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**From:** Local Plan Review  
**Subject:** FW: Mid Devon Local Plan Proposed Submission  
**Attachments:** MDLP Reps 07,02.17 SC FINAL.pdf

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**From:** simon.coles [REDACTED]  
**Sent:** 07 February 2017 18:20  
**To:** Local Plan Review  
**Cc:** Katie Slack  
**Subject:** Mid Devon Local Plan Proposed Submission

Dear Sir / Madam

Please find attached representations in connection with the above. We look forward to receiving confirmation of receipt.  
Thank you.

**Simon Coles**  
Director - Planning & Environment

**WYG**  
Hawkrige House, Chelston Business Park, Wellington, Somerset, TA21 8YA  
**Tel:** [REDACTED]  
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Ref: A099707

Email: [REDACTED]

Date: 7 February 2017

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

Dear Sir / Madam

Mid Devon Local Plan Review Proposed Submission (incorporating Proposed Modifications) January 2017  
Land at Uffculme Road, Uffculme, Devon

WYG acts for Devon and Cornwall Housing Group (DCH) in connection with the above site. The site benefits from outline planning permission (appeal ref: APP/Y1138/W/15/3025120) for up to 60 dwellings with access from Uffculme Road.

DCH is currently preparing reserved matters application (RMA's) for this site and as part of that process is engaged in pre-application discussions with Mid Devon District Council (MDDC).

WYG has been instructed to make representations on the Mid Devon Local Plan Review Proposed Submission (draft MDLP) and these are set out below.

**Policy UF1 – Land west of Uffculme**

WYG supports the allocation of the site in Policy UF1 for 60 residential units including 35% affordable housing.

However, accompanying paragraph 3.238 states that Policy UF1 "... *provides the criteria to be applied as a starting point, should any revised scheme be submitted.*" It is considered that this qualification is unnecessary and that the site should be subject to a straightforward development allocation with the three identified criteria, in accordance with the provisions of the allowed appeal.

Accordingly, we request that this sentence is removed.



Hawkridge House, Chelston Business Park, Wellington, Somerset TA21 8YA

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### **Uffculme Settlement Boundary**

The above plan excludes the site from the settlement boundary, the implication being that it is situated in open countryside, where development restraint policies apply.

It is considered that this approach is inappropriate. Not only has planning permission has been granted for up to 60 dwellings on the site, but it is also allocated for residential development elsewhere in the draft MDLP. This approach also contrasts with the conclusion of the appeal inspector at paragraph 100 of the appeal decision letter that "...*the proposed development should be regarded as sustainable.*"

Accordingly, it is considered that the settlement boundary of Uffculme should be extended to include the above site.

We request that we are updated at each stage of the process, using the contact email address at the top of this letter. We also request the right to appear before the examining inspector.

We trust these representations will be considered positively by MDDC.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S. Coles'.

Simon Coles  
**Director**  
For and on behalf of WYG

