

Miscellaneous comments

Policy/para	Summary of main issues raised	Comments made by (customer ID in brackets)	Response
	Recommend that the Plan takes a holistic approach to the water environment e.g. ensure water resources and efficiency are considered.	Environment Agency (943)	No change. Policy S1 considers the conservation of natural resources; S9 also required the efficient use and conservation of water.
	Recommend policies take a catchment based approach.	Environment Agency (943)	The catchment based approach provides a useful model for collaborative working which will be particularly useful with respect to masterplanning work for larger sites. A Catchment based assessment will be undertaken as part of the masterplan work for east Cullompton as agreed with the Environment Agency.
	Production of a Green Infrastructure Strategy will form an important Supplementary Planning Document.	Environment Agency (943)	No change. Comment requests a new SPD rather requires a change to the Local Plan Review.
	The Environment Agency has recently delineated default Source Protection Zones, development proposals will need to address risks to controlled waters.	Environment Agency (943)	No change. Source protection zones will be considered at the planning application stage. Policies such as and DM4 will ensure risks to controlled waters are addressed.
	Local/public authorities have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of policies and decisions on people sharing particular protected characteristics.	Equality and Human Rights Commission (2389)	Comment provided was a statement by respondent which requires no change to Local Plan Review policies. An Equality Impact Assessment has been undertaken as part of the evidence base.
	Note that proposals do not affect the current or (future) operation of the mainline network in Great Britain.	Office of Rail Regulation (3677)	Noted.

	The vital role that telecommunications play in both the economic and social fabric of communities merit the inclusion of a policy which refers specifically to telecommunications development. Draft telecommunications policy has been recommended.	Mobile Operators Association c/o Mono Consultants Ltd (1516)	S1 in combination with DM policies and the NPPF provide sufficient guidance for telecommunications development.
	Would like to see the promotion of a cycle/access routes e.g. link between Tiverton and Exeter, routes around Tiverton and Cullompton.	Individual (3972, 5211)	S1 supports the comment made. The aspirations of the comment are in part beyond the scope of Mid Devon however policies in the proposed Local Plan Review do not preclude development proposals which provide the routes suggested.
	Oppose to any further development on green field sites in Mid Devon.	Individual (3694)	Local Plans are key to the delivery of sustainable development, seeking opportunities to achieve each of the economic, social and environmental dimensions of sustainable development. In the case of Mid Devon the increase in housing need is greater than which can be provided by only brownfield land, as such to meet housing need, development on green field sites is required. Appropriate previously developed land is allocated in the Local Plan.
	How the Council oversees and retains strong influence over large housing developments e.g. wish to see statement of intent about level of direct provision of housing by the council.	Individual (5302)	Comment refers to the role of a different department in Mid Devon District Council rather than requiring a change to the Local Plan Review.
	General concerns over provision of services, facilities and infrastructure in Mid Devon.	Individual (5306)	The Local Plan Review aims to protect our town centres, infrastructure including community facilities is guided by need and existing services and facilities are protected.

	Would like to self-build.	Individual (3729)	The Local Plan Review is supportive of self-build development. The Council maintains a Self-Build Register which contains details of anyone who has registered their interest in developing a self-build property in Mid Devon. The information will be used to understand the demand for self-build housing in Mid Devon, informing policies to improve the supply of land for custom build housing.
	Concerns over the priority habitat layer.	Individual (2827)	The priority habitat layer is a National layer provided by Natural England. Any updates to the layer provided by Natural England will be reflected in subsequent maps.
	Policies should apply best practice in terms of ecology and sustainable energy.	Individual (5864)	The Local Plan Review recognises the importance of ecology and sustainable energy in a number of policies such as S1 and S9. Also note that following the government's housing standards review, improvements in the energy efficiency in buildings now primarily fall within the field of building control rather than planning.
	Local Plans should cover minerals planning.	Individual (4552)	Devon County Council is the responsible body for minerals planning. The Local Plan Review takes into account important minerals conservation areas through the proposal maps. It also notes the Devon County Council's Waste and Minerals Plan in the supporting text.
	The Local Plan is legally compliant, sound and has complied with the duty to co-operate.	Individual (5865, 373)	Noted.
	The Local Plan is legally compliant and sound.	Individual (5871)	Noted.
	The Local Plan is not legally compliant, sound and has not complied with the duty to co-operate.	Individual (5624)	The respondent submitted both a written submission and an online survey. The survey sets out the comment but without further information.

	Include sites identified for car parking in Bradninch. Sites were previously identified for car parking but have now disappeared from the Plan.	Bradninch Town Council (86); Individual (773)	A number of possible locations for car parks were included as options during the preparation of the Allocations and Infrastructure DPD in 2007. However, it was noted that these would only be included in the final version if it was clear they could be implemented. None were eventually allocated for these reasons. The Parish Plan (having been prepared in 2010) erroneously states that these sites were allocated as car parks in the adopted plan. Sites for small parking areas within Bradninch are still possible without allocating.
	Would like to see other disused stations and lines reinstated/protected e.g. old Tiverton Junction station at Willand.	Railfuture (5830)	Without significant further work on costings, feasibility and funding, the inclusion of reopening Willand Station and in particular a new line to Tiverton in the Local Plan could not be supported as it would be premature. These proposals do not currently form part of the metro scheme although the Council is commissioning a timetable study which includes consideration of the role of the Willand loop.
	Support a proposal to provide a new cultural hub for Crediton.	Crediton Town Team (5821)	Cultural facilities are supported by S12 for Crediton and would not need to be allocated in order to come forward.
	Extend wildlife site at Charwell.	Bradninch Town Council (86)	Wildlife sites are not designated by the Local Plan Review. Any future updates to the wildlife sites layer will be amended in subsequent proposal maps.
	Further clarification on reasoning for designation of priority habitats required.	Bradninch Town Council (86)	A priority habitat is not a designation made by the Local Plan Review. Any future updates to the priority habitats layer will be amended in subsequent proposal maps.
	Replace key diagram with previous key diagram in Core Strategy.	Mid Devon CPRE (486); Individual (366)	The Core Strategy key diagram is out of date in comparison to the key diagram in the Local Plan Review. Amendments to the diagram have been made to future proof its use.

	Definition of community facilities should be in glossary.	Devon and Cornwall Police c/o WYG (5762)	Add definition of community facilities in glossary.
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