

Development Strategy, Vision and Spatial Strategy

Policy/para	Summary of main issues raised	Comments made by (customer ID in brackets)	Response
Development Strategy, Vision and Spatial Strategy	Development strategy - believe that windfall sites should have safeguards written into policy. If a 'windfall' site is approved Willand could be subjected to three times more houses than the planned number under the proposed local plan.	Willand Parish Council (44)	No change. Applications for windfalls sites will be assessed on their own merits in line with the Local Plan Review policies.
	Development strategy - last line of paragraph 2.15 should refer to 2.12 not 2.13.	Willand Parish Council (44)	For clarity amend paragraph 2.15 to reflect comment.
	Development strategy – allocations for employment land are aspirational.	Harcourt Kerr (1090)	Comment noted.
	Development strategy – paragraph 2.2 disagree with housing figures. Should reflect objectively assessed housing needs in the Exeter HMA SHMA Final Report.	Persimmon Homes South West c/o CLP Planning Ltd (3640)	The housing figures have been updated to reflect the findings of the SHMA Final Report.
	Support Vision.	Willand Parish Council (44); Uffculme Parish Council (54); Harcourt Kerr (1090); Waddeton Park Ltd (3815); Individual (3700)	Support noted.
	Support Spatial Strategy.	Willand Parish Council (44); Individual (5293; 3700)	Support noted.
	Do not support Vision – it is only a wish list.	Individual (5811)	Comment noted.

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	Vision. To be able to promote community well-being there has to be a pledge to underpin existing voluntary aid networks.	Individual (5266)	The vision and spatial strategy describes how sustainable development of Mid Devon will bring positive benefits to local communities and that the Council will use its' planning and related powers to achieve the vision's objectives. Areas outside of the Council's management are recognised with a goal to work in partnership to meet social and economic needs in ways that enhance the environment.
	Vision. To support sustainable success, the Authority has to have a continuous cash flow. Should lobby central government to raise local levels.	Individual (5266)	No change. The vision and spatial strategy describes how sustainable development of Mid Devon will bring positive benefits to local communities and that the Council will use its' planning and related powers to achieve the vision's objectives. Areas outside of the Council's management are recognised with a goal to work in partnership to meet social and economic needs in ways that enhance the environment which include seeking financial support.
	Vision. To conserve and enhance the area, the Authority should acknowledge shops and their streets are 'sales areas'. Should improve pedestrian access to existing streetscapes.	Individual (5266)	No change. The vision and spatial strategy describes how sustainable development of Mid Devon will bring positive benefits to local communities and that the Council will use its' planning and related powers to achieve the vision's objectives. 'Sales areas' are recognised through the objective of 'attractive, lively and successful town centres' as part of supporting sustainable economic success.

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	Vision. To respect environmental limits, should make better use of Authority owned property.	Individual (5266)	No change. The vision and spatial strategy describes how sustainable development of Mid Devon will bring positive benefits to local communities and that the Council will use its' planning and related powers to achieve the vision's objectives. Reusing existing buildings is recognised in 'conserve and enhance the area'.
	The overall strategy requires 'buy-in' from the people who live and work in Mid Devon.	Individual (5266)	Following the options consultation in 2014 and based on the representations received a report was submitted to the Council on 4 th September 2014 which considered the Strategic Options and overall strategy where it was decided that there would be a strategic focus on Cullompton. The vision and spatial strategy describes how sustainable development of Mid Devon will bring positive benefits to local communities and that the Council will use its' planning and related powers to achieve the vision's objectives. Areas outside of the Council's management are recognised with a goal to work in partnership to meet social and economic needs in ways that enhance the environment.
	Support reference to conservation and enhancement of protected landscapes in the Vision Statement.	Blackdown Hills AONB Partnership (1195)	Support noted.
	Believe that vision is admirable but outside of planning powers and roles available to the District Council.	Uffculme Parish Council (54)	No change. Areas outside of the Council's management are recognised with a goal to work in partnership to meet social and economic needs in ways that enhance the environment.

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	Support spatial strategy which incorporates directing housing growth to appropriate rural settlements.	Messrs Persey and Harding c/o Jillings Hutton (4654); Devonshire Homes Ltd c/o Jillings-Hutton (1050); Pemberton Hutton Developments c/o Jillings-Hutton (5786)	Support noted.
	Support Cullompton as the strategic focus in the spatial strategy.	Uffculme Parish Council (54); Pegasus Planning (3678); Individual (4407, 5266, 5293)	Support noted.
	Do not support Cullompton as the strategic focus in the spatial strategy. Artificial bias towards one centre.	Harcourt Kerr (1090)	Following the options consultation in 2014 and based on the representations received a report was submitted to the Council on 4 th September 2014 which considered the Strategic Options and overall strategy where it was decided that there would be a strategic focus on Cullompton. The strategy for long term growth east of Cullompton is central to the plan, and is based on an assessment of the most appropriate strategy to meet the district's housing needs. It reflects the urban focus of the strategy. More detailed responses to comments on the site east of Cullompton are set out elsewhere.
	Particularly support section on community well-being in vision.	Individual (3700)	Support noted.
	Support in vision insertion of green infrastructure under the heading 'promote community well-being'.	Mid Devon CPRE (486)	Support noted.

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	In vision under the heading 'promote community well-being' should include bullet 'increased use of the public rights of way network'.	Mid Devon CPRE (486)	No change. Suggestion refers to use of public rights network, which can be encompassed by 'active, involved, well-educated citizens.'
	In vision under the heading 'support sustainable economic success' should include bullet which recognises long distance walking routes.	Mid Devon CPRE (486)	No change. It is recognised that long distance walking routes can lead to tourism and therefore improve the economy. However it is felt that the vision through reflection in other bullet points encompasses this suggestion e.g. attractive countryside providing for biodiversity and employment.
	Support spatial strategy which seeks to allow/encourage development across the District.	Blue Cedar Homes (3787)	Support noted.
	Vision should reflect the Joint Strategic Needs Assessment and Joint Health and Wellbeing Strategy.	Devon County Council (626)	No change. The vision does not list various assessments and strategies to future proof the vision. The suggestions provided can be considered as part of the vision, it notes partnership working, planning and related powers to achieve the objectives of the vision.
	Vision sets out access to a safe environment under 'promote community well-being' safe, healthy and crime free neighbourhoods. But the Local Plan doesn't have sufficient regard to this.	Devon and Cornwall Police c/o WYG (5762)	S1 and DM1 set the framework for design. Policies refer to safe places with more detailed consideration at the application stage. An amendment is proposed to the supporting text of DM23 to provide clarity and reflect the comment made.

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	<p>Spatial strategy does not reflect a suitable balance of housing and other uses within towns, villages, neighbourhoods and rural areas. Settlement boundaries of some of the larger villages should be extended to allow for rural growth, or policies should allow enough flexibility for development on the edge of settlement boundaries.</p>	<p>Waddeton Park Ltd (3815)</p>	<p>Following the options consultation in 2014 and based on the representations received a report was submitted to the Council on 4th September 2014 which considered the Strategic Options and overall strategy where it was decided that there would be a strategic focus on Cullompton. The strategy for long term growth east of Cullompton is central to the plan, and is based on an assessment of the most appropriate strategy to the meet the district's housing needs. It reflects the urban focus of the strategy. Development is proposed within appropriate towns and villages, and a further redistribution would lead to a less sustainable overall pattern of growth contrary to para 30 of the NPPF.</p>