

## Kentisbeare Parish Council

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Local Plan Review Consultation,  
Forward Planning,  
Mid Devon District Council  
(by email)

28th January 2018

Dear Sir/Madam,

We would like to comment further on the changes in the MDDC Local Plan Review ahead of the visit of the Inspector next month. We attach Statements on each of the following.

1. The Vision, Spatial and Development Strategy, and Strategic Policies
2. Strategy and Site Allocations: Tiverton and Cullompton

Inevitably there is considerable overlap in the two statements.

We continue to believe that the Local Plan is poorly conceived, and in particular is based on poor underlying analysis of data and inadequate assessment of the ability to deliver properly. This belief is based primarily on 3 planks.

1. The housing target set by Mid Devon is at odds with the evidence at hand.
2. The selection of Cullompton, and especially east Cullompton, as the focus of long-term development is dictated by a presumption of infrastructure delivery, which is neither planned for nor likely to be delivered in anything close to an appropriate timescale. Recent comments from MDDC and their representatives confirm this.
3. The flood risk associated with the scale of development planned around Cullompton has not been assessed in a coherent fashion. The Arcadis study is only designed to see if there is incremental flood risk from building a relief road and the 2014 SFRA does not even take into account data from the significant flooding we saw in both Cullompton and Kentisbeare in 2012.

We consider the plan to be unsound in terms of positive preparation, justification, effectiveness and consistency with national policy. In particular we would highlight paragraphs 156, 157, 158, 159, 162, 165, 173 and 177 of the National Policy Planning Framework (NPPF) in relation to the proposed plans at East Cullompton

We look forward to our representative, Parish Councillor Andrew Southall, being able to discuss these points on February 15th.

Yours faithfully,

Mrs Q Broom (Chair) and Mrs M Shore-Quinain (Clerk)  
On behalf of Kentisbeare Parish Council