



Mick Roberts BA(Hons), MRTPI
Development & Planning Consultant

Thursday 20th March 2014

My ref: MGR/14/063LPR/MDC01
Your ref:

Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House, Phoenix Lane,
Tiverton, Devon
EX16 6PP



Dear Sirs

**MID DEVON DISTRICT COUNCIL LOCAL PLAN REVIEW OPTIONS
CONSULTATION COMMENTS ON BEHALF OF MR & MRS FRY**

I write on behalf of my client Mr & Mrs Fry of Fourways, Old Malmesbury Road, Coped Hall, Wotton Bassett, Wiltshire, SN4 8HT I have been asked to respond to your consultation in respect of the Local Plan Review Options Consultation particularly in respect of land they own in Westleigh.

I note that the sustainable development priorities are set out in Policy S2.

Under the provisions of Policy S3 regarding the amount and distribution of development Option 1 looks to provide some 1600 dwellings to rural areas. Option 2, which suggests a new community, reduces the rural area commitment to 1040 dwellings.

Policy S4 sets out a structure for meeting housing needs, including targets for affordable dwellings.

Policy S14 identifies 22 villages (Bampton now being included rather than having its own Policy as in the Adopted Core Strategy) where limited development may be acceptable. It is noted that Westleigh is not one of those identified villages. The subsequent paragraphs 2.64 does indicate sites for affordable housing may also come forward in locations that are not within villages designated in the above policy.

Whilst Westleigh previously had an identified settlement limit as a result of proposed policies this is to be removed and it would fall within the requirements of Policy S15 Countryside. This does not seem to cater for any

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new residential development other than the reference made to rural exceptions sites in paragraph 2.75.

The current policy DM9 is to be replaced by a new rural exceptions sites affordable housing policy which recognises the possibility of the inclusion of an element of market housing to facilitate such exception site provision

My client would wish to see their site (as identified on the previous extract from the local plan attached to this letter) at Westleigh included with the settlement limit and that the settlement limit is not removed but extended.

They would like to see the land possibly brought forward as a rural exceptions site. To this end it is accepted that a local housing needs assessment need to be undertaken, but that should this demonstrate a requirement, some market housing could also be provided to enable the affordable housing site to come forward .

Taking this view into account and looking at the proposed options you are suggesting my clients would favour option 1, which provides for a potentially larger housing provision outside of the major towns.

The new town provision as envisage an option 2 is not supported. The level of new infrastructure and the timing of such delivery in the South West is always problematic, as is currently demonstrated by the lack of significant progress with the new town proposal in the South Hams District Local Plan at Sherford.

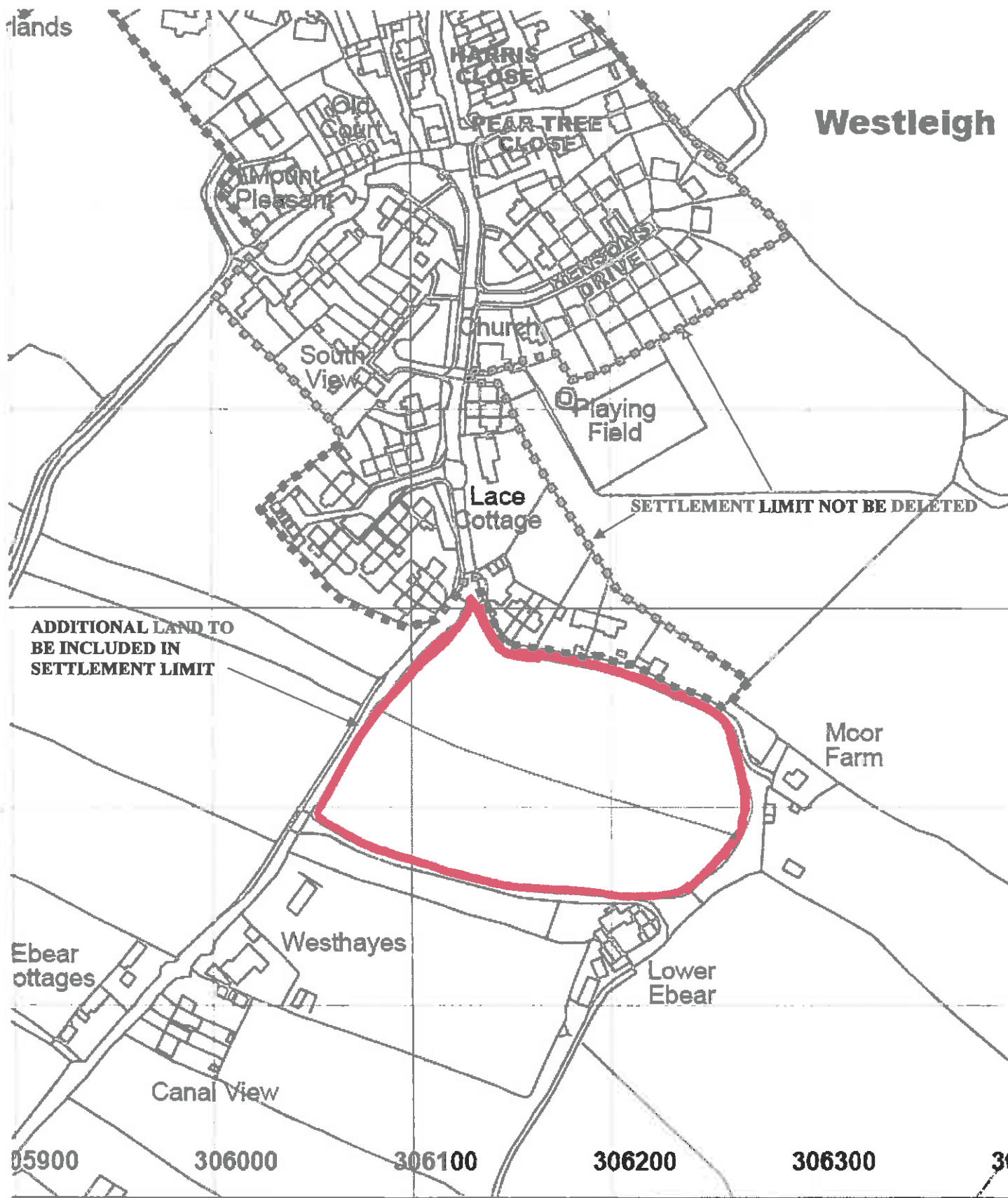
I trust you will take these comments into account in your deliberations.

Yours sincerely

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Mick Roberts

**MID DEVON DISTRICT COUNCIL LOCAL PLAN
REVIEW OPTIONS CONSULTATION
LAND OWNED BY MR & MRS FRY AT WESTLEIGH**



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24 MAR 2014