

Plan Mid Devon

Summary Paper

January 2022

About Plan Mid Devon

Mid Devon District Council is preparing a new Local Plan which we have called '**Plan Mid Devon**'. This will cover the whole of the District but excluding the small part within the Dartmoor National Park.

Plan Mid Devon will include a vision and strategy for how the district will be planned, and policies that will guide the development and use of land and buildings. It will also include a map that will show where development can take place and what parts of the district will be protected.

This is the first stage of consultation for Plan Mid Devon, which is about the issues we need to think about for how the District will be planned in the future. We would like you to tell us what issues you think are most relevant and important to you and your community, and which should be given the greatest priority in Mid Devon for the period to 2043. The issues paper is supported by Sustainability Appraisal and Equality Impact Assessment screening reports and we welcome your comments on these too.

Why is a Plan Mid Devon needed?

The country has a plan-led planning system and there is a legal requirement for the Council to prepare a local plan for the district.

The current Mid Devon Local Plan was adopted by the Council in July 2020 and has a lifespan to 2033. This will continue to bring many benefits to Mid Devon. It will:

- Help tackle the causes and effects of climate change.
- Promote sustainable use of energy and other resources.
- Guide multi-million pound investment across the district.
- Plan for new homes, employment and other uses to meet our needs.
- Make sure that new schools, transport and other supporting infrastructure is provided.
- Help us regenerate our town centres.
- Protect and enhance those parts of the district where we do not wish to see un-planned development taking place, including the open countryside and high quality landscapes.

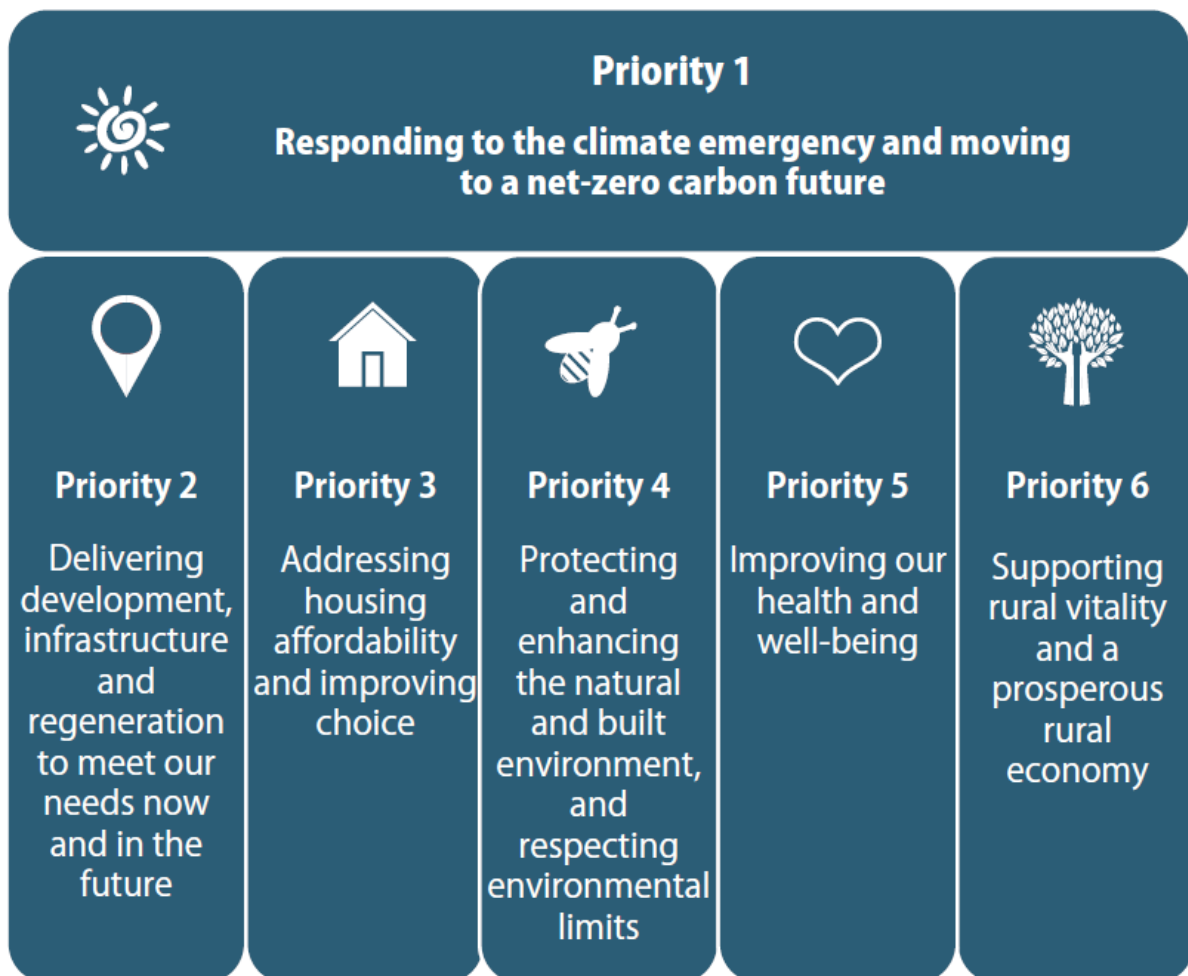
The current Mid Devon Local Plan sits alongside the Devon Minerals and Waste Plans, and the Cullompton Neighbourhood Plan that was adopted in July 2021, to help guide planning applications submitted to the Council for determination and the decisions made on these. However, there is a legal requirement for a review of the Local Plan to be completed in five years. To achieve this we have started the

preparation of Plan Mid Devon now. The new Local Plan will have regard to the latest national planning policies, practice guidance and thinking about how best to plan in the context of a national housing crisis, economic recovery and the challenges of a climate emergency. It will also ensure Mid Devon will continue to benefit from a plan-led approach for development to meet our current and future needs over a longer time period to 2043.

The Issues Paper

This Issues Paper is the first stage in preparing the new Local Plan (known as Regulation 18 Issues). We are seeking your views about what the new Local Plan will include and how Mid Devon should be planned for in the future. The Issues Paper provides more information about planning and the matters affecting Mid Devon.

The Issues Paper sets out what we believe should be six top priorities for Plan Mid Devon. While each priority is interrelated and important in its own right we have placed the need to respond to the climate emergency and moving to a net-zero carbon future as the overarching matter to be addressed. This is since many of the actions that are needed to tackle the climate crisis are also key in helping us achieve the five other priorities we have identified to plan for a sustainable, resilient and prosperous Mid Devon.



The Issues Paper also includes 17 chapters that explore these priorities, and a range of themes and matters that are relevant to our towns, villages and rural parts of the district. It suggests ways in which Plan Mid Devon might overcome the challenges facing the district and make the best use of opportunities that are available to us.

More technical work is needed

The Issues Paper is not about making important decisions now - for example about how many new homes will be planned for and where these should be located. However, it explains how development has been planned in the current local plan and that the new Local Plan will need to take forward our ambition for the Culm Garden Village near Cullompton.

There is a lot more technical work that will be completed over the coming months that will be used to help us understand the need for new homes, jobs, shops and services, schools, health care, open space, community facilities, transport and other infrastructure and how best to plan for these.

The next steps

Once the technical work has been completed we will prepare and consult on a Draft Policies and Site Options document in the summer of 2023. This will provide a further opportunity for you to have your say on what will be included in Plan Mid Devon before a completed draft plan is published in mid-2024 and also consulted on. The new Local Plan will be submitted to the Secretary of State and will be examined by a Planning Inspector, and if necessary modified, before being adopted by the Council in 2025.

Understanding planning

The land use planning system includes many words and phrases that you may not be familiar with. To help you understand this better we have provided an explanation for some of these words and phrases in a 'Glossary' at the end of the Issues Paper.

How and when comments should be made

We have prepared a survey for you to let us know how you think we should plan the future of Mid Devon. We welcome your responses to those questions you wish to answer. You can access the online questionnaire at www.middevon.gov.uk or follow this QR code:

Alternatively you can respond to the consultation documents by email or post.

By email: planmiddevon@middevon.gov.uk

By post / deliver by hand: Forward Planning, Phoenix House, Phoenix Lane, Tiverton, Devon EX16 6PP



To find out more about Plan Mid Devon and how you can get involved please visit our website at www.middevon.gov.uk. Comments must be received by **Monday 28th March**. Your responses are important to us and we look forward to hearing from you to help us prepare the new Local Plan.

Your comments must be sent to us in writing and include your name and full postal address otherwise your comments cannot be registered. Please note your comments will be published on our website including your name and address. If you are able to provide an email, please provide this along with your comments as this will help us keep you up to date.

Your contact details will only be used by the Council to inform you about the new Local Plan and other planning policy documents prepared by us.

For more information about how we use your personal data please see our Privacy Notice [Privacy notices - MIDDEVON.GOV.UK](http://www.middevon.gov.uk/privacy-notices)

How you can find out more

To find out more about Plan Mid Devon and how you can get involved please visit our website at www.middevon.gov.uk.

Forward Planning Team – Mid Devon District Council