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Dear Forward Planning Team,

Mid Devon District Council Design Guide Public Consultation SPD

We have carefully read all four volumes of the Design Guide in addition to the SEA and HRA Screening Reports and while we would have wished to have seen more on such topics as space standards, an issue when the Farleigh Meadows application was submitted, and car parking, which will be an important planning consideration for the foreseeable future, we register our strong approval and support for this very comprehensive, interesting, and well - illustrated collection of documents which provides an excellent basis for future good design in the Mid Devon District. One statement in Volume 3 which we welcome is, 'While these recommendations will typically represent good practice for new development and good design, they do not cover all possible scenarios and are not intended to stifle innovation and individuality'. As has frequently been demonstrated in Tiverton and elsewhere in the district, starkly different modern designs can often blend well with more traditional buildings!

The overall impact of parts of the otherwise very professional Design Guide is unfortunately to some extent lessened by an obvious lack of thorough proof reading and, in some cases, by clumsy modes of expression. There are many examples of these, especially in Volumes 1 and 2, but also, to a lesser extent, elsewhere, a quick read through, for instance, highlighting the following:

1. Spelling errors, for instance, in Volume 1, 'an' rather than 'and' in column 1; in Volume 2, 'human's activity in column 2 and 'reponse' in column 3, page 5; 'comitment' in column 2, page 12; 'constrains' rather than 'constraints' in column 1 (Cullompton).
2. Words missing, for instance, in the coloured parts at the base of both pages 9 and 10 in Volume 1; Page 4, column 1, 'respond to the climate emergency'
3. There should be capital letters, and in some cases, new sentences in places e.g. 'North Devon' on page 14, column 1, in Volume 2; 'However' on page 11, column 3, Volume 2, and column 1 of page 6 in Volume 4.
4. The words 'outside of' appear frequently, and are unnecessary, for instance, in Volume 1, page 6, column 3; in Volume 2, lines 75 and 79; in Volume 3, pages 3 and 17.
5. Enormously lengthy and abstruse sentences, as many as 14 lines long, occur fairly frequently, and, in each case, would read much more clearly if broken down into several separate sections. Examples include examples in columns 1 and 3 on page 6 of Volume 1, and column 2 of page 8 in Volume 4.
6. The new paragraph on page 27, Volume 2, column 3, should not start with 'For instance' (or should this be part of the previous paragraph?)
7. In several cases written numbers would be better, for instance, 'three' rather than 3 on page 11, 'two' rather than 2 on page 23, column 3, and 'five' rather than 5 on page 29, Volume 2.

8. In Page 19, column 3 'sites' cannot 'consider'!
9. On page 11, line 5, guidance 'as to' would be much better than 'of'; on page 23, column 1, 'means that' would be much better than 'such that' etc. There are several other similar instances where wording could be better.

On closer examination there are likely to many other instances where mistakes, and poorly expressed statements occur. We hope these will all be rectified before final publication.

Apart from this problem we thoroughly recommend the adoption of this SPD.

Yours sincerely,

Jeremy Salter

