

486 1753/S1

486/1754/DM24

Ack

From: Colin and Joan Fagg
Sent: 25 April 2015 21:25
To: Local Plan Review
Subject: Mid Devon CPRE Response J) Local Plan Review Policy S1

Dear Sir or Madam

I write on behalf of CPRE Mid Devon Group as a Committee member.

Please find my representation below:

CPRE supports **Policy S1** and under paragraph i) wishes to support the inclusion of Access Land within the following phrase:

"...public rights of way and accessible land..."

Public Rights of Way and Access Land are mapped on OS Explorer maps.
Access Land is designated under the Countryside & Rights of Way Act 2000 (CROW Act 2000)
Access land in Mid Devon is identified on Page 37 **Map4** in DCC Rights of Way Improvement Plan, a statutory document under the CROW Act 2000

CPRE considers that to be consistent, "access land" should be in the phrase in paragraph i).

Either the phrase would become "...public rights of way and access land,..."

or

If it is felt desirable to retain the rather vague term 'accessible land' the wording would be:-

"...public rights of way and accessible land, including access land,..."

Yours faithfully

Mrs Joan Fagg (CPRE Mid Devon Group committee member)

486/1900/VSS
486/1901/DM28
486/2210/DM3
486/2211/S8
486/2212/MIS
486/2214/S2
486/2215/S3
486/2216/CU16
486/2217/S12
486/2218/CRE6
486/2219/S14
486/2220/DM02
486/2221/DM01

486/2222/MO1

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Ack

From: Sonja Andrews
Sent: 22 April 2015 21:17
To: Local Plan Review
Subject: (Mid Devon CPRE Response D) Local Plan Review 2015 Policy DM24

From: Mrs. S. Andrew

Please keep both Mrs. Andrews and Mrs. J. Fagg of **CPRE** informed of the progress of the Local Plan. Please let us know when the Plan is submitted to the Inspector, and where and when the inspection will commence. We should like to know when the Inspector's report is available, particularly in relation to the matter below, when it is brought before Council members, and when the Local Plan is adopted, and copies available for members of the public.

I write on behalf of Mid Devon CPRE Group, who wish to support under paragraph 4.75 of Policy DM24, the inclusion of:

Guerneys Field in Morchard Bishop which fulfills all the criteria for Local Green Space under the National Planning Policy Framework, Section 8 Promoting Healthy Communities, Paragraph 76 and 77, and also Section 11 Conserving and Enhancing Valued Landscapes, Paragraph 109 calling for protection of valued landscapes. Compliance with these reasons are amplified in Mrs. Andrews' Response 2 submitted on 13 April 2015.

In addition the field is considered of community benefit. In snowy winters, it has been a source of great community enjoyment with children and adults gathering to go sledging and ski-ing. The public footpath is much used in particularly by local people - it is a safe walking route to and from the school to other parts of the village. It provides visual amenity into, across and out of the Conservation Area. In the past it has been given Landscape Protection Area status.

also

Bampton Millenium Green, which is labelled as a priority habitat on Bampton map (Policies Map) and the Trust Deed establishing it which states that it is "an open space for the benefit of the inhabitants to be open to visitors to the Locality as well as inhabitants."

also

the Glebe, Cheriton Fitzpaine, put forward at the Options Consultation by the Parish Council, and supported by Mrs. S. Andrews of Morchard Bishop under this Local Plan Review.

also

Sandford Millenium Green, which provides a safe walking route to Crediton and is of considerable benefit by way of habitat protection and recreation for the local community and visitors.



From: Sonja Andrews
Sent: 27 April 2015 00:29
To: Local Plan Review
Subject: (Mid Devon CPRE Response E) Local Plan Review 2015 Policy DM3

From: Mrs. S Andrews,

Please keep both Mrs. Andrews and Mrs. J .Fagg of informed of the progress of the Local Plan. Please let us know when the Plan is submitted to the Inspector, and when and when the Inspection will commence. We should like to know when the Inspector's report is available, when it is brought before Council members, when it is adopted and when copies are available for members of the public.

It is clear that sustainable development should not be looked at in a vacuum. Transport links need to be considered in order to see how development fits in with the overall transport system within the District. Indeed the Local Plan Review recognises this under Policy S1(e).

In order to clarify this point we would suggest that the following wording introduces Policy DM3:

Transport and air quality

"Development proposals need to be considered in relation to Major Transport Routes (see page 14), existing highway infrastructure and public rights of way in order to avoid unacceptable traffic impacts on the local road network. Therefore, development proposals that would give rise"

Key Diagram on page 14, based on a similar diagram on page 57 of the Core Strategy, directly relates to Policy COR 10 Strategic Transport Networks. Unfortunately, this Policy has not been included in the Local Plan Review. However, we believe that both map and the information contained in COR 10 are necessary for understanding the context of the Local Plan Review.

The Key Diagram is less comprehensive than that in the Core Strategy, and does not show the transport links between the major roads and villages where development is being put forward. For instance, the A377 is only shown between Exeter and Crediton. The map in the Core Strategy more accurately details transport links, including the National Cycle Route 3 and long distance footpaths of the public rights of way system, which are so important for sustainable tourism and reducing car travel.

We would therefore suggest that the map shown in the Core Strategy replaces that on page 14. The diagram should be entitled Major Transport Routes and the Key amended accordingly (taking in the National Cycle Route 3 and the Long distance footpaths stated in COR 10 (d)).

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From: Colin and Joan Fagg
Sent: 26 April 2015 21:18
To: Local Plan Review
Subject: Mid Devon CPRE Response M) Local Plan Review 2015 VISION

From: MRS J Fagg,

I am writing on behalf of Mid Devon CPRE with reference to Vision, page 9: CPRE wishes to support the insertion of two bullet points as follows:

Promote community well-being

CPRE wishes to support , under this heading and below the bullet point Green Infrastructure, the insertion of another bullet point as follows:

- Increased use of the public rights of way network

AND

Support sustainable economic success

CPRE wishes to support, under this heading and at the bottom of the list, another bullet point as follows:

- Recognition of long distance walking routes Two Moors Way, Exe Valley Way, Devonshire Heartland Way, Little Dart Ridge & Valley Walk, Tarka Trail and the national cycling route NCN3

From: Colin and Joan Fagg ·
Sent: 26 April 2015 22:03
To: Local Plan Review
Subject: Mid Devon CPRE Response N) Local Plan Review 2015 Policy S1

FROM: Mrs J Fagg

I am writing on behalf of Mid Devon CPRE in relation to Policy S1 page 30

CPRE supports Policy S1 and wishes to support within point e) after ...walking and cycling,... the insertion of the following phrase:

“including long distance walking routes and a national cycling route,”

So that the wording would be:

...walking and cycling, including long distance walking routes and a national cycling route, and providing...

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AKK

From: Sonja Andrews
Sent: 27 April 2015 10:00
To: Local Plan Review
Subject: (Mid Devon CPRE Response H) Local Plan Review 2015 Sustainable Development Principles and Overall provision of housing

From: Mrs. S. Andrews
Mid Devon CPRE

on behalf of

We are concerned at the over-provision and identification of sites for residential housing over too long a period. This will be to the detriment of Mid Devon's agricultural land and countryside. Also this will put pressure on social infrastructure, i.e sufficient schools, hospital, community hospitals, doctors and dentists needed to serve the increased population.

There is a need to look at demographics which should underpin policies. Past completions demonstrate that rural quota on residential housing will more than sufficiently be fulfilled. Therefore we should like to see a Policy that fulfills local need. A policy to promote Community Trust housing schemes, self-builds and affordable housing/shared ownership would be most welcome. It is likely then that windfalls and exceptions could fulfill quota, without even identifying sites. This would enable young people to remain in their villages and thus sustain vibrant communities.

At the same time, accepting that Mid Devon has an aging population, promotion of single-storey dwellings would be most welcome. These buildings in particular sit more easily into the landscape.

The above policies would we feel, go some way to meeting future needs for both older and younger generations.



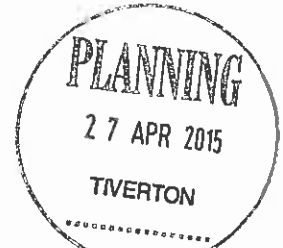
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ACK

From: Colin and Joan Fagg
Sent: 26 April 2015 12:33
To: Local Plan Review
Subject: Mid Devon CPRE Response K) Local Plan Review 2015 Policy CU16

FROM: Mrs J Fagg,

I write on behalf of Mid Devon CPRE with reference to **Policy CU16 and sustainability**



**Cummings Nursery
CU16 paragraph 3.130:**

In connection with outline planning permission for this site, a recent conversation with the relevant Mid Devon Planning Officer confirmed that the application has been withdrawn; members of the Mid Devon Planning Committee (Major application) had some issues with the layout of the site and asked the applicant to submit a new layout, taking account of their comments. The Planning Officer said that he expected a revised application to be submitted quite soon.

Within Mid Devon, Cullompton is set to become the strategic focus of new development – **Spatial Strategy page 11**

The **Policy Map** for Cullompton identifies CU16 as a relatively small part of the proposed East Cullompton development (2100 dwellings)

It seems likely that this major development CU16 will take place before the new Local Plan comes into force. Its development may give an indication of what to expect if the enormous East Cullompton proposal goes ahead.

CPRE has concerns over sustainability for this site – **NPPF Sustainable Development**

CU16 Sustainability Appraisal Appendix 2 pages 281 - 285

A) Protection of the Natural Environment

CPRE does not entirely agree that the impact of housing is likely to be no more than the existing glasshouses; far more people will be involved and will be living there so it all depends on their behaviour.

.-) Supporting Retail High Street benefits from custom of residents

BUT

H) Ensuring Community Health and Wellbeing .. remote from Cullompton town services and facilities

How will people get into Cullompton (sustainably and not using their cars)?

CPRE suggests that **F) and H)** above demonstrate the necessity of **Green Infrastructure** for this site, because the Honiton Road does not provide a safe 'green' route into Cullompton to access schools, GP surgeries etc.

The nearest public right of way is Cullompton FP 2 – leading to Last Bridge then along a minor road to Cullompton FP 1 which in turn connects to the town.

It is currently only suitable for walkers, adequately dressed and shod. It would need to be upgraded (requiring appropriate legislation) to provide a safe route, properly surfaced, for pedestrians, including wheelchairs, mobility scooters, adults with baby buggies (often accompanied by toddlers) and cyclists.

I) Delivering the necessary Infrastructure There are question marks about the impacts in this section and the delivery of the infrastructure, reflecting CPRE's concerns about the sustainability of CU16.

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From: Sonja Andrews
Sent: 27 April 2015 16:58
To: Local Plan Review
Subject: Mid Devon CPRE Response I) Local Plan Review 2015 Crediton

From: mrs. S. andrews,

We are concerned that the Landscape Setting of Crediton will be compromised by the overprovision of housing in Crediton, particularly on the approaches to the town.

We are concerned at the loss of Sports facilities within the town, and the consequent increase in poor air-quality by the building of residential housing and their owners' car pollution within the town.

We support the redevelopment of brownfield sites within the town.

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ACK

From: Colin and Joan Fagg
Sent: 27 April 2015 20:01
To: Local Plan Review
Subject: Mid Devon CPRE Response P) Local Plan Review 2015 Policy14

FROM: Mrs J. Fagg

I am writing on behalf of Mid Devon CPRE in relation to **Policy S14**

Countryside Policy S14

CPRE supports **Policy S14**, especially paragraph 2.81, in that it aims to control development in such a way as to ...retain the intrinsic character and beauty of the countryside.

CPRE observes that in the Key Diagram page 14, the white background is 'Countryside' i.e. most of Mid Devon. This reflects the fact that Mid Devon is one of the most sparsely populated local authorities in England & Wales with a high proportion of the population living outside the three market towns of Tiverton, Cullompton and Cridton
Page 8

However, the Key Diagram, page 14 carries a table 'Amount and distribution of development' with rural areas being allocated the same number of dwellings as Cridton (720), but the villages are only shown as a 'spot' on the map without any road links at all.

Taking Bampton, a lonely 'spot' in the north of the district, as an example, consider the main road link from Tiverton; the A396 between Tiverton and Bampton (edge of parish) then B3227 into Bampton.

This rural route is extremely attractive, alongside the River Exe for part of the way, traces of the disused railway line, a few picturesque cottages, lots of trees and woodland, some steep hillsides with glimpses of old quarry workings; it's a heritage feature in itself; from Bampton one can continue (approx. 8 km) to Exmoor National Park with ENP HQ in Dulverton.

It is worth noting that within Mid Devon, the Exe Valley Way (long distance walking route) and NCN3 (National Cycle Route 3) both pass through Tiverton and Bampton.

The route has an important function in transport links to the north of the district and beyond into Exmoor National Park.

A similar case could be made for the other village 'spots' as well, since in addition to the two routes mentioned above, people walking the Two Moors Way, Devonshire Heartland Way, Little Dart Ridge & Valley Walk and Tarka Trail will also need the type of services provided by small business enterprises B&Bs, pubs etc. found in the countryside.

CPRE considers that this supports the case for suggesting that the Map in the Core Strategy replaces the Map on page 14, with suitable amendments to the Key.

From: Colin and Joan Fagg
Sent: 26 April 2015 20:43
To: Local Plan Review
Subject: Mid Devon CPRE Response L) Local Plan Review 2015 Preparation of the Local Plan

FROM: Mrs J Fagg, (

I am writing on behalf of Mid Devon CPRE with reference to **Preparation of the Local Plan**, page 8 paragraph 1.13 and within the bullet list, CPRE wishes to support the insertion of an extra bullet point underneath Rich historic environment.....

CPRE wishes to support the insertion of

- Important public rights of way, particularly 5 regional long distance walking routes and 1 national cycling route as mapped in DCC RoWIP, supporting sustainable tourism.

CPRE offers the following supporting information:

CPRE is very much aware of the value of these routes in supporting sustainable tourism within Mid Devon, for the towns and several of the villages.

CPRE is aware that these routes attract visitors from abroad as well as from the UK

DCC RoWIP Map 1, page 9 illustrates how the routes benefit Mid Devon enabling visitors to experience the beautiful countryside in the district in the most sustainable way.

DCC RoWIP (Rights of Way Improvement Plan) is a statutory document under the CROW Act 2000



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From: Sonja Andrews
Sent: 16 April 2015 22:46
To: Local Plan Review
Subject: (Mid Devon CPRE Response B) Local Plan Review Sustainability Appraisal - Church Street (Guerneys Field), Morchard Bishop

Please find below the representation regarding the above submitted on behalf of CPRE Mid Devon Group by Sonja Andrews, This is the same as submitted at the Option Consultations stage.

a) Landscape and Conservation Area

This development proposal would be detrimental to the setting of Morchard bishop's Conservation Area which includes the listed cottages in Church Street, which back on to the site, the Victorian village School and the nearby Grade I listed medieval Church of St. Mary's.

The site was accepted as being important in the Mid Devon Local Plan 1998 which states on p.63, para 38.8 "the landscape setting of Morchard Bishop, including the area between Church Street and Old Rectory Gardens, is an integral part of the overall character of the settlement. It provides the context for, and is a prime element in the appearance of the village." This statement is equally valid today, and the proposed development would have an adverse affect on this integral part of the village and its character.

b) Traffic:

Such a large development would cause extra traffic through the village and down to Morchard Road, a road recognised as being substandard and having a steady increase in traffic over the years. The village is 8 miles from Crediton and 18 miles from Exeter so people would be travelling distances to work by car. Although there is public transport, a bus, this is notably under-used and the railway which is only a request stop is 3 miles away.

c) Housing Need

A survey for Affordable Housing need was carried out a while ago. this demonstrated that only 2 families, whihere is an underground stream which runs alongch have since moved, required affordable housing. The existing Affordable Housing allocation site for Morchard Bishop, west of Greenaway (M01) has never been developed, thereby demonstrating a lack of need for further housing development in the village. Houses for sale and lettings are available in Morchard Bishop on a regular basis, showing there is an on-going supply of housing availability.

d) Drainage

CPRE further objects because of the sloping nature of the site and the potential water run-off towards the existing development of Old Rectory Gardens which could be adversely affected by such problems. There is an underground stream which runs along Old Rectory Gardens, then passes through the north of Corner Close and onwards to Chulmleigh Road where flooding has already occurred at times. This problem could be further exacerbated by the proposed development above Old Rectory Gardens.

e) The Public Footpath:

There is an important public footpath, Morchard Bishop fp 64, which links Church Street with Old Rectory Gardens. The footpath bisects the site. It is a much enjoyed village amenity, with extensive views towards Lapford village which would be lost if the site were developed. The proposed development would have a detrimental affect altering irretrievably the country character of the footpath.

Public Rights of Way are a material consideration regarding Planning matters, as is stated in the Devon County Council's Rights of Way Improvement Plan (ROWIP), p.34, PL1A which requires their protection, PL1B, a holding objection, and PL1C, further regarding new development.

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From: Sonja Andrews <
Sent: 19 April 2015 13:05
To: Local Plan Review
Subject: (Mid Devon CPRE Response C) Local Plan Review Sustainability Appraisal -
Alternative Site, Tatepath Farm, Morchard Bishop

Please find below the representation regarding the above submitted on behalf of CPRE Mid Devon Group by Sonja Andrews,

Sustainability Appraisal
Alternative Site Allocation - Morchard Bishop, Tatepath Farm

Mid Devon CPRE is against the above possible development for the following reasons:

i) Site Plan:

The site Plan, as shown in the Options Consultation (if it has not been amended subsequently) indicates that the site covers the Carpark for the Playingfields, the access road to the Bowling Green also the start of Public Footpath 62. CPRE believes the site plan should be amended on the east side so as to give protection to public assets. Public Rights of Way are a material consideration regarding planning matters as stated in Devon County Council's Rights of Way Improvement Plan (ROWIP), p.34, PL1A which requires their protection, PL1B, a holding objection, and PL1C regarding new development.

(b) Settlement Limit: This site allocation is outside the settlement limit line for Morchard Bishop, which CPRE believes ought to guide development. This would retain the village setting, and help protect the countryside for the benefit of future generations. The recommendation in the Sustainability Appraisal itself (paragraph 4.133) indicates that visual impact of development could well be detrimental to the rural character of the area when viewed from the north.

(c) Traffic: the road leading to the site is mainly single track with few passing places with a narrow bend. There are already traffic problems, both during the day and during the evening, since the road leads to the Social Club, community Playingfields and a children's Playground. There would be considerable congestion, and it would be very difficult to cope with traffic generated by a further 16 houses.

(d) Housing Need: A survey for Affordable Housing Need was carried out in the village. It demonstrated that only two families, who have since moved, required affordable housing. The existing allocation next to Greenaway (Social Housing) has never been developed and house sales and lettings (including Housing Association and shared ownership) become regularly available in the village. This indicates an on-going supply of housing of all types within the village.

(e) Over-provision of housing: It is stated in the Plan that there is over-provision for housing. This is especially so in the Rural Areas, which are expected demonstrably, to fulfil the quota during the early years of the Plan during which time larger sites are being developed. CPRE believes past performance indicates that the allocation for housing in the Rural Areas CAN BE MET over the Plan period solely by WINDFALLS and those built under the EXCEPTIONS policy. (SELF-BUILD also will now contribute.) This will ensure that housing in Rural Areas will be built where it is most needed; it will retain agricultural land for as long as possible, and will give a measure of protection to the countryside.

We hope that the Inspector will seriously consider these points in order to protect the character of the village, the village setting and the well-being of inhabitants and visitors to Morchard Bishop.

From: Sonja Andrews <
Sent: 21 April 2015 14
To: Local Plan Review
Subject: (Mid Devon CPRE Response A) Local Plan Review Policy MO1

Please find representation below made on behalf of CPRE Mid Devon Group by Sonja Andrews,

I should like to speak on this matter at the hearing.

Local Plan Review Policy MO1
 Greenfield Site between Greenaway and the Allotments, Morchard Bishop



(a) Site Plan:

In the Scoping Report and the Options Consultations, development was confined to a small area of the site for affordable housing.

Now in the Local Plan Review the area has increased from 0.3ha to 1.2ha.

For reasons outlined below CPRE believes that this increase is unnecessary, and therefore respectfully asks the Inspector to continue to SUPPORT THE ORIGINAL SITE for 12 units to meet future local needs.

(b) Settlement Limit:

This site allocation is outside the settlement limit line for Morchard Bishop, which CPRE believes ought to guide development.

(c) Effect on the Landscape Setting of The Village:

The proposed site would be a greenfield development on Grade 3 agricultural land on the approach to the village, an integral part of the setting of the village itself.

It is a well-used sloping field, well-related to the farm holdings.

Development would have an adverse impact on the landscape and the setting of the village.

The field is on the skyline, but as a result of development, height and mass would replace light and openness.

VISUAL IMPACT would be striking.

The visual impact would be out of proportion to the amount of land taken for building, since it will alter the approach and create the impression that the village starts further out.

At the moment, countryside feels as if starts after the Manse on the edge of Greenaway, but if this field were developed, the perception would be to give the impression that the village begins at Turningways, thus increasing urban environment considerably.

Development would de facto take a field which is part of the village setting, and will create ribbon development along Chulmleigh Road effectively also encompassing Newhouse Farmhouse into the village. It would alter the character of the village, and change the "feel" of the village - the sense of place will be lost.

The present rural village setting would be destroyed.

Retaining the smaller allocation for 12 dwellings would allow agricultural land to remain in use, help protect countryside and retain the rural setting of the village.

(d) Flooding:

Being a green field, it acts as a soakaway for the area. Nevertheless, runoff does occur. The field is on a slope draining on to the road below and Newhouse Farm fields. Both experience flooding from time to time.

ACK

From: Sonja Andrews
Sent: 27 April 2015 15:49
To: Local Plan Review
Subject: (Mid Devon CPRE Response F) Local Plan Review 2015 Vision and Spatial Strategy

From : Mrs. S. Andrews,
of CPRE Mid Devon Group

on behalf

Please would you let me know the progress of this particular representation.

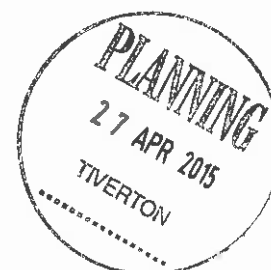
We are concerned at the lack of co-hesive recognition in the LPR for the part that Public Rights of Way can play in the development of sustainable tourism.

Mid Devon is fortunate to have a well- supported Public Rights of Way network, both locally under the P3 scheme and by DCC's own Footpath Wardens. Running through its area, it has the National Cycle Route 3, several longdistance footpaths, for example the Two Moors Way, and others that use the local networks. RoWip put forward by DCC is a Government document that encourages the further extension of PROW, e.g Local circular walks including permissive rights of ways.

These rights of way were being increasingly well-used up until the time of "foot and mouth", which stopped the use of PROW in its tracks. We notice now, however that PROW are becoming ever more popular. (I have met walkers from other parts of the country and abroad, walking our footpaths.)

We should therefore like to see public rights of way included under Vision and Spatial Strategy - support sustainable economic success, as a final bullet point:

"Recognition of the role of Public Rights of Way as a sustainable tourism attraction"



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From: Sonja Andrews
Sent: 27 April 2015 16:13
To: Local Plan Review
Subject: (Mid Devon CPRE Response G) Local Plan Review 2015 Policy DM28

From Mrs. S. Andrews, on
behalf of Mid Devon CPRE Group

Please inform of the progress of this representation , and when and where the subject is going to be discussed at the time of the Inspection.

In past Local Plans and County Structure Plans there have always been included Landscape Protection Policy. So we are concerned that Mid Devon's landscape is now receiving relatively little protection within this Local Plan Review.

Mid Devon has some magnificent landscape, and these need protecting for the sake of the economic benefits that can be had from sustainable tourism and for the sake of future generations.

We should therefore ask the Inspector to include the following, which are in quotes:

Policy DM28

Other protected sites

Where development proposals would lead to an individual or cumulative adverse impact on "the landscape setting of villages (particularly hilltop villages), greenfield approaches to towns and villages," Sites of Special Scientific Interest

