultation on Local Plan Review – Options Stage Consultation

Please find below the response from Bradninch Town Council to the above document.

Mid Devon District Council has sought responses to its Local Plan Review around three specific issues:

1. The overall level of development for Mid Devon and its settlements
 - a. Bradninch Town Council (BTC) is concerned about the overall scale of planned development and the lack of adequate infrastructure to support it. Development on this scale carries a threat to the character and sense of community of the existing three main towns and risks creating sterile commuter settlements which will bring an even greater, if not absolute, reliance on car travel for all work, school, retail and leisure activities.
 - b. BTC has a serious concern about the loss of our precious agricultural resource because of significant expansion to greenfield sites at a significant distance from town centres, with the threat this poses to landscape, amenity and biodiversity.
 - c. BTC is sceptical about the realistic nature of the ambitions for job creation and is doubtful if jobs will keep pace with housing developments, with the risk of rising unemployment.
2. The suitability of the development options suggested and whether any other sites should be considered
 - a. BTC is overall in favour of Option 2 and the development of a new settlement at Junction 28, but this is strongly conditional on improvements in infrastructure in Cullompton, the upgrading of J28 itself, the re-opening of the train station and an eastern relief road. BTC do not consider that J28 can be adequately re-developed to cope with any new housing in that area. Thus far, the significant new building that has gone on in Cullompton in the past few years has not led to a revival of its High Street and most new homes built to date require people to use their cars for almost every journey.
 - b. Hartnoll Farm TIV2 is a site well removed from the centre, or even the periphery, of Tiverton. This site can only be 'sustainable' if a very strong emphasis is placed on alternatives to car transport and the inclusion of local amenities including small local shops
 - c. Colebrook CU9 is development that would require very careful thought to travel implications before it can go ahead. There is a high likelihood that traffic along the western extent of Colebrook Lane

would increase significantly and a 'rat run' would be created to Tiverton via the hamlet of Trinity. The land allocated for this development currently provides an important amenity and its development would represent the significant and unnecessary loss of agricultural land and character at the perimeter of the town. It is likely that all residents here would have to rely heavily on car use.

- d. Bradninch Road CU8 is a site that is unsuitable for development for topographical reasons and is likely to make worse the problems with drainage and run off that have been so difficult to resolve on Cullompton Hill
 - e. Hele Road, Bradninch – this possible housing consultation site should be withdrawn as Bradninch is in the process of having 15 Affordable Housing units built in Millway. This has not been shown on the map. This plot of land was dismissed as unsuitable with poor visibility for access when plans were considered for the 15 dwellings in Millway.
 - f. BTC has previously identified 5 sites for small car parks around the town to ease the on street parking problems. BTC would like to see these reinstated on the map and in the Local Plan. They are Hen Street – on right past last bungalow, West End Road – on grassed area in front of bungalows, Millway – in area of current building, Townlands – on grassed area opposite play area and Hele Road – on the site marked on this map as for Housing Consultation.
3. The need for new policies
- a. The needs of older people. The changing demography of our population and the likelihood of an higher number than the national average of the old and the very old living in Mid Devon would merit a separate policy in which the intention to keep these issues at the forefront is made explicit. It would highlight the specific needs of older people in relation to all building and infrastructure developments as well as the need to create healthy neighbourhoods with people of all ages living together.
 - b. The needs of those affected by disability. The policy library needs to include an explicit delineation of MDDC's responsibilities to meet the needs of those living with special challenges including, but not exclusively, those with physical disability and mobility problems.

Yours sincerely

Lorna J Knowles
Clerk