

Local Plan Review Consultation  
Forward Planning  
Mid-Devon District Council  
Phoenix House  
Tiverton  
Devon  
EX16 6PP

6081/1269/DM23  
6081/1270/S8  
6081/1271/TIV1  
6081/1272/TIV4  
6081/1273/CU1  
6081/1236/CU4  
6081/1235/CU3  
6081/1237/CU14  
6081/1441/CU7  
6081/1442/CU10

20<sup>th</sup> April 2015

Dear Sir / Madam

#### Mid-Devon Local Plan – Consultation Response

Response of the Exeter Diocesan Board of Finance (EDBF), the administrative arm of the Diocese of Exeter (which is the Church of England in Devon)

EDBF supports Policy DM23 'Community Facilities' and particularly supporting paragraph 4.70:

"Community facilities provide for the health and wellbeing, social, educational, **spiritual**, recreational, leisure and cultural needs of the community. They include pubs, post offices, shops, village halls, allotments, **places of worship** and various recreational facilities" (emphasis added).

That the needs and facilities listed in paragraph 4.70 are regarded as integral to the sustainability of existing communities in Mid-Devon is welcome in its own terms. It also implies that those same needs and facilities will have a similar degree of priority in places where communities are to be created, particularly through the building of significant numbers of new dwellings where such facilities (or sufficient facilities) are not otherwise present within the area of development. Associated with this we would also express support for Policy S8 'Infrastructure' and multiple related references throughout the document to the provision of appropriately-scaled facilities and services in areas of new development in such a way as to enhance the sustainability of the new communities thereby being created (e.g paragraph 3.111).

In the light of the above, the EDBF supports the commitments in policies TIV1 g, TIV 4, CU 1 g, CU4 (and geographically-related development under CU 13 and CU14), CU 7 i and CU10 to the provision of community facilities in the three major strategic

developments in the District over the life of the Local Plan (and, in one case, beyond). The need for such facilities and associated services arises from the respective developments and EDBF therefore understands that as set out in paragraph 4.70 this will include in each case that provision will be made for the spiritual needs of the communities and places of worship. EDBF further notes that such community facilities will be provided for through the S106 agreement rather than the CIL.

The specific needs of each of the three largest development areas will need to be established through the proposed master-planning process. An appropriate solution will not necessarily be the same in each case and in respect of the Tiverton EUE and NW Cullompton urban extension the community facilities will need to relate well to current facilities within the existing urban form and the services that they already provide (including those statutorily required to be provided by the Church of England through the parish in which the development is located). Direct consultation with those local providers will be essential to understand the existing local context, opportunities and constraints.

In respect of East Cullompton it is less likely (although not impossible) that an existing local service provider would be able to sustain sufficient engagement with the planning process and in any case the potential scale and nature of the development form has even greater long term impact (an inevitable result of the change in the District's fundamental development strategy). EDBF as representative intermediate body of the Church of England in Devon therefore seeks early consultation about the implications of the allocation in the Local Plan and full participation in master-planning process at the earliest possible stage.

Yours sincerely

Ed Moffatt