Contents:

Section 1: Introduction
Section 2: Approach to Consultation and Engagement
Section 3: Regulation 18
Section 4: Further engagement in preparing the plan
Section 5: Regulation 20

Appendices:
Appendix A – List of engagement events and e-newsletters
Appendix B – List of consultee organisations
Appendix C – Regulation 18 document and response form
Appendix D – Summary of Regulation 18 representations
Appendix E – Summary of comments and issues from other engagement events
Appendix F – Summary of December 2014 informal consultation
Appendix G – Summary of Regulation 20 representations
Appendix H – Copies of Press Releases
Section 1: Introduction

What is Our Plan?

1.1 Our Plan brings together the long term strategic plans for West Devon through to 2031 into one document. It is the high level strategic plan that sets out our vision for West Devon and the longer term aims and objectives for the Borough. Central to the plan are a future development strategy for homes and employment and formal planning policies. The strategy for where and how future development will be accommodated and the planning policies within the plan cover the area of West Devon outside of the Dartmoor National Park, which is a separate planning authority.

1.2 Our Plan is informed by evidence of local needs and the plans of partners, towns and neighbourhoods and has been prepared following extensive engagement and consultation with communities, businesses, stakeholders and partners.

1.3 The framework also includes the Council’s Annual Delivery Plan (ADP), which is directly informed by the strategic plan and incorporates financial plans and improvement plans for the year ahead, enabling clearer, consistent and robust commissioning decisions serving our communities and businesses more effectively in the future.

Purpose of this document

1.4 This document has been prepared to meet the requirements of Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and covers the following:
   - Who was consulted throughout the plan preparation process;
   - How representations were invited for the statutory requirements set out in Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, a summary of the issues raised from the representations received and how these were taken into account in preparing the plan;
   - Information on engagement that took place during the plan preparation period in addition to the statutory requirements;
   - The number of representations received pursuant to Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012, and a summary of the main issues raised.

Section 2: Approach to Consultation and Engagement

2.1 Engagement has been undertaken in conformity with the Council’s Statement of Community Involvement, which is available on the Council’s website: http://www.westdevon.gov.uk/CHttpHandler.ashx?id=1414&p=0, prepared in accordance with the 2004 Planning and Compulsory Purchase Act and adopted in April 2012, and with the Council’s Community and Stakeholder
What consultation has taken place?

2.2 Representations pursuant to Regulation 18, in respect of preparing the plan, and Regulation 20, following publication of the proposed local plan and other submission documents under Regulation 19, were invited for a six week period. Sections 3 and 5 of this document provide further information in respect of these statutory requirements.

2.3 In addition the Council continued to engage throughout the plan preparation period with the community, stakeholders and partners. Section 4 of this document provides further detail in respect of this engagement.

2.4 A variety of methods were used to engage and consult, including workshops, discussion groups, forums, meetings, attendance at community shows and events, social media, website, emails, outreach, specific community events, joint engagement with Neighbourhood Planning groups, surveys and questionnaires, press releases and direct mail.

2.5 A full list of engagement events and activities are set out in Appendix A.

2.6 Copies of draft and consultation documents were made available to view:
- on the Council’s website
- at West Devon Borough Council offices, Kilworthy Park, Tavistock, PL19 0BZ
- at West Devon Borough Council Customer Service Centre, 10 St James Street, Okehampton, EX20 1DH

Who has been consulted?

2.7 The Council has been clear throughout the process that it encourages participation and involvement from everyone in developing the plan. The message to stakeholders and communities has been that early participation at the plan making stage is vital to ensuring that communities have an influence on how development, infrastructure, facilities and services are delivered in their area. Neighbourhood Plans have been particularly encouraged and supported.

2.8 The Council has engaged with:
- Ward Members
- Town and Parish Councils
- Neighbourhood Planning Groups
- Statutory consultees,
- Duty to co-operate partners
- Public sector agencies
• Infrastructure providers
• Local residents
• Local businesses
• Private sector providers of services
• Community groups
• Voluntary sector
• Special interest groups
• Developers
• Landowners
• Planning Agents
• Housing providers
• Young people
• Over 550 individuals, businesses and organisations registered on the Council’s planning consultation database.

2.9 It should be noted that this list is not exhaustive and some of these categories overlap; however it is felt useful to note the range of involvement in the plan process as fully as possible.

2.10 A list of organisations and groups consulted is provided at Appendix B. The names of individuals are not included in this document or any appendix for reasons of data protection, and only publicly published where a direct representation has been made as part of the statutory consultation process.

2.11 During the informal engagement period individuals personal details were not recorded unless specifically requested but all comments made were noted.

2.12 The Council’s Community and Stakeholder Engagement Strategy cites the importance of the role of Elected Members at all levels of local Government in the engagement process and particular focus was placed on engaging effectively with local Ward Members and Town and Parish Councils, additionally Neighbourhood Planning Groups were also felt to play a vital role in the plan process and, in particular, the Development Strategy for West Devon.

**Member Involvement**

2.13 Local Ward Members have been continuously involved throughout the process. In addition to formal Council processes a series of Single Topic Member Discussions took place enabling Members to help shape and develop the plan on an on-going basis. These are listed in Appendix A.

2.14 A number of Ward Members also attended local community events, workshops, forums and relevant meetings either specifically related to Our Plan, or where Our Plan was on the agenda.
Town and Parish Council involvement

2.15 There are 55 parishes in West Devon but as some are grouped together, leading to 46 separate groups. 15 parishes are wholly in the Dartmoor National Park, which is a separate planning authority and 4 split parishes.

2.16 A series of specific Town and Parish Council workshops were held throughout the development of the plan. These are listed in Appendix A. The number of attendees and attending parishes varied with up to 35 representatives from 16 Town and Parish Councils across the Borough attending the final workshop in December (over 50% when excluding Dartmoor National Park Authorities).

2.17 Following the statutory consultation on the draft plan a specific Neighbourhood Planning event was held to encourage Towns and Parishes to consider developing neighbourhood plans.

2.18 Officers also attended meetings with individual Towns and Parishes to discuss possible development in their area, visioning for the towns and the potential to develop Neighbourhood Plans.

Neighbourhood Planning Groups involvement

2.19 Officers have attended meetings with individual Towns and Parishes and Neighbourhood Planning Groups to encourage the development of Neighbourhood Plans, advise on the designation of a plan area and support them through the plan process. In particular we have been engaging with and involving groups in possible development options in their community. The role of Neighbourhood Planning has been a key discussion point at Town and Parish workshops.

2.20 In addition we have held joint consultation events with Neighbourhood Planning Groups, providing a joined up engagement approach to Our Plan and the local Neighbourhood Plan.

2.21 An event was held in September 2014 to share best practice between Neighbourhood Planning Groups in West Devon and South Hams. A further event was held in April 2015 to encourage Town and Parish Councils to consider developing plans for their areas, following the formal consultation on the draft plan, with the Bere Peninsula Neighbourhood Planning Group taking the lead role with support from Council officers.

Section 3: Regulation 18

3.1 Representations were invited under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A document was prepared setting out the plan process and timetable, proposed topic areas
and challenges for the Borough and explaining how representation could be made. A response form was also developed asking four key questions to aid those making representation. These documents can be found at Appendix C. The document and response form were made available on the Council’s website and in the Council’s Offices as detailed in section 2.6.

3.2 The representation period ran for six weeks from Friday 9th May 2014 to Friday 20th June 2014 inclusive.

3.3 At the start of the consultation period all Towns and Parishes, Statutory Consultees and individuals and organisations on the Council’s Planning Consultee Database were directly informed by email or post of the publication of the consultation document, where it could be viewed and the representation procedure. Section 2 provides information on who has been consulted throughout the Our Plan process.

3.4 Press releases and social media were used before and during the consultation period to promote the consultation and involvement in developing Our Plan. E-newsletters that included post cards were circulated to Towns and Parishes for inclusion in local publications and to be posted on notice boards. Information was also published in the Council’s Member Bulletin.

3.5 A specific event for Town and Parish Councils was held on the 9th May 2014 to introduce the plan, explain the proposed plan development process and invite representations as part of Regulation 18.

3.6 Post cards were handed out at meetings and events. Officers also attended various forums and workshops during May and June 2014 with businesses, developers, voluntary sector, planning agents and others to promote participation. These events are listed in Appendix A along with all engagement held during the plan development process.

3.7 An engagement timetable was produced and published on the website setting out proposed engagement throughout the plan development period. This was updated on a monthly basis to reflect additional planned consultation and engagement.

3.8 59 representations were made. A summary of issues raised and the Council’s response as to how these would be taken into account in developing the plan can be found at Appendix D.
Section 4: Further engagement in preparing the plan

4.1 In addition to the statutory requirements the Council engaged throughout the plan preparation process by:
   - holding workshops for specific groups including Members, Town and Parish Councils, local businesses, developers and agents;
   - attending existing forums and events to inform, note views and opinions and promote involvement in the engagement process;
   - attending regular meetings of agencies and partners to inform, discuss and address issues;
   - attending local community shows and events to inform, note views and opinions and promote involvement in the engagement process;
   - arranging and participating in specific events for young people to inform, note views and opinions and promote involvement in the engagement process;
   - using social media, in particular Twitter and Facebook, and sending press releases to the local press to inform and engage with the public and encourage participation in the engagement process;
   - publishing a series of e-newsletters on topics being included in the plan as they have developed and inviting comment on proposals;
   - informing statutory consultees, organisations, businesses and individuals registered on the Council’s Planning Consultee Database of consultation and engagement opportunities;
   - publishing up to date information on the website including opportunities to be involved in the engagement process;
   - an informal 5 week consultation between 1st December 2014 and 5th January 2015 on key topics and various aspects of the development strategy.

4.2 Information on the events, forums and activities attended can be found in Appendix A.

4.3 Summaries of the comments and issues raised at community events and youth engagement events can be found at Appendix E.

4.4 Summary of responses received and issues raised from the December 2014 informal consultation can be found at Appendix F.

Section 5: Regulation 20 (To be fully completed and finalised after consultation period)

5.1 A draft copy of “Our Plan” and proposed submission documents as set out in Regulation 22 (1) (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012 were made available in accordance with Regulation 35 of the Town and Country Planning (Local Planning) (England)
Regulations 2012 for a period of just over six weeks, from Thursday 26th February 2015 until Monday 13th April 2015, inclusive.

5.2 At the start of the consultation period all Towns and Parishes, Statutory Consultees and individuals and organisations on the Council’s Planning Consultee Database were directly informed by email or post of the publication of the draft plan and supporting documents, where these documents could be viewed and the representation procedure. Section 2 provides information on who has been consulted throughout the Our Plan process.

5.3 Proposed submission documents were made available throughout the six week period on the Council’s website and in the Council’s Offices as detailed in section 2.6. Documents were also made available to view at the events listed in section 5.4 below.

5.4 Drop in events were held in the two main towns of Tavistock and Okehampton, and in the four main local centres of Lifton, Bere Alston, North Tawton and Hatherleigh to enable local people to find out more about the plan and proposals for the locality, provide information on when and how to make representations and allow an opportunity to make representations at the event by providing copies of response forms for completion if desired.

5.5 Following the consultation period an event was held to promote Neighbourhood Planning and its role within Our Plan on the 23rd April 2015 at Bridestowe Village Hall. It was led by the Bere Peninsula Neighbourhood Planning Group with support from Council Officers and attended by X Town and Parish Councils.

5.6 Details of all events can be found in Appendix A.

5.7 Press releases and social media were used before and during the consultation period to promote the consultation and supporting events. E-newsletters that included post cards were circulated to Towns and Parishes for inclusion in local publications and to be posted on notice boards. Information was also published in the Council’s Member Bulletin.

5.8 X representations were made, a summary of the issues raised can be found at Appendix G, which also sets out if and how these have been taken into account in the final plan being submitted or have led to any additional work or consultation. TO BE COMPLETED FOLLOWING CONSULTATION
# Appendix A – List of Engagement Events and E-Newsletters

## Events and Activities:

<table>
<thead>
<tr>
<th>When?</th>
<th>Who?</th>
<th>What?</th>
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<tr>
<td>29.04.14</td>
<td>Ward Members</td>
<td>Member Single Topic Discussion – renewable energy</td>
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<tr>
<td>30.06.14</td>
<td>Ward Members</td>
<td>Member Single Topic Discussion – development strategy and growth scenarios</td>
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<tr>
<td>09.09.14</td>
<td>Ward Members</td>
<td>Member Single Topic Discussion – growth and development options</td>
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<tr>
<td>07.10.14</td>
<td>Ward Members</td>
<td>Member Single Topic Discussion – health and wellbeing and Our Plan vision</td>
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<tr>
<td>01.12.14</td>
<td>Ward Members</td>
<td>Member Single Topic Discussion – proposed development strategy and Our Plan policies</td>
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<td>09.05.14</td>
<td>Town and Parish Councils</td>
<td>Town and Parish Council Workshop - introducing the plan, community engagement and land availability assessment</td>
</tr>
<tr>
<td>25.07.14</td>
<td>Town and Parish Councils</td>
<td>Town and Parish Council Workshop – renewable energy</td>
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<tr>
<td>26.09.14</td>
<td>Town and Parish Councils</td>
<td>Town and Parish Council Workshop - growth and development options</td>
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<td>05.12.14</td>
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<td>Town and Parish Council Workshop – the proposed development strategy</td>
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<td>23.04.15</td>
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<td>Neighbourhood Planning</td>
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<td>03.11.14</td>
<td>Tavistock Town Council</td>
<td>Informal Town Council Meeting – future development options in Tavistock</td>
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<td>12.01.15</td>
<td>Tavistock Town Council</td>
<td>Informal Town Council Meeting – future development options in Tavistock and visioning workshop</td>
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<td>11.09.14</td>
<td>Neighbourhood Planning Groups</td>
<td>Sharing learning and best practice</td>
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<td>Date</td>
<td>Category</td>
<td>Event Description</td>
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<td>08.05.14</td>
<td>Local Businesses</td>
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<td>09.07.14</td>
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<td>Business Workshop</td>
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<td>22.05.14</td>
<td>Community and Voluntary Sector</td>
<td>Health and Social Care Event – introducing the plan and how to participate</td>
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<td>21.08.14</td>
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<td>Ongoing</td>
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<td>03.03.15</td>
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<td>Event to support draft plan consultation – Hatherleigh Market Connect Outreach</td>
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<td>Event to support draft plan consultation – Okehampton</td>
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<td>18.03.15</td>
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<td>Event to support draft plan consultation – Lifton, jointly with Neighbourhood Planning Group</td>
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<td>21.03.15</td>
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<td>Event to support draft plan consultation – North Tawton, jointly with Neighbourhood Planning Group</td>
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<td>10.10.14</td>
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<td>30.05.14</td>
<td>Planning Agents</td>
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<td>14.11.14</td>
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<td>Developers and Agents Forum – discussion to inform viability assessment</td>
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<td>Tavistock Young People’s Connect Event, Tavistock College</td>
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<td>Tavistock College VI\textsuperscript{th} Form Assembly – Year 12</td>
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<td>19.09.14</td>
<td>Devon County Council</td>
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<td>26.11.14</td>
<td>Natural England</td>
<td>Officer discussions about the emerging development strategy</td>
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<td>Monthly (from May 2014 – ongoing)</td>
<td>Plymouth City Council, South Hams District Council, Dartmoor National Park Authority, Cornwall Council and Devon County Council</td>
<td>Duty to Cooperate meetings to discuss cross boundary issues</td>
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**E-newsletters:**
Full newsletters available at [www.westdevon.gov.uk/ourplan](http://www.westdevon.gov.uk/ourplan)

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<th>Issue</th>
<th>Content</th>
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<td>June 2014</td>
<td>1</td>
<td>Launch and how to get involved</td>
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<td>June 2014</td>
<td>2</td>
<td>Considering sites for development</td>
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<td>July 2014</td>
<td>3</td>
<td>Regulation 18, Topics and Challenges – You Said, We Say</td>
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<td>December 2014</td>
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<td>Heritage and Environment</td>
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<td>December 2014</td>
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<td>Resources</td>
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<td>December 2014</td>
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<td>Planning for development</td>
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Appendix B – List of Consultee Organisations

Below is a list of organisations consulted during the process. Names of individuals and residents have not for the most part been included to comply with data protection unless the Council is confident that they operate in a business capacity.

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<td>C2C Planning Consultants</td>
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<td>Alder King</td>
<td>Campaign to Protect Rural England</td>
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<td>Cavanna Homes</td>
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<td>C.G. Fry &amp; Son Ltd</td>
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<td>CLA</td>
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<td>Commission for Rural Communities</td>
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Appendix C – Regulation 18 document and response form
Foreword

Welcome to the first formal stage of us working with you to shape ‘Our Plan’. I am assuming if you are reading this that you are interested in what we are doing and how you might be involved.

It only seems like yesterday that we finished our last plan, the Core Strategy 2006-2016, and I hope you aren’t wondering why we are starting another one so soon. Well the main reason for doing so is because Central Government have significantly changed planning policy by introducing the National Planning Policy Framework (NPPF) and we need to ensure our plans are fit for purpose and in conjunction with this national policy. Also, the new plan that we are required to produce has to cover a wider range of issues that go beyond traditional planning policy and it makes more sense to write a new plan rather than try and amend the existing ones. Therefore, ‘Our Plan’ will be an overarching strategic plan for the Borough of West Devon up to 2031.

Developing our plans is always challenging. It is always controversial and it is always unexpected and individual in our community. Understandably, we see things very differently. However, we need to hold on to the fact that we are planning for the communities of tomorrow not just for ourselves today. What we do now will have a significant impact on how people live their lives in West Devon in the future.

Our biggest challenge is in enabling growth and providing much needed homes and jobs whilst, at the same time, protecting the beautiful places that it West Devon – no mean feat as I’m sure you can appreciate. To do this we need to gather evidence of local need and think about what we need to provide and where to meet those needs.

Your views are important to us as we shape our plans and I also hope you will work with us over the next few months to do so. Unfortunately most people only get involved at a much later stage in the process, normally when a planning application directly affects them. By then it is normally too late as the principle of development has already been established and we are keen to try and engage more people much earlier in the process.

Again this is a challenge and engaging people isn’t easy. Some of our more traditional methods such as holding exhibitions in village halls have limited success and we struggle to attract new people to get involved at these events. Whilst we will continue to do this we will also be making better use of technology and social media to try and reach a wider audience.

As the first stage of engagement, this document sets out the proposed scope of our plan. It reflects on how things have changed in the area in the last decade or so and shows the major challenges ahead as we see them. It also sets out our timetable and the various ways that you can be involved.

What do you think? Are we focusing on the right things or do you feel we are missing something? Do please let us know.

Cllr Philip Sanders, Leader
West Devon Borough Council

About the Plan

This is a high level, strategic plan for West Devon which will set out how the needs and aspirations of our communities will be met up to 2031.

The high level plan applies to the entire Borough. The planning policies set out in this plan will cover the area of West Devon outside of the Dartmoor National Park who have their own plan and policies for their area.

To produce the plan we gather a significant amount of local evidence of need and put this alongside national guidance and policy. We also work with neighbouring areas and other public authorities, to ensure we plan effectively for the wider region as well as working with our local community and stakeholders to understand local needs and aspirations. The information we have gathered so far suggests that the plan should cover the following areas:

Our Vision
- Aims and framework for future growth
- Our priorities and challenges

Our Homes
- Future housing numbers
- Affordable housing
- Self-build
- Gypsy and traveller provision
- Housing mix and type
- Design standards

Our Economy
- Employment strategy
- Employment policies
- Town centre and retail policies
- Tourism
- Regeneration
- Diversification
- Enabling flexibility and supporting change

Our Heritage
- Conservation areas
- Listed buildings
- Heritage assets
- Reuse of land and buildings
- Archaeology

Our Communities
- The development strategy
- Role for neighbourhood planning
- Defining sustainable development
- Infrastructure
- Sustainability Appraisal
- Community empowerment and enabling

Our Nature
- Designated and protected landscapes
- Green infrastructure
- Trees and hedges

Our Resources
- Renewable energy
- Zero carbon
- Climate change
- Energy
- Water
- Sustainable construction
- Flood risk

Our Wellbeing
- Social inclusion
- Public safety
- Open space and sport
- Community assets
- Health

Shaping our communities to 2031
Our Plan – how will it be prepared?

The diagram shows the plan preparation stages. In particular it shows when we will engage and consult with others.

We are required to undertake two formal consultations and this is the first of them. This first stage is quite broad and sets out what the plan will cover. Over the summer months there will be much informal engagement with individuals, communities and stakeholders to discuss various topics which will help us shape the detail of the plan. In the winter we will undertake the second formal consultation which will consult on the draft plan.

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<th>Consultation</th>
<th>Work with local communities</th>
<th>Write policies and strategies</th>
<th>Consultation</th>
<th>Submit plan for independent examination</th>
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Our Plan

Shaping our communities to 2031

Our Borough - what are the big challenges we need to address?

Before we can start planning for the future we need to fully understand the big challenges we face as a Borough.

Our population is changing with an increasing older age population

We have a sustained need for more market and affordable housing

There is an out migration of young and working age people

Energy security is a growing issue. We need to find ways to increase renewable energy generation and reduce fuel poverty

We need to empower our communities to produce Neighbourhood Plans and take ownership of local planning matters

We need to improve the health and wellbeing of our communities

Climate change means we need to respond and adapt to changing weather patterns and reduce carbon emissions

The evidence we have gathered thus far has given us a fairly clear picture of what these challenges are but we would be keen to know whether you agree with us.

These challenges are not new to us and our previous planning have made significant inroads into addressing these issues.

However, there is still much to do. We still have many people in need of homes and jobs and we need to meet these needs whilst at the same time protecting the very special place that is West Devon. We need to do this so we can to ensure a good quality of life for our communities now and in the future.

The diagrams on the following pages set out the challenges as we see them. What do you think? Have we missed anything? Is there something you would like us to consider?
Our Plan – what happens next and how can you be involved?

We will review all of the comments that you make and use these to help shape Our Plan.

We are also required to prepare other supporting documents such as a Sustainability Appraisal which allows us to understand the social, environmental and economic effects of our plans and policies. Your comments will help inform these documents as well.

We would like to know whether we have identified the right challenges and topics that Our Plan will cover or whether there are things missing. We have prepared a short response form for you to complete – just add your comments and press ‘submit’.

Response Form

You can make your comments between Friday 9th May and Friday 28th June 2014. We would like to encourage you to send us your views electronically wherever possible.

What next?

However, should you wish to read a hard copy, you can find one at:

- West Devon Borough Council, illworthy Park, Tavistock, PL19 0BE
- Customer Service Centre, St James Place, Okehampton, EX20 1DH

Your comments can be sent to the Strategic Planning Team at the same address.

We will add as much information as we can about Our Plan on the Council’s website at www.westdevon.gov.uk/ourplan

This will include consultation events that we plan to attend, with an Event Timetable explaining where we will be over the summer months. This will be regularly updated over the coming weeks as we confirm our attendance at more events.

Event Timetable

Follow us on Twitter and find us on Facebook to keep us up to date with progress being made on Our Plan and to find out about events near you.

www.facebook.com/OurPlanWD  @OurPlanWD

Shaping our communities to 2031
For more information please contact

- The Strategic Planning Team, West Devon Borough Council, Kilworthy Park, Tavistock, Devon PL19 0BZ
- Strategic.Planning@westdevon.gov.uk
- www.westdevon.gov.uk/ourplan

West Devon Borough Council

This document meets the requirements of regulation 14 of the Town and Country Planning (Local Planning) Regulations 2014 and incorporates the Local Plan as required by the National Planning Policy Framework.

This document can be made available in large print, Braille or tape format on request.
All comments should be received no later than 5.00pm on Friday 20th June 2014.

For office use only
Reference number: ............................................
Date acknowledged: ............................................

Your details

Name:

Job Title:
(where relevant)

Organisation:
(where relevant)

Address and Postcode:  

Telephone number:

Email address:

Do you think that we have identified the right topics for Our Plan? (page 7)

Yes [ ] No [ ]

If you have answered "No", please tell us what other topics you think we should consider.

Do you think that we have identified the right challenges for People? (page 12)

Yes [ ] No [ ]

If you have answered "No", please tell us what other challenges for People you think we should consider.
Do you think that we have identified the right challenges for Place?

Yes ☐ No ☐

If you have answered “No”, please tell us what other challenges for People you think we should consider.

Is there anything else you think Our Plan should contain?

Yes ☐ No ☐

If you have answered “No”, please tell us what else you think Our Plan should cover.

Signature ___________________________ Date ____________

(A typed name is acceptable for electronic submission)

Keeping in touch: If you wish to be kept informed of progress with Our Plan in West Devon, please tick here ☐

Please return this form by 5pm on Friday 20th June 2014 to:

Email: strategic.planning@westdevon.gov.uk
Post: Strategic Planning Team, Kilworthy Park, Tavistock, PL19 0BZ

For any enquiries please call 01822 813600

To keep up to date with Our Plan progress, follow us on Twitter @OurPlanWD, find us on Facebook (www.facebook.com/ourplanWD) or visit our website www.westdevon.gov.uk/ourplan

Data Protection

Please note that comments cannot be treated as confidential and may be made available for public inspection at the Council offices and available to view on the Council’s website (www.westdevon.gov.uk). Your personal information will be held by West Devon Borough Council for the above purpose, in accordance with the Data Protection Act 1998 and will be held securely at all times.
Appendix D – Summary of Regulation 18 Representations

Welcome to the latest edition of Our Plan Latest News. This edition tells you about the recent consultation, how many responses we received and what changes we have made as a result.

Who responded to the consultation?
We received 59 responses in total from a range of individuals and organisations.

What did the responses say?
We had some really good suggestions about what we could improve or change so thank you to all of you who have taken the time to respond to the consultation. You can view all of the responses in full on our website using the following link - www.westdevon.gov.uk/ourplan

In this newsletter we have picked out the key issues you told us about and have provided some comments about how we are planning to address them. We hope you feel that you have been listened to, but if there’s anything you think we’ve missed out, or have missed the point, please do let us know.
Some of your comments were around very specific policy requirements, issues or areas of the Borough and we thank you for taking the time to provide us with this information. However, if they do not relate directly to the scope of the plan which we consulted on or are very detailed in their content, we may not have included them in the summary of issues set out below. Please be reassured that these comments will not be lost, and we will take your views into account as we start to work on the more detailed parts of the plan. Remember – you can view all of the comments in full on our website.

**General Comments**

**You said...**

We’ve missed some important topics including:

- Biodiversity
- Water resources and quality
- Digital/communications infrastructure
- Transport and road infrastructure
- Energy infrastructure
- Resource management
- Working with our partners
- Fuel poverty

**Our Vision**

- Aims and framework for future growth
- Our priorities and challenges

**Our Plan**

**Our Homes**

- Future housing numbers
- Affordable housing
- Self-build
- Gypsy and traveller provision
- Housing mix and type
- Design standards

**Our Economy**

- Employment strategy
- Employment policies
- Town centre and retail policies
- Regeneration
- Diversification
- Enabling
- Flexibility and supporting
- change

**Our Heritage**

- Conservation areas
- Listed buildings
- Heritage assets
- Reuse of land and buildings
- Archeology

**Our Infrastructure**

- Communications
- Roads and transport
- Education
- Health and social care
- Waste and recycling
- Utilities
- Sport
- Cultural facilities

**Our Communities**

- The development strategy
- Role for neighborhood planning
- Defining ‘sustainable development’
- Sustainability appraisal
- Community empowerment and enabling

**Our Environment**

- Renewable energy
- Biodiversity
- Designated and protected landscapes
- Green infrastructure
- Trees and hedges
- Water resources and quality
- Soil resources

**Our Resources**

- Renewable energy
- Zero carbon
- Climate change
- Energy hierarchy
- Sustainable construction
- Flood risk
- Resource management

**Our Wellbeing**

- Social inclusion
- Public safety
- Open space and sport
- Community assets
- Health infrastructure
- Sustainable and community transport
- Fuel poverty

**Our Partners**

- Neighbouring authorities
- Voluntary sector
- Infrastructure providers
- Clinical Commissioning Groups

**We say...**

We agree with the suggestions made and have amended our topics diagram to include them – see below. These topic areas may change slightly as Our Plan evolves to make sure that we look at everything we need to cover.

You are concerned that there is very little consultation undertaken when the plan is written.

We have produced an Engagement Plan which sets out the consultation we intend to do in connection with Our Plan. There are lots of ways for the community to share with us their thoughts and ideas. The Council is balancing the need to share ideas with the community against the need to use resources efficiently and effectively. We feel the proposed Engagement Plan provides that opportunity and we hope as many people as possible do get involved in the Our Plan process.
You said...
You were unsure about the relationship between the two Our Plans being prepared for West Devon and South Hams.

We say...
We apologise that this was not clear in the original consultation document.

Both Councils are preparing new plans for their areas. As many of you will know, the Council’s work together and have had a shared service approach for a number of years. This has allowed both Councils to make significant savings.

We are therefore trying to build on this approach and make the process of preparing the plans as efficient as possible. The timetable for preparing the Plans will be identical and will use the Our Plan approach for both areas. However, individual plans will be prepared for West Devon and South Hams.

The topics and challenges identified in the consultation documents were identical for both areas. This is because the authorities do face similar challenges for the future although the way in which we respond to the challenges may be different in each area. We won’t know the detail for specific policies at this stage and will be working with our communities, partner organisations and neighbouring authorities during the next few months to develop our ideas.

You said...
You would like to see specific proposals to protect individual settlements from unsuitable building and industrial development.

We say...
Our Plan will contain general policies which will aim to protect the whole of the Borough from unsuitable development but it is unlikely to have policies which relate to specific settlements.

We think that Neighbourhood Plans have a potential role in establishing these types of local strategies and policies for the individual areas they cover.

You said...
We need to be clearer on the geographical scope of Our Plan so as not to cause confusion for residents of the Dartmoor National Park.

We say...
We acknowledge that this can be confusing and will do everything we can to make sure that we show the areas which the different parts of Our Plan relate to. For clarification:
- The planning policies in Our Plan relate only to the area of West Devon outside of the National Park
- The non-planning policies in Our Plan relate to all of West Devon including the area in the National Park

Topic-Based Comments

Our Vision

You said...
Our Vision should reflect that there will be change, and some of it may result in a shrinkage rather than growth.

We say...
Our vision should respond to the existing challenges and future needs of West Devon. We should work to ensure that Our Plan carefully balances our requirements for growth against the need to ensure that the special qualities of West Devon are looked after. West Devon is a very rural place and that is an important quality, but we should also be ensuring that we enable the Borough to respond to our challenges now and in the future.
Our Homes

You said...
There is little reference to addressing housing need and there should be greater emphasis on how housing will be delivered. You felt that issues around second homes and high house prices needed to be addressed as they have an impact on housing demand. You also said there is a need to provide different types of housing for older people and younger people and opportunities for self-build, live-work units etc.

We say...
We absolutely agree. There are lots of challenges facing our housing market not least the impact of an increasingly elderly population and the issues of affordability. We need to look at a range of different options to meet the many different housing needs in our Borough. We'll be talking to you over the next few months about how many homes we need to plan for, where they might be provided and the different ways that we can deliver them.

You said...
We need to make sure Our Plan is in conformity with the requirements of the National Planning Policy Framework (NPPF) and other regulations. Many of the responses from the development industry emphasised the need for the Council to identify and meet in full its objectively assessed need for housing.

We say...
We fully understand that we will need to make sure that Our Plan is in line with what we are required to do by national policy and other regulations otherwise we are likely to be found ‘unsound’ at examination.

We will be using our Strategic Housing Market Needs Assessment (SHMNA), Land Availability Assessment and evidence provided by our economic growth potential strategy to understand how many homes need to be provided and how these can be accommodated. We are working with our elected Councillors to agree our ‘objectively assessed need’ for housing and will be asking you for your comments on this over the summer.

You said...
You wanted to be consulted on where new development should go. Some of you raised concern that we’ve previously just focused development on large sites in our town main towns and that opportunities for development in our smaller towns and villages will help to support existing services and facilities and allow these communities to thrive. Some of you were also concerned at “putting all our eggs in one basket” by focusing on one or two large sites.

We say...
We have recently published information about an exercise we are going through to consider possible sites for future development in the Borough. We are asking you to have a look at what our thoughts are about the sites and let us know if you have any comments to make.

You can view all of the details and submit your comments on our website at www.westdevon.gov.uk/siteassessment. We haven’t made any decisions yet about where development will or will not go. We will be giving this more consideration over the next few months as we continue to prepare Our Plan and will let you know when more information is available. Remember, if a Neighbourhood Plan is being prepared in your area, then you may wish to get involved as options for new development will also be considered through this process.

You said...
You would have liked to have seen an estimate of our housing need in the consultation document.

We say...
This consultation was about the topics and challenges the plan should cover. Now that we have completed the first stage, we will be starting to think about the detail around how many new homes we need to plan for and where they will go. We will be talking to you more about this through our e-newsletters over the next few months.

You said...
You are concerned at the prospect of unplanned development despite having allocations in place.

We say...
National policy continues to promote a ‘plan-led system’. If our plans are up to date and provide enough opportunities to meet our housing and other development needs then we are in a stronger position to resist applications on unallocated sites. This is why we are preparing Our Plan and updating our policies within it.
You said...
You are concerned at the reliance of development in Okehampton and Tavistock and that due to infrastructure requirements, development is not coming forward. This has impacts on the five year land supply and you suggest that alternative sites should be identified.

We say...
We have strategic allocations in Okehampton and Tavistock which will provide a significant amount of land for new homes and jobs towards meeting the development needs of West Devon.

We're aware that we need to look at whether more development is required and, if so, where this will take place. We'll be doing more work on this over the next few months about how many homes we need to plan for, where they might be provided and the different ways that we can deliver them.

You said...
You want to see a suitable strategy for supporting older people and to look at opportunities for suitable homes for these people.

We say...
We agree. Meeting the housing needs of older people in the community is important and we can look at writing specific policies or strategies in Our Plan to encourage the development of this type of housing.

We also think that Neighbourhood Plans have a potential role in establishing positive strategies for meeting the housing needs of older people in their areas.

You said...
You want to see houses that are fit for purpose in terms of design and space and with appropriate car parking provision. You also said you wanted housing that makes provision for a changing population.

We say...
Our Plan will include housing policies which are up-to-date and reflect local needs and aspirations. Seeking high quality, locally distinctive design will be part of this. Local standards can be introduced where appropriate, whilst acknowledging that this cannot be done to the exclusion of national policies and guidelines. Our policies and strategies will also need to reflect the current and future needs of our residents and the high and increasing percentages of the population in the older age groups will be a key consideration.

You said...
You want to see a specific policy for allowing market and affordable housing outside built up area boundaries.

We say...
At the moment we use settlement boundaries to define where development can and cannot take place. Over the next few months we’ll be doing more consultation to find out whether this is still the best way to manage development outside of built-up areas or whether we could assess proposals for development in a different way.

You said...
It is unclear why we have referred to a mix of market and local needs as they are not independent nor does it reflect national policy or an appropriate aspiration for the area. The NPPF talks about the requirement to "boost significantly" the supply of housing to meet the full objectively assessed needs, and this distinguishes between market and affordable housing, rather than local housing.

We say...
We agree that national policy talks about ‘market and affordable needs’ rather than ‘market and local needs’ and will make sure that further work on Our Plan refers to the different types of housing in this way.

You said...
We should identify meeting our full objectively assessed needs under the “place” challenges.

We say...
We agree that meeting our objectively assessed needs is a key challenge and will ensure that this is addressed in Our Plan.

You said...
We should include “Sourcing and use of local material” under Our Homes.

We say...
The sourcing and use of local building materials can have an important role in helping to deliver locally distinctive development. The Council will consider ways to bring this about but may not be able to require it through planning policies. This element, including the availability and cost of local materials is just one aspect of delivering quality, viable development appropriate for the end users and its locality.
You said...
We should focus more development on brownfield sites, existing and empty buildings.

We say...
The Council’s current plans place significant emphasis on brownfield development and we are likely to continue to do so in Our Plan. The development potential of many brownfield sites has already been recognised. However, the Borough has a relatively small resource of brownfield opportunities and these can often be more complex and expensive to deliver. Whilst we endeavour to maximise their potential for helping to meet the needs of our communities, it is unlikely that brownfield sites alone will be able to provide for the majority of the overall development needs of West Devon.

You said...
Our Plan should support the conversion of redundant buildings and recognise the contribution that redundant rural buildings can make to meeting housing need.

We say...
The Council has a long-established policy basis supporting the conversion of appropriate buildings. The role that rural buildings can play, considered alongside sustainability criteria, is likely to remain significant in the rural areas. The Council’s approach on this issue will be reconsidered as Our Plan is prepared and will need to take account of national guidance as well as local circumstances and needs.

Our Economy

You said...
We should make sure the challenges set out in Our Plan reflect the ‘people’ priorities in the Local Enterprise Partnership’s (LEP) Strategic Economic Plan (SEP).

We say...
We will ensure that we reflect the priorities of the work of the Local Enterprise Partnership wherever possible.

You said...
It isn’t realistic to enhance the role of town centres given the level of existing infrastructure. You suggest that there is a role and place for bringing in out of town shopping.

We say...
We need to achieve a balance between keeping our town centres vibrant and viable whilst also making sure that opportunities for new shops and facilities are not restricted by a lack of space or infrastructure. We have recently had a Town Centre and Retail Study (2012) undertaken which looks at the capacity for new retail development in Okehampton and Tavistock.

We also need to bear in mind that the national policy takes a “town centre first” approach and we will be looking to reinforce this and continue to support our town centres through Our Plan.

You said...
We need to have better transport links to attract jobs.

We say...
We recognise transport is important and we are working very closely with our Local Enterprise Partnership to support significant improvements to transport infrastructure.

You said...
You are concerned about the future of Tavistock town centre and want to see a strategy in place that demonstrates that the local planning authority is willing and able to take a leading role in the centre’s regeneration.

We say...
The Borough Council has a supporting and facilitating role in ensuring that Tavistock town centre remains vibrant and viable in the future. We work closely with local organisations such as the Town Council, Town Team and Townscape Heritage Partnership to deliver strategies and improvements for the town.

If the Tavistock community wishes to prepare a Neighbourhood Plan, we also think this could have a potential role in establishing a positive strategy for supporting the town centre.

You said...
‘Our Economy’ should include reference to supporting agriculture and land based businesses.

We say...
We have commissioned research to identify sectors with growth potential and will be considering further whether we should single out specific sectors like agriculture or adopt a sector blind approach allowing for diversity and prosperity across all sectors.
Our Plan Statement of Consultation

You said...
You want to understand how the Council intends to support local businesses.

We say...
We will listen to business needs and where possible identify funding sources and user-friendly policies to help deliver local business growth.

You said...
It is important that we talk to businesses in West Devon about their aspirations to 2031.

We say...
Absolutely. We very much value the opinion of local businesses. We will be running our business survey again this year. We will also be working with partners to see how we can help businesses realise their aspirations through funding opportunities and policies.

You said...
We need to make sure our economic policies are consistent with the ‘prosper’ element of the Dartmoor National Park Management Plan 2014.

We say...
We pride ourselves in working very closely with the Dartmoor National Park Authority and where practicable will ensure our economic policies align.

Our Heritage

You said...
You wish to see a positive strategy for the conservation of our historic environment.

We say...
We agree. We will include a policy for the historic environment which builds on the role and importance of the historic environment as set out in national policy. This will recognise that historic assets are irreplaceable and seek to conserve them on the basis of their significance. Our policy will enable us to look at viable uses to support the conservation of our heritage assets and help ensure the historic environment makes a valuable and long-term contribution to the economy of our area.

You said...
You want us to promote local heritage.

We say...
We agree that the historic environment should contribute to the character of our area and our policy will support the economic and other benefits that can be attributed to our local heritage. We will also consider how new development should respect and enhance our local heritage.

We also think that Neighbourhood Plans have a potential role in establishing positive strategies for the local heritage in their areas.

Our Communities

You said...
We need to make sure that the plan can be delivered. Some of you have concerns that the topics and challenges are simply aspirational and won’t actually happen. Some of you were also concerned that the financial viability of addressing the topics and challenges needs to be considered from the outset.

We say...
Having a plan that is deliverable is really important and we could be found ‘unsound’ at an examination if it isn’t. We will be looking to plan for realistic rates of development, will be testing the viability of relevant policies (e.g. our policies which require affordable housing, sustainable design and construction and renewable energy to be provided) and managing expectations in the community about what new infrastructure we’re likely to be able to fund. However, we also want Our Plan to secure the best possible future for our communities and we want to strive to achieve good quality, well-planned and sustainable development.
You said...
We need to have sustainable employment that is delivered alongside new housing developments so that new homes are not built without new jobs or employment opportunities being provided.

We say...
We agree. The number of new homes should be considered alongside opportunities for employment. This does not have to be on the same site. In general, new development will be planned for taking into account what we think we can realistically expect to achieve in terms of job growth across the Borough. However, we also need to be mindful that housing needs exist for some people who are already have jobs in the area or those who are not seeking work (such as retired people).

You said...
One of our main challenges is to make sure that we have enough opportunities to support our communities whilst at the same time retaining what makes the area special.

We say...
We agree. There is always a balance to be made between meeting our development needs and protecting our very special and valued environments. Over the next few months we will be planning to meet our future development needs and, wherever possible, ensuring that this is done sensitively and with due consideration to protecting and conserving our environment.

You said...
You were unsure how local groups and organisations can be involved in helping to shape the elements of Our Plan which are not covered by the planning elements.

We say...
We have an Engagement Plan which sets out when and how you can get involved in all aspects of Our Plan. Remember that you can contact a member of the Strategic Planning Team at any time to have a chat about Our Plan. Please see the contact details on the last page of this newsletter.

Over the next few months, we will also be working on preparing an annual delivery plan which will look at any non-planning elements of Our Plan in more detail. We will ask for your views on this over the autumn. Because the non-planning elements do not need to be examined by an independent inspector, we can progress this slightly later than the planning elements of Our Plan.

You said...
You are concerned that Our Plan is not meeting the core planning principles of the NPPF.

We say...
The planning elements of Our Plan will have to address and meet the core planning principles of the NPPF in order to be found ‘sound’ at an examination. The initial consultation has just looked at the broad scope of topics and challenges we need to cover and our next steps are to look in more detail at the specific requirements of the NPPF and demonstrate how we are addressing them.

You said...
You want Our Plan to encourage communities to prepare Neighbourhood Plans.

We say...
All communities have the opportunity to prepare a Neighbourhood Plan. One of the challenges we identified in the consultation was to encourage “community planning and ownership”. Neighbourhood Plans are a great example of communities taking ownership of decisions about planning and development in their areas.

You said...
You want us to make sure that Our Plan plays appropriate regard to market signals.

We say...
Over the next few months we’ll be looking in detail at how many new homes we need to provide to meet our ‘objectively assessed needs’. In doing so, we will need to take full regard to market signals as required by the National Planning Practice Guidance (such as house and rental prices, affordability, historic rates of development and land prices).

You said...
You want us to recognise that sustainability is not just about environmental issues. You also said that Our Plan should embrace the ‘presumption in favour of sustainable development’.

We say...
We agree. The term ‘sustainability’ covers a whole range of issues from community resilience and access to services to conservation of the environment and conservation of resources. The presumption in favour of sustainable development will sit at the heart of Our Plan.
Our Environment

You said...
We should have a clear strategy for protecting and enhancing the natural environment and clear criteria for appropriate development within or impacting on the AONB and Dartmoor National Park.

We say...
We agree. A strategy for protecting and enhancing the environment and designated landscapes will be included within the Our Environment section of the plan.

It is worth pointing out that national policy gives significant weight to conserving the landscape and scenic beauty of the AONB and Dartmoor National Park designations.

You said...
You wanted to designate an Area of Great Landscape Value around Lifton, Lydford and Teavstock.

We say...
The high quality of the West Devon landscape is an important matter that will feature highly in planning policy and decision making. Instead of designating additional areas the Council is encouraged to identify local landscape characteristics and the important local features and to ensure that new development seeks to conserve and enhance this local character.

You said...
We should add ‘preservation of landscape character’ to the list of topics.

We say...
Landscape Character is an important issue but what needs to be recognised is that much of the beauty and character is a result of human activity and change. There needs to be an understanding that appropriate further change that conserves the character has to be allowed for and managed through Our Plan. “Conservation” – which allows for careful change – is a more appropriate term than “preservation” which can imply no change at all.

You said...
You feel there are things missing under “Our Nature” (now Our Environment) such as policies for wildlife and specific species, waterways, views and quiet places.

We say...
We agree that these are important issues that should be considered in Our Plan. Biodiversity, water resources and quality have been included in the Our Environment area of the plan and will be considered in more detail as the plan develops and the policies are shaped.

You said...
We should include protected and rare Flora and Fauna, protected species, designated habitats and other areas of habitat value under Our Environment.

We say...
Protected and notable habitats and species are all recognised as key parts of West Devon’s rich biodiversity, and will be reflected within the Our Environment area of the plan, and be reflected as policies are shaped.

You said...
We need to think about the extent to which policies in Our Nature will also cover undesignated areas, with the potential for a range of features worthy of consideration and protection through the planning system.

We say...
In addition to protected habitats and species, it is acknowledged that these form only a small part of the biodiversity within West Devon. Green Infrastructure, ecosystem and landscape scale approaches to conserving and enhancing biodiversity will be reflected in the Our Environment area of the plan.

You said...
We should identify natural resources, such as local minerals, quarries and woodland, under Our Environment.
You said...
You want us to protect and enhance existing buildings before building new.

We say...
We agree that there are some buildings that could be brought back into use as either homes or for business use and Our Plan will encourage this to happen. However, this will form a very small percentage of the amount of new development we need to meet our housing and employment needs and therefore we need to plan for new development alongside protecting, and making the best use of what already exists.

You said...
We should have a specific policy which covers any development which may impact on the Dartmoor National Park and the special qualities of the area.

We say...
Our current plans have policies which already do this and we will be required to include similar policies in Our Plan.

You said...
You would like to see a positive statement in Our Plan that the area will be protected from developments which significantly change the landscape character, such as wind turbines and solar farms.

We say...
Our Plan will be positive in regard to renewable energy. There is likely to be clear criteria that guide how we want to bring forward renewable energy schemes, and this will include the range of information that we will require to assess the various benefits and impacts of each proposal. Our most sensitive landscapes are already designated as national parks or areas of outstanding natural beauty, and these designations come with the highest level of protection. There is of course a significant amount of countryside that is not with the national park or AONBs, and we will work with developers, communities and all interested parties to ensure that proposals for all development, not just renewable energy, respond appropriately to the landscape.

Our Resources

You said...
We should promote locally sourced renewable energy and community owned renewable energy schemes.

We say...
We agree, and Our Plan will include a positive expression of how we aim to bring forward renewable energy schemes in the coming years. This is likely to include specific reference to community renewable energy schemes. More information will be available to comment on when we release the renewable energy newsletter in the coming weeks.

You said...
You would like us to have consistent guidance on renewable energy development.

We say...
We agree. Our Plan will be examined by an independent inspector to ensure that all policies are consistent with national policy and guidelines. We will work closely with our communities and stakeholders before we finalise all aspects of Our Plan, and this will include an assessment of how consistently and effectively our policies can be applied.
You said...
You are disappointed that the water environment is not held in higher regard and note that the consultation document did not specifically mention water (resources or quality). This could come under ‘Our Nature’ (now ‘Our Environment’) or ‘Our Resources’.

We say...
We agree. Water is a key issue that needs to be recognised. Our Plan will consider the need for high quality water – both for human consumption and a healthy environment – alongside measures to address drainage and flooding.

You said...
We have an obligation under the Water Framework Directive and should look to restore watercourses, including open culverts, to a more natural state.

We say...
Our Plan will need to cover those issues relating to the water environment that emerge from the Water Framework Directive. We will continue to ensure appropriate water course management through work with partners on river catchment projects and through our role as drainage and planning authority.

Our Wellbeing

You said...
We should keep open our existing leisure facilities (such as Meadowlands and Parklands).

We say...
Our Plan will recognise the importance of a wide range of community facilities in our towns and villages. We will look to work with partners and funders to identify key activities for health and wellbeing and to secure these in the long term. We know these facilities are important to local people. At this stage, no decision has been made about the future of these facilities.

You said...
We should make sure Our Plan and policies design out crime and create safe and accessible communities.

We say...
Designing out crime and creating safe and accessible communities is really important when it comes to planning for all types of new development. We will have policies in Our Plan to make sure this can be achieved.

You said...
You would like us to be clearer on what we mean by ‘wellbeing’. You suggested that this could mean having a sense of satisfaction with life.

We say...
There are many recognised indicators of wellbeing, and we need to be comfortable that we can measure the impacts that Our Plan has on health and wellbeing across the Borough. We will work with our partners and communities on how we feel this can best be expressed over the coming months.
You said...
The provision of sports facilities is missing from the topics list and you feel that ‘enabling healthy and active lifestyles’ is not strong enough.

We say...
We would agree. Enabling healthy and active lifestyles is a core function of Our Plan and will be fully recognised. The provision of sports facilities, as part of a full range of open space, sport and recreation facilities will be included.

You said...
You want Our Plan to recognise that our rural communities must have access to essential services to retain quality of life and sustainable living.

We say...
We agree, and Our Plan will address the numerous challenges that are faced by communities living in isolated communities. This is not only a challenge for our rural communities, and we will work with our partners and communities to understand what services are most valued and how we can work most effectively to maintain and improve access to these.

You said...
We should guard against unnecessary loss of valued facilities.

We say...
We agree, and understand that many community facilities play a vital role in supporting the social and physical health of our communities. The retention of facilities is supported in national policy. Where facilities are under threat there is also provision made through the Localism Act that empowers local communities to bid for and run the facilities themselves.

You said...
You want us to acknowledge non-sport recreation, recreation for over 60’s, lifelong learning opportunities, culture, the arts and youth provision under “Our Wellbeing”.

We say...
We agree, and Our Plan will reflect the many different aspects of wellbeing that combine to maintain and improve the quality of life for all ages and across a range interest groups.

You said...
You want us to encourage voluntary activity.

We say...
We agree, and this will be reflected in the new ‘Our Partners’ theme described below. There are many different roles and responsibilities in implementing Our Plan, and it is acknowledged that the voluntary sector will play a key role in achieving some of the strategic objectives.

You said...
We should include “personal social responsibilities” under Our Wellbeing.

We say...
We agree that individual choices and behaviours can have a significant impact on the wider community. Our Plan will seek to create a positive and enabling environment for all members of our communities to take ownership of local issues and make a positive personal contribution to the areas where they live and work. Neighbourhood Plans are an opportunity for individuals to get involved in shaping what happens in their local areas, and Our Plan will clearly define the role for these.

Our Infrastructure

You said...
Infrastructure is a big issue and we need to make sure that we plan for this properly.

We say...
We understand how important infrastructure is to our communities and appreciate there has been some frustration that past developments have not been supported by appropriate infrastructure. Given its importance we think it is appropriate to identify a new topic area called ‘Our Infrastructure’. This section will be supported by a new Infrastructure Delivery Plan which we will prepare with local service providers to ensure that any new development proposed in Our Plan is supported by appropriate infrastructure.

Wherever possible, we aim to make sure that we avoid putting development in places that do not have the infrastructure to support it or where it might be difficult to fund improvements.
You said...
You support the delivery of the rail link through Okehampton.

We say...
We agree that the delivery of a rail link through Okehampton should be encouraged and Our Plan is likely to continue to support this as an important piece of infrastructure for the town.

You said...
You want the Council to consider the role that a Community Infrastructure Levy (CIL) will play in the delivery of required infrastructure.

We say...
We are continuing to investigate whether it is appropriate to introduce a CIL in West Devon.

You said...
You want us to consider having mechanisms in place to deliver major infrastructure improvements.

We say...
We use legal agreements (called Section 106 agreements) to ensure that developments provide on-site infrastructure improvements or make provision towards off-site financial contributions. We will continue to use these as the main mechanisms for delivering infrastructure improvements.

If we introduce a CIL (see above) then this will also be a mechanism for delivering infrastructure.

You said...
We should include "and encourage greater use of sustainable transport" to "improving transport links".

We say...
We agree, Encouraging greater use of sustainable transport is a key challenge and will ensure that this is addressed in Our Plan.

Plenty of opportunity still to have your say
Remember – this is just the first stage in the process of preparing Our Plan and simply focuses on the topics the plan should cover and the challenges that need to be addressed. Over the next few months we’ll be looking in more detail at how we can develop policies and proposals to help us meet the challenges that we’ve identified. We’ll be continuing to publish e-newsletters about a range of different topics and we’ll also be attending various local events over the summer where you will be able to talk to us about your ideas and concerns.

Come and see us!
21st August – all day
Chagford Show

6th September 10am – 1pm
Tavistock Community Day, Bed ford Square

14th August – all day
Okehampton Show

21st September – all day
Lamerton Tractor Day and Country Fair

For more information
Follow us on Twitter and find us on Facebook to keep up to date with progress being made on Our Plan and to find out about events near you.

www.facebook.com/OurPlanWD
@OurPlanWD

Topics coming up in future e-newsletters...
- Renewable energy
- Development strategy
- Neighbourhood Planning

What next?

The Strategic Planning Team,
West Devon Borough Council,
Kilworthy Park, Tavistock, PL19 0BZ

Strategic.Planning@westdevon.gov.uk
www.westdevon.gov.uk/ourplan
Appendix E – Summary of comments and issues from other events

Housing
- We should be encouraging affordable housing with parking and play areas for children.
- Support more affordable housing for local people.
- Need affordable housing for families.
- There should be better measures to bring empty homes back into use. Several large properties in Okehampton are vacant and boarded up.
- There is a lack of affordable housing in Chagford – local people are priced out of the market.
- Local housing is unaffordable.
- Affordable housing for local people needed in Tavistock.
- Affordable housing in North Tawton is good. Although some people in council housing shouldn’t be there due to affordability. There should be yearly reviews.
- Affordable housing needed for single people.
- Too much social housing especially for residents who are not local and can bring the area down.
- Housing is OK in Spreyton as affordable homes have recently been built.
- Affordable housing for youngsters needed in Hatherleigh and Monkokehampton area.
- Too much housing for the lack of jobs.
- Too many people from outside of the area moving in.
- Not enough jobs and homes protected for local people.
- We should consider yurts as a housing option for the future.
- Bungalows for older people are needed.
- Too many holiday homes.

New development
- More consultation is needed on large developments.
- Concerned that new development will just be used by people commuting to Plymouth.
- Parking provision is a problem in new developments.
- Suggest that residents are able to find out what land is being held by supermarkets.
- Concerned at the amount of development on greenfields and suggest new development should be on brownfield land.
- Encourage low carbon, self sufficient development.
- Need to investigate the relocation of north road businesses to Opportunity Okehampton.
- Mixed feelings on development in the smaller villages.
- Feel there needs to be maximum limits on small towns and villages.
- Development needs to be better thought out. Better infrastructure and planning for where things are located. i.e. not having school on one side of town and housing on the other as this causes traffic issues.
- Concern about changes to existing permissions that provide fewer facilities, infrastructure and affordable housing.

Local economy/ employment
- Worried about the number of new homes being built in the borough with a lack of local jobs.
- Encourage business networking.
- Local shops should explore more flexible opening hours to help town centres become more vibrant.
• Business rates are too high for local businesses.
• Promotion of tourism is really important and local jobs depend on it. There are lots of European and international visitors. The lack of support for tourism is having a knock on impact on other local businesses (e.g. car garages for maintenance/repair). Feel there is a lack of support from the Borough Council.
• Encourage more employment opportunities.
• We should look to develop more employment in the Tavistock area.
• We need better, more affordable, smaller shops.
• Employment in smaller villages is poor.
• Need to improve the economy.
• More industry for employment.
• Employment is lacking.
• Jobs are available for people if they really want to work.
• Ensure jobs and homes for rural residents which have evolved with farming are protected so that young people and families housed within that area can continue with farming and rural activities.

Infrastructure
• Lack of public transport.
• There are traffic problems between Tavistock and Plymouth at commuting times.
• Lack of public transport in rural communities is a concern, particularly for older residents.
• Make sure that community transport is made sustainable by co-ordinating routes.
• Public transport in South Zeal should allow people to commute to Exeter for work.
• Support for the reinstatement of the railway between Exeter and Plymouth via Okehampton.
• Public transport is not regular and the times are often difficult/inconvenient.
• Better maintenance of highways and hedges.
• Main problem is the lack of mobile and internet access. Unable to stream TV and radio. The poor broadband speed is particularly important for local businesses to be able to retain a competitive edge.
• Concerned about capacity of schools to accommodate new development.
• Links with Exeter need to be improved.
• There is a lack of parking.
• There is a poor road design and layout by the supermarket, especially noticeable at school time.
• A school and shop should be provided in the east of Okehampton support new housing.
• Infrastructure is needed to support new development, including children’s play areas.
• State of the roads is poor. Big companies in North Tawton should contribute to roads.
• Lack of infrastructure to support new housing. The roads especially will not be able to support the extra cars
• More school provision is needed in Okehampton.
• Traffic issues – need more car parking as the town gets too snarled up.
• Water rates are too high
• Okehampton’s roads need improving and potholes addressing
• Roads need to be kept better - they can be dangerous as a cyclist.
• Look at improving broadband and mobile signal (Chagford, Lamerton, Belstone, Monkokehampton and Broadwoodkelly mentioned specifically)
• Better broadband connectivity is needed in rural areas
• Not enough infrastructure for new development, i.e. schools, sewage, jobs
• Rural transport and better roads are needed.
- Transport needs to be improved and broadband.
- Roads are OK.
- The railway should be reinstated – one to Exeter and one down to Cornwall

Heritage
- The archaeological importance of the area should be recognised as well as protecting and conserving the area.

Environment
- We should not be developing on productive land in terms of its agricultural importance. If the land cannot be used to produce and grow food then that is where we should look to develop.

Renewable Energy & Resources
- All new buildings should be fitted with solar panels.
- A more co-ordinated approach to wind and solar development is needed rather than different companies doing different things.
- Support for off-shore wind turbines.
- Concerned that wind turbines aren't feasible or the best use of land or renewable technology;
- Options such as HEP, tidal power and ground source heat pumps should be used.
- Wind turbines are good
- More focus on renewable energy
- Positive about solar but need to do more research into wind turbines as they look bad.
- Don't object to solar.
- Renewable energy needs prioritising. Need more.
- Anti wind turbines - bio-digesters are the way forward

Health and Wellbeing
- Minor injuries unit at Okehampton should be open outside of core hours based on number of residents.
- Providing care for people in their own homes.
- Access to agency's like drug support, not easily available

Access to Services
- Too much centralisation of services and not enough in place in rural areas.
- There is a lack of local services, particularly post offices.
- Suggest that a new supermarket should be provided at the top of Okehampton.

General
- Happy with the balance in West Devon.
- Unhappy about the planning process and advice given and frustration at tension between conservation officer advice and renewable energy development (solar panels on listed outbuilding).
- There are not enough police officers in the Borough.
- There is not enough affordable and suitable parking in Tavistock or Okehampton.
- The recycling area in Tavistock is too small. The bays are small and it can be difficult to reverse, particularly with trailers. There are often queues, and people end up giving up.
- Wish to have more than 4 recycling bags.
• Dartmoor National Park are not letting the land be grazed. Grazing has been allowed to happen in the past so cannot understand why it’s a problem now.
• There is a difficulty in involving young people in democracy and future planning
• Okehampton Town Council is opening up the chamber to the public. This could be an opportunity for the Borough Council to consult/engage with the community.
• Suggest the mapping of assets with the town council and other organisations could help with the sharing of resources and creating a community hub.
• Food caddies should be of a different design, possibly cardboard. As at the moment I don't use them because it's so dirty.
• Happy with all the recycling.
• Better recycling provision needed so that cartons and plastic trays etc. can be recycled.
• Don't like local MPs
• Recycling men should be more tidy and careful and numerous missed collections are an issue.
• Recycling team need to be more careful and stop dropping stuff
Appendix F – Summary of December 2014 informal consultation

In December 2014, the Council published a 5 week informal consultation period on various aspects of the development strategy. The following documents were available between 1st December 2014 and 5th January 2015 for comment:

- An e-newsletter about our environment and heritage (Issue 4);
- An e-newsletter about renewable energy (Issue 5); and
- An e-newsletter about planning for new development in our communities (Issue 6);
- A draft topic paper about our objectively assessed need and future housing targets;
- A draft 2013/14 Five Year Housing Land Supply Statement; and
- A draft Tavistock Site Options Sustainability Appraisal;

The following table captures the key issues that have been raised during this consultation.

<table>
<thead>
<tr>
<th>Topic Area</th>
<th>Summary of Key Issues</th>
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</thead>
<tbody>
<tr>
<td>E-Newsletter 4 (Environment &amp; Heritage)</td>
<td>Suggestion that specific status could be introduced for rural parts of the Borough which have considerable historic and visual attraction but which currently fall outside of the statutory designations (e.g. AONB/DNP) and therefore do not have any formal protection.</td>
</tr>
<tr>
<td>E-Newsletter 4 (Environment &amp; Heritage)</td>
<td>More information needed on how existing footpaths can be enhanced and new trails can be developed to improve accessibility to heritage assets in rural areas.</td>
</tr>
<tr>
<td>E-Newsletter 4 (Environment &amp; Heritage)</td>
<td>More detail/information needed about how certain historic centres can be ‘conserved and enhanced’. E.g. the Victorian arcade in Okehampton and Okehampton town centre.</td>
</tr>
<tr>
<td>E-Newsletter 4 (Environment &amp; Heritage)</td>
<td>Ancient woodland and ancient trees should be acknowledged as a heritage asset along with listed buildings and monuments but do not currently feature at all in the e-newsletter. Our Plan should state that development will be refused where it results in the loss or degradation of ancient woodland and ancient trees.</td>
</tr>
<tr>
<td>E-Newsletter 4 (Environment &amp; Heritage)</td>
<td>Woodland creation should be promoted more widely because tree planting can have a range of benefits for local communities, reduce the ‘urban heat island’ effect, improve air quality and reduce the likelihood of surface water flooding.</td>
</tr>
<tr>
<td>E-Newsletter 4</td>
<td>Police Architectural Liaison Officer requests that reference is made in both design policies and green/blue infrastructure policies to designing out crime, anti-social behaviour, disorder and conflict. Places should be created which are attractive, accessible, functional, inclusive and well connected, with appropriate public spaces and innovative and respectful design.</td>
</tr>
<tr>
<td>E-Newsletter 5</td>
<td>The wording relating to shared ownership of renewable energy projects is misleading. Shared ownership is voluntary and the plan should not be suggesting there is a ‘right to invest’.</td>
</tr>
<tr>
<td>E-Newsletter 5</td>
<td>The plan should distinguish between small, medium and large scale wind turbines as they all have different potential impacts and requirements. Additional constraints, particularly on smaller, domestic projects, could render them unviable.</td>
</tr>
<tr>
<td>E-Newsletter 5</td>
<td>It is necessary to secure energy supply at a national level rather than simply talk about generating renewable energy closer to home. The e-newsletter is misleading as it gives the impression that WDBC has legally binding targets but these are Government targets only. There needs to be more certainty for applicants about the type of proposals that will be supported whilst at the same time more security for residents that the enjoyment of their homes and the success of their businesses will not be affected by RE proposals.</td>
</tr>
</tbody>
</table>
| E-Newsletter 5  | The proposed policy could more effectively reflect the value of the landscape by:  
- Protecting residential amenity by a clear set of standards;  
- Strengthening the expectation that support will be given to solar panels on commercial roofs;  
- A commitment to link sensitivity assessments to a review of potential large scale RE projects within particular landscape areas;  
- Requiring applicants to state the likely balance between their local use and the sale of the surplus to the national grid; and  
- Making it mandatory to install RE systems in new developments. |
| E-Newsletter 5  | General support for RE e-newsletter with the inclusion of reference to:  
- The need to reflect how we can bring more economic benefit back to our communities through energy generation; |
<table>
<thead>
<tr>
<th>E-Newsletter 5 (Renewable Energy)</th>
<th>Seeing real change in the energy efficiency and performance of our housing stock by pushing policies for sustainable construction and low carbon building;</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Supporting development which includes district heating from renewable sources and supports local livelihoods;</td>
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<td></td>
<td>Each proposal demonstrating the benefit to the local community; and</td>
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<td></td>
<td>Help and assistance offered to community led projects.</td>
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<tr>
<td>E-Newsletter 5 (Renewable Energy)</td>
<td>A strategy should be included which enables as many building materials as possible to be sourced locally.</td>
</tr>
<tr>
<td>E-Newsletter 5 (Renewable Energy)</td>
<td>The policies need to be stronger in order to deliver the vision and we should aim for a high level of renewable energy to be generated in West Devon. Soft wording such as ‘aims to increase’ suggest a lack of ambition.</td>
</tr>
<tr>
<td>E-Newsletter 5 (Renewable Energy)</td>
<td>There should be bioenergy policies included in the plan which emphasise the use of woody biomass crops for this purpose.</td>
</tr>
<tr>
<td>E-Newsletter 5 (Renewable Energy)</td>
<td>Large wind turbines should be prohibited in the whole of the Borough due to their detrimental impact on the landscape. Solar panels should be the preferred technology for RE. At the very least, there should be specific reference to preserving the special environments around Tavistock, particularly the Dartmoor National Park, AONB and World Heritage Site.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>Several objections raised in relation to the possible development of the site adjacent Fatherford Lane in Okehampton on the basis of:</td>
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<td>Increased traffic onto Exeter Road; and</td>
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<td></td>
<td>Impact from and on Dartmoor National Park.</td>
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<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>The capacity of infrastructure to support new development is one of the most frequently expressed concerns of residents and this information should be made available to communities at an early stage.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>General support for proposed removal of settlement boundaries. In particular, opportunities for self-build should be promoted.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>The proposed minimum planned requirement for Milton Abbot should be reduced from 20 to 15 to reflect the fact that the village no longer has a shop and that it is therefore less sustainable in comparative terms than other main villages in the Borough where similar levels of development are being proposed.</td>
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<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>Allocating Brownfield sites should be chosen as a matter of priority over Greenfield sites.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>There should be the opportunity for development required in the parish of Buckland Monachorum to be located within Yelverton if, as part of the neighbourhood planning process, it is identified that this offers the most sustainable location for new development.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>North Tawton Town Council does not see the achievement of the proposed minimum planned requirements as a problem and, through the Neighbourhood Planning Group, is in the process of preparing a Neighbourhood Plan to address this requirement.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>The promoters of land in North Tawton consider that there should be a higher housing requirement for the town and less development directed towards Okehampton and Tavistock. There is an opportunity with land at Batheway Fields to deliver a sustainable extension comprising approximately 400 homes, employment land, a relief road, primary school, medical centre, allotments and open space.</td>
</tr>
<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>Objections from Hatherleigh Town Council to the proposed minimum planned requirement of 50 homes on the basis that:</td>
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<td>• Hatherleigh has an adopted Community Plan which makes provision for up to 105 homes to be accommodated within the town up to 2026 and this will be delivered through the redevelopment of the market site;</td>
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<td></td>
<td>• Hatherleigh has had a significant amount of growth in proportion to its size in recent years and is struggling to accommodate the population increase arising from these developments;</td>
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<tr>
<td></td>
<td>• There is a lack of employment opportunities which do not support the additional proposed growth;</td>
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<td></td>
<td>• It appears that the Community Plan is not being listened to by WDBC.</td>
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<tr>
<td>E-Newsletter 6</td>
<td>The minimum planned requirement of 30 new homes in Lamerton does not seem unreasonable.</td>
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<tr>
<td>E-Newsletter 6</td>
<td>More development should take place in the villages, which would benefit from it, and less in the towns, which would suffer from it.</td>
</tr>
<tr>
<td>E-Newsletter 6</td>
<td>Questions raised in relation to why Tavistock is taking a higher proportion of new development than Okehampton and why Plymouth cannot build more homes to accommodate their workers. Concern over the ability of the infrastructure in Tavistock to accommodate new development, particularly healthcare facilities and roads. There is a perception that Tavistock is ‘full’ and may have passed its optimum size already.</td>
</tr>
<tr>
<td>E-Newsletter 6</td>
<td>The ‘need’ for more development in Tavistock should be more effectively justified and explained through a report examining the options for distributing development around the Borough.</td>
</tr>
<tr>
<td>E-Newsletter 6</td>
<td>Concerns over the capacity of infrastructure (particularly road, drainage and sewerage infrastructure) to accommodate any new development in Okehampton. Options to reconfigure the road system in the town should be explored which would increase footfall and economy in the town.</td>
</tr>
<tr>
<td>E-Newsletter 6</td>
<td>Several existing businesses on the Yelverton Business Park are seeking to expand and provide further employment opportunities for the area. There is support from these businesses for additional land to be allocated as an extension to the existing site.</td>
</tr>
<tr>
<td>E-Newsletter 6</td>
<td>Allowing traveller sites in the smaller villages, hamlets and open countryside would not help the sustainability of such communities. If locations are required for traveller sites they should be near or within large communities where there are services to support them.</td>
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<tr>
<td>Topic</td>
<td>Description</td>
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<tr>
<td>E-Newsletter 6 (Planning for new development in our communities)</td>
<td>A number of smaller sites is more likely to deliver the necessary housing numbers than having allocations tied up in a small number of larger housing sites.</td>
</tr>
<tr>
<td>Understanding Our Objectively Assessed Needs and Housing Targets Topic Paper</td>
<td>Understanding the objectively assessed need is a complex process but every effort should be made to keep it as low as possible as virtually all new housing will be on Greenfield sites. The provision of housing should go hand in hand with employment and, wherever possible, jobs should precede houses rather than the other way round.</td>
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</tbody>
</table>
| Understanding Our Objectively Assessed Needs and Housing Targets Topic Paper | The objectively assessed need is too low and underestimates the housing need within West Devon over the plan period on the basis of:  
  - It does not sufficiently take into account the affordability issues in the Borough;  
  - It does not support a positive approach to economic growth.                                                                                                                                                                                                 |
| Five Year Housing Land Supply Statement                               | The inclusion of a 5% buffer and windfall allowance is supported. In addition, the oversupply of housing achieved in previous years should be taken into account in the 5 year land supply calculations suggesting that there is a 7.5 year supply of land for housing. It is important that the plan is not too conservative in this regard. |
| Five Year Housing Land Supply Statement                               | There is an overreliance on windfalls by the Council in calculating the five year land supply and a more conservative approach should be taken. There should not be any double counting of expected windfalls and sites currently with planning permission or under construction. |
| Five Year Housing Land Supply Statement                               | The Council should consider applying a 20% buffer due to low rates of completions over the last three years. This would reduce the amount of supply to 3.9 years.                                                                                                                                                                                                                     |
| Tavistock Site Options Sustainability Appraisal                      | Various objections raised in relation to the possible development of land at Green Lane on the basis of:  
  - Skyline development which would have a detrimental impact on the landscape;  
  - Limited safe vehicular access due to single carriageway roads and single narrow one-way road which is dangerous in winter;                                                                                                                                                                                                                     |
<table>
<thead>
<tr>
<th>Tavistock Site Options</th>
<th>Sustainability Appraisal</th>
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<tbody>
<tr>
<td>Various objections raised in relation to the possible development of land at St Andrews Road on the basis of:</td>
<td></td>
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<tr>
<td>- Impact on overlooking, privacy and security of adjoining residential areas;</td>
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<tr>
<td>- The trees which have Tree Preservation orders are deciduous and therefore offer no privacy in winter months;</td>
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<tr>
<td>- Drainage problems in the area which would be exacerbated by the development. Surface water drains into the Tiddy Brook. It is a steep field offering a natural soak away for a wide area;</td>
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<tr>
<td>- Impact on traffic within the wider vicinity of Whitchurch Road; and</td>
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<tr>
<td>- There is a protected walled garden which may be affected in order to make way for the development.</td>
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<tr>
<th>Tavistock Site Options</th>
<th>Sustainability Appraisal</th>
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</thead>
<tbody>
<tr>
<td>Various objections raised in relation to the possible development of land at Anderton Lane on the basis of:</td>
<td></td>
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<tr>
<td>- Part of the site is within an area of flood risk;</td>
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<tr>
<td>- The site is a major local landscape asset and an attractive valley, the last left along Anderton lane;</td>
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<tr>
<td>- The historic and rural character of Whitchurch should be preserved and development would create a final link with the settlement of Tavistock;</td>
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<tr>
<td>- There is a mineshaft on the site with possible land stability issues; and</td>
<td></td>
</tr>
<tr>
<td>- Impact on traffic within the wider vicinity of Whitchurch Road.</td>
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<tr>
<th>Tavistock Site Options</th>
<th>Sustainability Appraisal</th>
</tr>
</thead>
<tbody>
<tr>
<td>A small number of objections raised in relation to the possible development of land at New Launceston Road on the basis of:</td>
<td></td>
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<tr>
<td>- Access is limited by severe bends on Spring Hill;</td>
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<tr>
<td>- Concern that St Maryhaye would become a rat run</td>
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</tbody>
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<tr>
<th>Tavistock Site Options</th>
<th>Sustainability Appraisal</th>
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<tbody>
<tr>
<td>A small number of objections raised in relation to the possible development of land at Brook Farm on the basis of:</td>
<td></td>
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<tr>
<td>- The lane is used by pedestrians/ramblers but there is no pavement for them to walk on;</td>
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<tr>
<td>- The development could lead to an increase in traffic which will be too dangerous for the lane; and</td>
<td></td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>The site is near to the AONB and natural screening has already been reduced so development is likely to have an impact on this landscape.</td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>A small number of objections raised in relation to the possible development of land at Mount Kelly on the basis of:</td>
</tr>
<tr>
<td></td>
<td>• Detrimental impact on the reputation and appearance of Mount Kelly College; and</td>
</tr>
<tr>
<td></td>
<td>• Distance from the town centre.</td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>Concerns raised about potential loss of the cattle market if this site were to be redeveloped for other uses. The cattle market is an important asset bringing income into the local economy.</td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>Some support for the redevelopment of the cattle market as it is a Brownfield site in a central location. However, the highways and pathways into and around the site would need to be redesigned to support additional development and use of the site.</td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>Comments from the promoters of the site at New Launceston Road that:</td>
</tr>
<tr>
<td></td>
<td>• there are many positive attributes to the site which means that it performs well in relation to the sustainability appraisal objectives;</td>
</tr>
<tr>
<td></td>
<td>• development can be in keeping with the landscape character of the area;</td>
</tr>
<tr>
<td></td>
<td>• there are no access or highway impediments;</td>
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<tr>
<td></td>
<td>• an appropriate design with a positive outcome can be achieved;</td>
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<tr>
<td></td>
<td>• a suitable solution can be identified to address critical drainage issues;</td>
</tr>
<tr>
<td></td>
<td>• there is an unimplemented permission for a garden nursery which means the principle of development on the site has already been established; and</td>
</tr>
<tr>
<td></td>
<td>• the site’s layout and design would be sensitive to local heritage by maintaining hedgerows and providing suitable buffers.</td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>Comments from the promoters of the site at Callington Road that:</td>
</tr>
<tr>
<td></td>
<td>• Extending the site to include a wider area to the west of the allocation would increase the capacity of the site to accommodate more than the 115 dwellings currently indicated and a direct access into the site could be achieved without needing to go through the existing allocation;</td>
</tr>
<tr>
<td>Tavistock Site Options Sustainability Appraisal</td>
<td>Comments from the promoters of the site at St Andrews Road that:</td>
</tr>
<tr>
<td>------------------------------------------------</td>
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</tr>
<tr>
<td>• The additional land would provide opportunities for public green space, allotments and green infrastructure;</td>
<td>• Overlooking is a detailed design matter and can be overcome through ensuring appropriate distances between existing and new properties and landscaping;</td>
</tr>
<tr>
<td>• The site would be delivered as part of a comprehensive redevelopment alongside the existing allocation, including a primary school and direct access to the proposed railway;</td>
<td>• There is no evidence to suggest the scheme would not be viable and the site can deliver a range of housing needs;</td>
</tr>
<tr>
<td>• Development on the ridgeline would be avoided;</td>
<td>• There are no designated wildlife areas and a net gain in biodiversity will be sought;</td>
</tr>
<tr>
<td>• There are no ecological issues that would preclude development;</td>
<td>• Landscape mitigation can address visual sensitivities around the site;</td>
</tr>
<tr>
<td>• Drainage measures will be put in place to ensure no negative impact on the Special Area of Conservation;</td>
<td>• Considerations in respect of water quality are not unique to this particular site;</td>
</tr>
<tr>
<td>• Specific design features will ensure there is appropriate mitigation and adaptation to respond to the effects of climate change; and</td>
<td>• Development would not result in an inefficient use of land; and</td>
</tr>
<tr>
<td>• There are no known land quality issues.</td>
<td>• Overall the site represents a suitable and deliverable option for future development in Tavistock.</td>
</tr>
</tbody>
</table>
Appendix G – Summary of Regulation 20 representations (TO BE ADDED ON COMPLETION OF CONSULTATION)
Residents from across West Devon are being urged to get involved with creating a new plan that will shape local communities for the future.

Our Plan is an innovative approach to meeting community needs and delivering council services with the aim of getting everyone thinking about local requirements, aspirations and long term priorities.

It will become West Devon Borough Council's single strategic plan and replace separate documents created in the past.

Our Plan will encompass a wide range of important areas including homes, jobs and resources.

Cllr Philip Sanders, leader of the borough council said: "The planning system has changed in recent years, and this has widened the scope of Local Plans and responsibilities of elected Members. We have decided to embrace this and create a single vision for West Devon until the year 2031.

"This is a challenging task but we think it will give communities a greater say and stake in shaping the future of where they live."

Months of preliminary work has already been done on Our Plan and now people are being asked to have their say in the first stage of consultation which runs from today, Friday May 9 until Friday, June 20.

Cllr Sanders added: "We need to gather information, views and comments so Our Plan reflects the needs and aspirations of the community as a whole.

"A key part of this process is the involvement of local people and I would encourage residents, businesses and partner organisations to get involved."

People can have their say at a range of events and meetings throughout the year and there will be regular updates on social media.

A final draft of the plan will be subject to another consultation towards the end of the year where communities can comment on how their views have contributed to the document.

The council aims to consult on the final plan early in 2015 before submitting it for independent examination in the spring.
June 2014:

Have your say on potential development sites

People in West Devon are being invited to have their say on a list of possible sites which could have potential for housing or employment development in the future.

It is an important part of the Our Plan project by West Devon Borough Council to prepare a strategic plan for West Devon up to 2031.

Our Plan will look at how much additional development might be needed across the borough and where it could go.

No decisions have yet been made but the council is welcoming comments in this first step of the journey towards identifying the best possible places for new homes and employment for the next 15 years.

Leader Cllr Philip Sanders said: "The biggest challenge for our borough is enabling growth and providing much needed homes and jobs whilst, at the same time, protecting the beautiful place that is West Devon.

"We want to see development happen in the right way and in the right places, with minimal impact on our environment and maximum opportunities for the wellbeing of our communities."

Last autumn, the council asked for suggestions from landowners and others regarding sites available for development.

Submissions were received for over 130 sites spread out across towns and villages.

Between January and May this year, the council gathered lots of information to help understand the constraints and opportunities for each site and whether they might have potential for development.

This latest phase sees the publication of a list of sites along with the council's assessment of their potential and suitability.

Cllr Sanders added: "Have a look at our thoughts about each of the sites and tell us what you think?

"You may feel we have missed something important or you may think one site is more favourable than another.

"But I cannot stress enough that no decisions have yet been made."
“This exercise is just the first step we need to go through in helping us to plan for where new development could go.”

The deadline for comments is **August 15, 2014.**

People can view the site assessments [here](#).

Once all the comments have been received the council will be discussing the possible options in more detail.

The whole process will feed into Our Plan - an innovative strategic plan for community needs and council services in West Devon between now and 2031.

For further updates follow @OurPlanWD on Twitter or like Our Plan West Devon on Facebook.

**July 2014:**

**Free advice and much more in Okehampton**

Microchipping for dogs, blood pressure checks and lung function tests for smokers are some of the free offers at a major community event in Okehampton on Saturday, July 12.

There's also the chance to get involved with shaping the future of West Devon over the next two decades.

Twenty three public and local organisations will be at the Okehampton Community Morning at Charter Hall and Red Lion Yard from 10am to 1pm.

It’s the fifth year the event has been organised by West Devon Connect, an outreach service run by West Devon Borough Council.

The animal charity, Dogs Trust, will be at the event offering free microchipping for dogs which would normally cost around £20.

Okehampton Medical Centre nurses will be giving people advice on healthy living and offering free lung function screening for smokers and former smokers as well as free blood pressure monitoring.

West Devon Borough Council will be using the event to ask people how they want their local community to be shaped in the next 20 years.

Residents are being asked to think about some important topics such as where new homes should be built, will there be enough housing for the next generation, what jobs will we do in the future and where will our energy come from?

This is part of ongoing consultation and engagement with local communities about the development of Our Plan - an innovative strategic plan for community needs and council services in West Devon between now and 2031.
There will be a range of stalls at the Community Morning covering topics including debt and budgeting, independent living, home security and personal safety and transport - among others.

Devon Fire and Rescue Service, Okehampton Community Transport, South West Water, Okehampton Lions and Oakhouse Foods are just some of the organisations taking part this year.

An advisor from borough council will be on hand to help with a range of queries about council services including benefits and housing along with a member of the council's Waste & Recycling team.

The event is free and everyone is welcome.

Business breakfast on big questions

Businesses in West Devon are being invited to help shape the future of the borough - over breakfast!

West Devon Borough Council is holding a special event specifically aimed at getting the business community involved with Our Plan - an innovative strategic plan for community needs and council services between now and 2031.

Our Plan covers a wide range of topics with some big questions to consider such as how the local economy will grow in the next 20 years, local infrastructure, where new employment land will go and what type of jobs and businesses there will be.

The borough council's Economy Manager, Nadine Trout, said: "We genuinely want to hear from a wide range of businesses to get their views on future economic growth.

"This is an ideal opportunity to get involved with our strategic planning process and help shape the way we enable growth and maximise economic opportunities for our area in the next two decades.

"Breakfast baps will be available and we hope to encourage a lively and informative discussion."

As part of the session, various future economic growth scenarios will be explored.

The breakfast event takes place between 8am and 9.30am on Wednesday, July 9 at The Watermark Centre in Ivybridge.
The event is being jointly staged with South Hams District Council.

To book, contact Mozza Brewer by email: mbrewer@westdevon.gov.uk or leave a message on 01822 813699 by 5pm on Monday, July 7.

For updates on Twitter follow @OurPlanWD or visit www.facebook.com/OurPlanWD

August 2014:

Recycling's a 'Proper Job' at Chagford Show

Visitors to Chagford Show will be able to find out how the local council is working with a community project to get more people involved with recycling and composting.

West Devon Borough Council's Recycling Team will be sharing a stand at the popular event on Thursday, August 21 with Chagford's Proper Job group.

Proper Job run a community-driven reuse, recycling and composting centre at Crannafords Industrial Park.

People stopping off at the stand will be able to find out how the scheme is diverting recyclable goods away from landfill with many going on sale locally.

The borough council's Recycling Team will also be on hand to talk to people about household waste and recycling collections and home composting.

Cllr Robert Sampson, the council's Community Services Chairman and Member for Chagford, said: “You will get a warm welcome if you visit our stand.

“Proper Job re-sells all manner of recycled goods from boutique clothing to books as well as good quality, locally-produced compost.

“They would be delighted to tell you more about their award-winning scheme.

“Alternatively, if you have a question about your home waste or recycling collection service come and speak to our Recycling Team who will be happy to help.”
A member of the borough council's Community Team will be joining the stand to ask what things local people feel are important to the future of West Devon and how these can be included in Our Plan - the new strategic plan for the borough.

Chagford Show takes place at the showground off the A382 by Dogmarsh Bridge. For more details visit www.chagfordshow.co.uk

Help shape the future at Okehampton Show

The crowds enjoying this year's Okehampton Show will be offered the chance to get involved with shaping the future of the local area.

West Devon Borough Council will have a stand at the popular event on Thursday, August 14.

Visitors will be able to find out more about the development of Our Plan - a strategic plan for community needs and council services in West Devon between now and 2031.

There is also the chance to find out more about recycling in West Devon, which is top-rated in the county, and join the council's drive to help households cut down on food waste and save money.

Council leader, Cllr Philip Sanders, said: "You will get a warm welcome if you pop along to see us at the Okehampton Show."

"As part of ongoing consultation about Our Plan we are encouraging people to ask questions and think about how they want the borough to develop in future.

"There are some big topics to consider including future energy needs, economic growth and housing development.

"Your views are important and we are hoping to see a wide range of residents at our stand."

For more information about Our Plan got to www.westdevon.gov.uk/ourplan or visit www.okehamptonshow.co.uk for details about the event.

You can also get updates about Our Plan on Twitter by following @OurPlanWD or by visiting www.facebook.com/ourplanwd
Friday February 13, 2015

‘Our Plan’ consultation begins

Formal consultation around a draft strategic plan which sets out the long term vision for West Devon up to 2031 begins on Thursday February 26 and will continue for a further six weeks.

Borough Council Leader Cllr Philip Sanders is urging people to take time and view the ‘Our Plan’ documents which set out what the Borough may look like in the future as the council plans for new homes, future jobs and ensures there is the infrastructure to support such developments. The draft plan also sets out the Council’s approach to issues including renewable energy and affordable housing.

Cllr Sanders said: “A lot of preparatory work has gone into this draft for consultation. It is now very important that residents, businesses and other organisations view the draft and make comments.

“Every comment will be considered and where appropriate changes to the draft will be made before the final version is considered by the planning inspectorate at a public hearing.”

‘Our Plan’ has been developed and drafted using all the information available to the Council and is expected to deliver an average of 216 extra homes per year up to 2031, which is lower than the current government target of 220.

While some growth is planned for the two main towns of Tavistock and Okehampton, the Council is also looking to see new homes built across the Borough to help communities remain sustainable and retain local facilities and services.

Over the last ten months, officers have travelled across the Borough talking and listening to hundreds of people to gather information for the plan. They’ve spoken with a wide range of organisations including businesses at workshops and College Sixth Formers, residents and visitors at events such as the Okehampton and Chagford agricultural Shows, Tavistock Community Day and Lamerton Country Fair, agents and developers and community groups such as the Devon Disability Network, and the voluntary sector.

Events are also going to be held across the Borough during the six weeks of consultation. The venues and dates are:

- **Bere Alston** Market at the Parish Hall – Saturday **February 28** from 10am
- **Hatherleigh** Market – Tuesday **March 3** from 9.30am to 12noon
- **Okehampton** Charter Hall – Wednesday **March 4** from 2pm to 8pm
- **Hatherleigh** Community Centre – Thursday **March 12** from 2pm to 8pm
• **Tavistock** Town Hall – Saturday **March 14** from 10am to 4pm

• The Arundel Arms (The Tamar Room), **Lifton** – Wednesday **March 18** from 2pm to 8pm

• **North Tawton** Town Hall – Saturday **March 21** from 10am to 4pm

In Bere Alston, North Tawton and Lifton the events are being held jointly with the local Neighbourhood Planning Group.

The formal consultation period runs from Thursday February 26 to Monday April 13. Comments must be made in writing to be taken into account. Full details will be available on the council’s website at [www.westdevon.gov.uk/ourplan](http://www.westdevon.gov.uk/ourplan)

Copies of the plans will be available to view throughout the consultation period at the council’s offices at Kilworthy Park, Tavistock and the Customer Services Centre in St James St, Okehampton. All those registered on the council’s consultation database will be sent direct notification of the consultation. After the consultation period is completed the council will publish details of all the comments and views received.

Anyone who would like to be informed directly about the consultation can add their name to the Council’s ‘Our Plan’ database by contacting strategic planning at [strategicplanning@westdevon.gov.uk](mailto:strategicplanning@westdevon.gov.uk) or calling 01822 813600.

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**Consultation underway as ‘Our Plan’ takes to the road**

Residents are being invited to have their say on the long-term vision for West Devon as consultation events get underway in Bere Alston on February 28.

To support the formal consultation of the strategic draft, ‘Our Plan’, a series of drop-in events have been arranged in towns around the Borough.

These are a chance for residents to drop by to find out more about the plan,
and have their say on shaping the development of the area between now and 2031.

The first drop-in event will take place on Saturday February 28 from 10am when officers from West Devon Borough Council will be attending the Bere Alston farmers’ market, with the Bere Peninsula Neighbourhood Planning Group.

‘Our Plan’ sets out what the Borough may look like in the future as the Council plans for new homes, future jobs and ensures that there is the necessary infrastructure to support such developments. The draft plan also sets out the Council’s approach to issues including renewable energy and affordable housing.

Over the last ten months, Strategic Planning officers from the Council have spoken with a wide range of businesses and organisations as well as residents to collect important feedback and gather information to shape the plan.

Cllr Philip Sanders, Leader of West Devon Borough Council, said: “I would encourage anyone who is able to visit the consultation events, where they will be able to discuss issues with members of staff and express their views on the plan.

“For those who cannot get to any event, I would urge them to look at the consultation document, either on the website, or to obtain a hard copy from the offices in Okehampton and Tavistock.”

The team will also be at Hatherleigh Market from 9:30am to 12noon on Tuesday March 3 and at the Charter Hall in Okehampton from 2pm until 8pm on Wednesday March 4.

The formal consultation period will run for six weeks from Thursday February 26 to Monday April 13 with further drop-in sessions planned for: Hatherleigh on March 12; Tavistock on March 14; Lifton on March 18; and North Tawton on March 21.

Copies of the plans will be available to view at the Council’s offices at Kilworthy Park, Tavistock, and the Customer Services Centre in St James St, Okehampton throughout the consultation period.

All those registered on the Council’s consultation database will be sent direct notification of the consultation. After the consultation period has finished the Council will publish details of all the comments and views received.

To be taken into account, comments must be made in writing. Full details will be available on the Council’s website from Thursday February 26:
To keep in the loop and follow the progress of the Consultation, follow Our Plan on Twitter @OurPlanWD and Facebook https://www.facebook.com/OurPlanWD

For further information, or to add your name to the ‘Our Plan’ consultation database, email Strategic Planning at strategicplanning@westdevon.gov.uk or call 01822 813600.

Ends

Please be aware that telephone calls to and from the Council may be recorded for training and monitoring purposes.