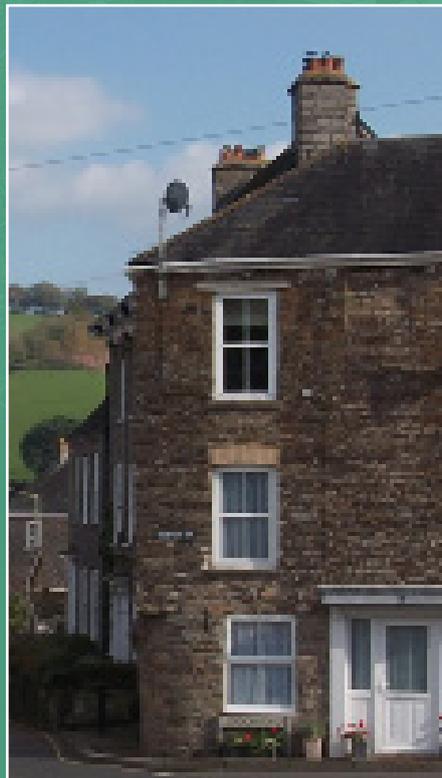


PLAN MID DEVON 2023 – 2043

Regulation 18 – Issues Consultation

January 2022

**Mid
Devon**
DISTRICT COUNCIL



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INTRODUCTION

What we are consulting on

1.1 We are preparing a new Local Plan for Mid Devon (excluding the small part of the district within the Dartmoor National Park), which we have called '**Plan Mid Devon**'. This will cover the period to 2043 set within a vision that looks further ahead (to 2053). Once completed, this will replace the current Mid Devon Local Plan 2013-2033 and form part of the statutory development plan for Mid Devon with the Devon Minerals and Waste Plans and adopted Neighbourhood Plans.

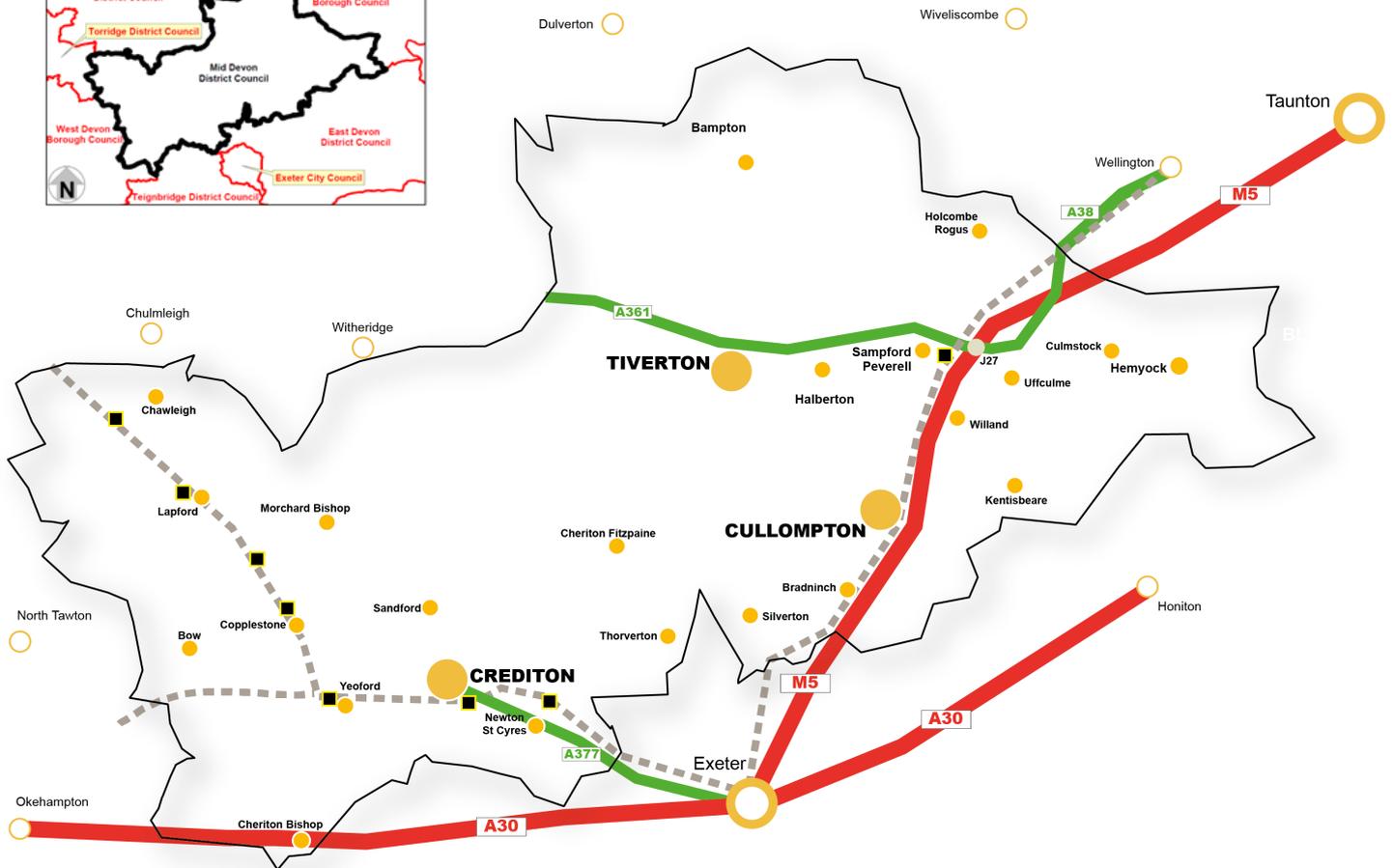
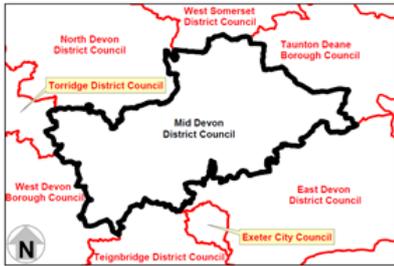
Why is a new Local Plan needed?

1.2 The country has a plan-led planning system and there is a legal requirement for the Council to prepare a local plan for the district.

1.3 The current Mid Devon Local Plan was adopted by the Council in July 2020 and has a lifespan to 2033. This will continue to bring many benefits to Mid Devon. It will:

- Help tackle the causes and effects of climate change.
- Promote sustainable use of energy and other resources.
- Guide multi-million pound investment across the district.
- Plan for new homes, employment and other uses to meet our needs.
- Make sure that new schools, transport and other supporting infrastructure is provided.
- Help us regenerate our town centres.
- Protect and enhance those parts of the district where we do not wish to see un-planned development taking place, including the open countryside and high quality landscapes.

1.4 There is a legal requirement for a review of the Local Plan to be completed in five years. To achieve this we have started the preparation of Plan Mid Devon now. The new Local Plan will have regard to the latest national planning policies, practice guidance and thinking about how best to plan in the context of a national housing crisis, economic recovery and the challenges of a climate emergency. It will also ensure Mid Devon will continue to benefit from a plan-led approach for development to meet our current and future needs over a longer time period to 2043.



The Issues Paper

1.5 This Issues Paper is the first stage in preparing the new Local Plan (known as Regulation 18 Issues). We are seeking your views about what the new Local Plan will include and how Mid Devon should be planned for in the future. The Issues Paper provides more information about planning and the matters affecting Mid Devon. We would like you to tell us what issues you think are most relevant and important to you and your community, and which should be given greatest priority in Mid Devon for the period to 2043.

The consultation documents

1.6 The Issues Paper is supported by

- a Sustainability Appraisal / Strategic Environmental Assessment Scoping Report.
- an Equalities Impact Assessment Screening Report.

1.7 These documents are available on our website and are published for public consultation here:

www.middevon.gov.uk/ friendly URL

Understanding land use planning

1.8 The land use planning system includes many terms that you may not be familiar with. Where we have underlined these we have provided an explanation for the terms used in a 'Glossary' in Appendix 1. This Issues Paper will be accompanied by a shorter paper that will summarise its purpose and main content.

The role of the Council, Devon County Council and neighbourhood planning bodies in preparing Development Plans

1.9 Mid Devon District Council is the Local Planning Authority for Mid Devon District but excluding the part at Cheriton Bishop that is situated within the Dartmoor National Park. Mid Devon District Council is responsible for preparing Local Plans and for determining planning applications submitted in its planning area.

1.10 Devon County Council is responsible for preparing the Devon Minerals and Waste Plans which cover Mid Devon. Devon County Council is also the local transport authority and local education authority. It is a consultee for preparing Local Plans for Mid Devon and advises the Council on infrastructure matters.

1.11 Town and Parish Councils can choose to prepare neighbourhood development plans for their area. These need to be in general conformity with the strategic policies of the Local Plan, and can include policies and proposals that give people more say in what is planned in their local area.

Relationship with other documents

1.12 Plan Mid Devon will form part of the Council's policy framework alongside the Economic Strategy for Mid Devon 2019-2024, A Housing Strategy for Mid Devon 2021-25 and other plans, programmes and strategies. It is informed by the National Planning Policy Framework (2021) and current planning policy guidance, along with the Planning and Compulsory Purchase Act 2004, Climate Change Act 2008, Planning and Energy Act 2008, and Flood and Water Management Act 2010. It will have an important role through guiding the development and use of land and buildings to help the Council achieve its ambitions in the Mid Devon Corporate Plan and priorities in the Housing Strategy and will operate in conjunction with the emerging Devon Carbon Plan.

How and when comments should be made

1.13 There are a number of questions throughout this Issues Paper and we welcome your responses to these. You are able to leave blank those questions that you do not wish to reply to.

1.14 Comments on the Issues Paper and its supporting documents must be sent to us by Monday 28 March 2022. We encourage you to do this by completing the online response form provided. Alternatively, the response form can be printed off and sent to us by email or by post:

By email: planmiddevon@middevon.gov.uk

By post/hand: Forward Planning,
Phoenix House,
Phoenix Lane,
Tiverton,
Devon, EX16 6PP

1.15 Your comments must be sent to us in writing and include your name and full postal address otherwise your comments cannot be registered. Please note your comments will be published on our website including your name and address. If you are able to provide an email, please provide this along with your comments as this will help us keep you up to date.

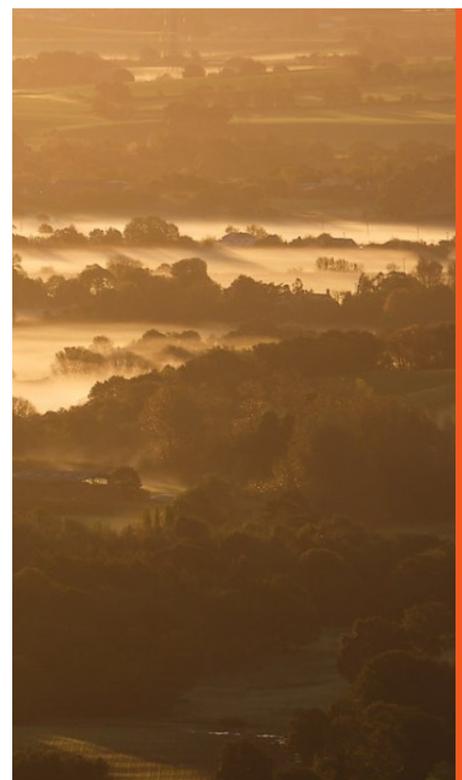
1.16 Your contact details will only be used by the Council to inform you about the new Local Plan and other planning policy documents prepared by us.

1.17 For more information about how we use your personal data please see our Privacy Notice www.middevon.gov.uk/PNRepresentations.

How you can find out more

1.18 The public consultation will be supported by engagement activities, including face to face exhibitions (where these are possible) where you are welcome to drop-in and tell us about how we should plan for the future of Mid Devon, and also some online / virtual events. More information about these will be published in advance of the consultation.

Forward Planning Team Mid Devon District Council



View from the top of Raddon Hill nr
Stockleigh Pomeroy, Mid Devon