

# 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](http://www.middevon.gov.uk/localplanreview), and submit your response by 24 March 2014. Thank you for your time.

RECEIVED  
24 MAR 2014

## 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?

NONE. Ideal guidelines for improved town and village community well being, especially provision of green infrastructures incorporating personal leisure amenity space and tourism development.

## 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?

Excellent draft confidently creating new "ideal" intergrated cultural communities.

## Local Plan Review: Options Consultation

**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?

Options 1 and 2 are both applicable. see below.....

**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?

..... providing improved pedestrian and cycle access to main town is constructed. Could be via an East Culm Farm development road/pathway/cycleway to the M5 overbridge to the CCA fields and Meadow Lane where the new Aldi store will be a magnet for south of town shops and library  
Also offers option for Historic Transport Museum - see Hartnoll Farm

(( option 2a is a wrong location to create a new community infrastructure such as 'might' be achieved at Cranbrook and be perched beside and above the M5. Peoples quality of home living has to be recognised)).

Any commercial development at J27 could embrace the Transport Museum - see accompanying site plans relating the Cullompton and J27.

## Local Plan Review: Options Consultation

**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?

... but INCREASE off-road car parking provision criteria in all new developments - notably seen inadequate around west Cullompton Tiverton Road.

**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?

Emphasis on vitality of town centres.

Retain commercial floor space allocations (currently over subscribed) for new residents with probable business inspirations.

## Local Plan Review: Options Consultation

**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?

item a) as might be applied to new tourism facilities.

items f) and g) when identifying green infrastructure around/beside proposed new housing.

**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?

No suggestions offered

## 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?**

A perfectly reasonable update review following new government guidelines, perhaps especially DM 2/3/14& I5 plus parking I referred to re S4 to S6.

## Local Plan Review: Options Consultation

**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.**

CUI0 and CUII    Soil drainage already at full capacity in  
Cullompton.    Be aware !

Hartnoll Farm    see separate accompanying sheets

J27 commercial and Honiton Road Cullompton    (East Cullompton  
Urban Extension)

see Hartnoll Farm reference to Historic Transport  
Museum and Showground.

## Local Plan Review Options Consultation

### TIV 2 Hartnoll Farm

The illustration of land use and content is interesting.

What is so critical is a retained rural aspect from the main road so there is NO real evidence of development between Post Hill and the canal road bridge towards Halberton village.

I believe the existing commercial site area, thoughtfully screened by a soil bund and trees, could be allowed further small unit development – there is a shortage around Tiverton.

Attached is a recent press announcement regarding a Historic Transport Museum Showground which though relating to J27 so suggested to MDDC two years ago for their Economic Development Strategy is also suitable for part of Hartnoll Farm. (I have marked a map where the apt location could be). Although an area of sixty acres is desired for this complete venture, some fifty acres would remain reserved as a historic working farm. I envisage the site access to this and perhaps another site content to be directly east of the commercial centre from the splay on the main road used for the Mid Devon Show.

NOW, coupled to this transport exhibition could be the re-use of the railway as a heritage line and as a commuter access which we know could be taken up to Tiverton Parkway in fields beside the main line. Again, Hartnoll Farm could accommodate the working sheds and maintenance and be secure with the Transport Museum.

For TOURISM, these facilities plus the canal offer FOUR attractions in rural green infrastructure surroundings within walking distance of Tiverton residents. I do not expect visitor numbers to exceed the usual that South Devon Railway OR West Somerset Railway receive which is outside rush hours – certainly not for some years before the infrastructure is achieved.

I see the way forward is the formation of a Community Enterprise.

Roy Gould

21<sup>st</sup> March 2014

# Heritage Transport Museum Showground

A suitable 60 acre site was pinpointed at Junction 27 two years ago as a proposal to be considered within our Local Council's then Economic Development Strategy.

Mid Devon District Council's current Options Consultation and Local Plan Review is a chance to publicly announce this ambitious project. Two alternative local sites could also be regarded as appropriate and fitting to support our local Tourism and be within the Plan Review.

The rural site area desired is to incorporate ONE mile of roadways to contain tram and trolleybus workings and to serve for earlier omnibuses, classic road transport, cars and bikes, military, fire & service vehicles displays. An adjoining cinder track for steam traction and horse carriage workings.

These mostly privately owned vehicles are already passionately nurtured to restoration and function so the object is to present them for public exhibition by a varying calendar of events.

The large rural setting guarantees a maintained mostly green infrastructure and can happily accommodate depots and garages; selected restoration demonstration building; archives; catering; public parking and facilities whilst still retaining an element of farming practice.

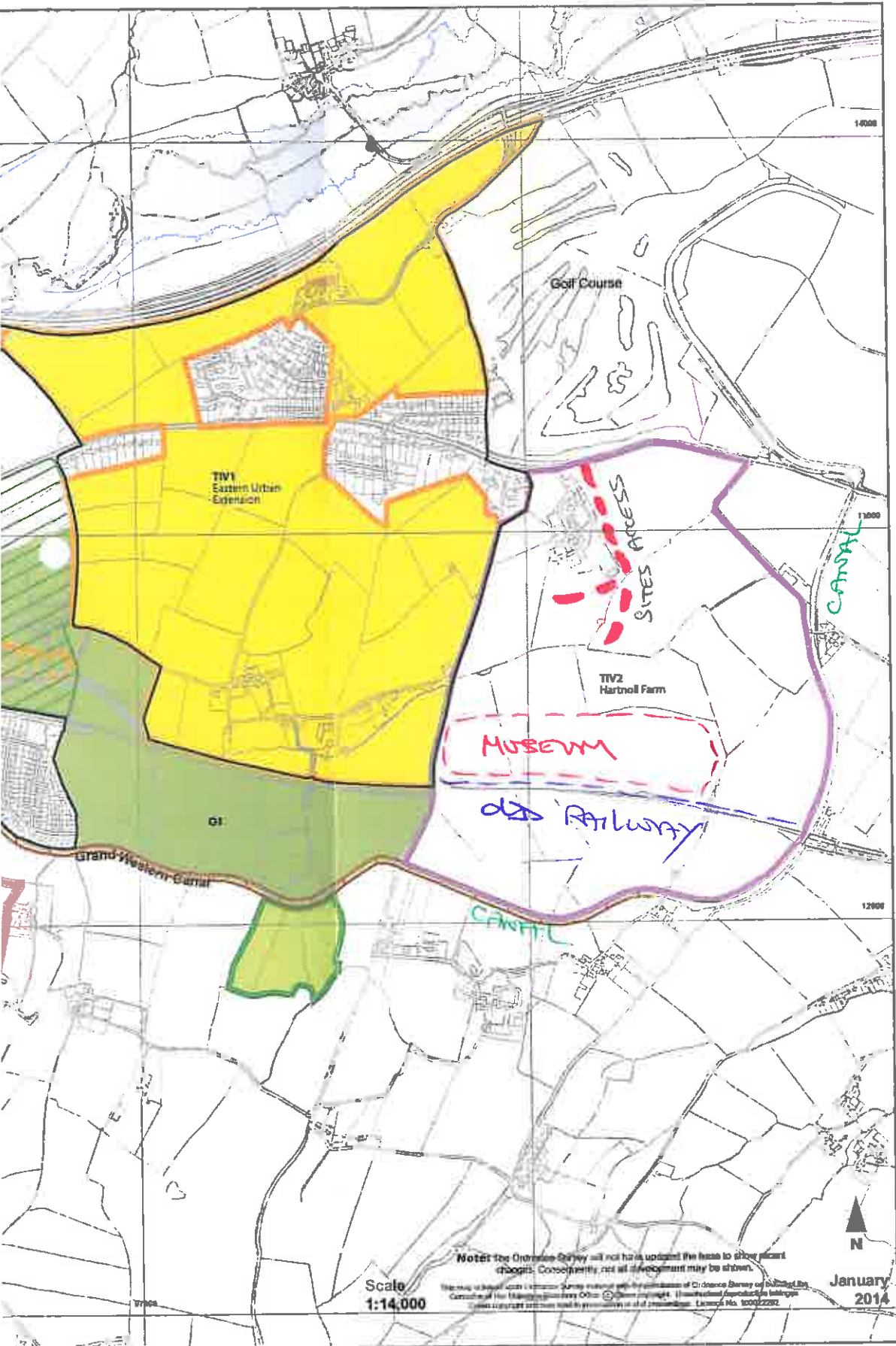
The diverse constitutions of Groups and Trusts suggest this land project should be set up as a Community Enterprise and each is then invited to present a representative to a governing body.

When a location is agreed, preparation of funding from National Sources, private, commercial and company sponsorships and philanthropists can be sought to gradually complete the infrastructure.

Five years exploration of prospect venue locations has been facilitated by Roy Gould who as a member of five vehicle, two steam railways and five canal preservation groups represent only a small margin of our Great Britain's working-man's infrastructure HERITAGE.

Such a project brings together some management employment and apprenticeships, but mostly a host of volunteers, hobbyists, a "Mens Sheds" association style brigade, but above all affords a unique educational experience for visitors extending to the realm of reminiscence that historic places, museums, and galleries equate.





Scale 1:14,000

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

January 2014

- National Register of Historic Parks and Gardens
- Local Register of Historic Parks and Gardens
- Tidcombe Catchment Area
- Site of Special Scientific Interest



- Proposed Deletions
- Local Plan Review Housing Consultation Sites
- Local Plan Review Mixed Use Consultation Sites



# Policies Map - Options

## Cullompton

CU13(c)  
NW Kingsmill

CU13(b)  
Adjacent to  
Venndale

CU13(a)  
Venn Farm

CU13(d)  
NE Kingsmill

High Way  
Industry  
Escapes

CU12  
WVA 100

CU10  
East Cumn Farm

CU11  
East Cullompton  
Wharf Extension

MUSEUM SITE

VIEWED

SEPT  
2012

UPTON LAKES

- |                                       |    |
|---------------------------------------|----|
| Green Infrastructure                  | GI |
| Town Centre Boundary                  |    |
| Existing Employment Allocation        |    |
| Primary Shopping Area                 |    |
| Railway Station Options               |    |
| Existing Area for Eastern Relief Road |    |
| Ancient Monument                      |    |
| County Wildlife Site (2007 data)      |    |
| Floodplain                            |    |

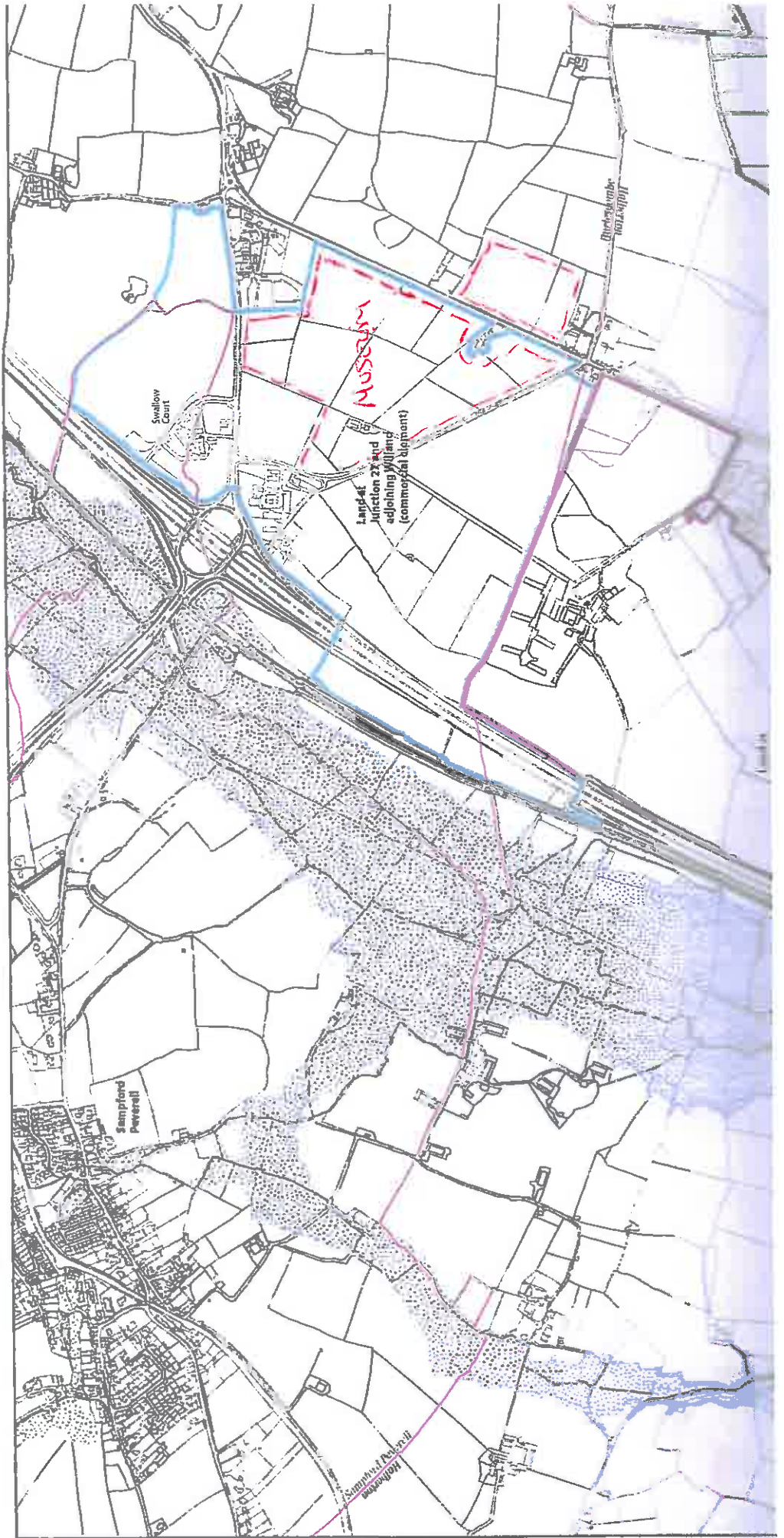
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June 27

MUSEUM SITE SUGGESTED IN E.D.S. FEBRUARY 2012



## Local Plan Review: Options Consultation

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

### Name

Roy Gould

### \*Please provide your postal address

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6

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Thank you for taking part