

**From:** [REDACTED]  
**To:** [Planning Consultation \(DPD\)](#)  
**Subject:** Mid Devon Review  
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Victoria and Stephen Pugh  
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We wish to record our response to the Mid Devon Review.

Whilst approving of the majority of the plan, we have one objection.

The Tidcombe site for Contingency should not be included in the plans as it was previously extended from 5 hectares to over 8 hectares without proper public consultation according to our records. This “drafting error” referred to by Ms Jenny Clifford was an irregularity which led to a lack of public awareness that this was a new area of greenfield that was being included in the emerging plans.

Tidcombe is an EIA (Environmental Impact Assessment) site. According to the Secretary of State, in his Screening Directive, “Natural England is concerned that the proposed development could have significant indirect impacts” upon Tidcombe Fen, site do Special Scientific Interest, and protected by law. Regulations in the National Framework require such EIA sites to undergo full and extensive public consultation. This has not been the case with Tidcombe.

Furthermore, MDDC has not made the public aware that Tidcombe is now a designated EIA site. The public is not in full possession of the potential hazards of developing this environmentally sensitive area, specifically the implications for drainage. We submit that full public consultation should include the Secretary of State’s concerns regarding the “sensitivity of the Tidcombe Lane Fen SSSI to water quality” and the “potential discharge to the watercourse upstream of the Tidcombe Lane Fen SSSI”.

For these reasons, we object to the inclusion of the extended section for contingency of the Tidcombe site in the plan review. The correct process of public consultation is a matter for the Secretary of State to consider.

If or when there is public consultation for the extended site, we shall, of course, submit a rigorous objection.

Please acknowledge receipt of this email.

Regards,

Victoria and Stephen Pugh