

Microsoft Forms full responses to Reg 14 consultation.

1. Microsoft Forms respondent. Resident. references a) 'Page 39, Map 7, Local Green Spaces'; b) 'Page 40, Policy G11 : Local Green Space'; c) 'Appendix 2 - Local Green Space, Site and on two maps below.'

'The map shows "Aspen Way". This should be Aspen Close.'

2. Microsoft Forms respondent. Resident. reference '47'

'Preserving the buildings around the old Tiverton Junction Station although positive I would like to put forward an alternative. The reopening of Tiverton Junction Station. It is in my honest belief this would bring huge benefits to the residents, commuters, businesses whilst helping to reduce carbon output. Reopening Tiverton Junction Station would be a great asset to Willand. Commuters into Willand's expanding industrial sites and local businesses as well as residents who work in Exeter and beyond. Give our younger residents faster travel to more choices of further education colleges and Universities. Residents would be more likely to use a station which is located in the village. Reopening Tiverton Junction Station would also have the potential to create new businesses and employment. Cost of reopening an existing closed station would be far more cost effective than opening a new station like in for example Cullompton. There has been two old closed stations opened in Okehampton, new stations at Matford Industrial Estate and soon Cullompton locally. Why shouldn't Tiverton Junction be next to reopen?'

3. Microsoft Forms respondent Devon County Council. martin.hutchings@devon.gov.uk reference 'Flood Risk and Surface Water Management.'

'There is no reference to flooding or surface water management. As a minimum for this level of Plan we would expect to see a policy setting out the following: All development proposals should include the provision of a Sustainable Drainage System (SuDS) to ensure the development does not increase the rate of runoff and risk of flooding on and off the site. The use of SuDS features, including ponds, swales, rainwater harvesting, green roofs or soakaways will aim to reduce and/or manage the quantity of runoff and will also improve the water quality, increase biodiversity and provide new amenity. All SuDS to be designed in accordance with Devon County Council's Sustainable Drainage System - Guidance for Devon

www.devon.gov.uk/floodriskmanagement/document/sustainable-drainage-system-guidance-for-devon

4. Microsoft Forms response Sue Watts Historic Environment Officer, Devon County Council Historic Environment Team
(first comment)

'The historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework (NPPF, Section 12.127 (Achieving well-designed places), says that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this can be reflected in

development. Also Section 16.190 (Conserving and enhancing the historic environment) indicates that plans should make the most of 'heritage assets' (archaeological sites, historic buildings, landscapes) by 'setting out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats'. The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, perhaps by creating a local list. Should the site or building be protected from development? Could it usefully be reused and incorporated into a development? Or is it not that important? What archaeological or historic areas and buildings could be used as community facilities or public open space? How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way? How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better-quality environment all round?' reference. Section 3/9.1 Heritage Statement

(second comment)

'Para 1, Line 1

Heritage assets can be designated or non designated.

We advise including a definition of what a heritage asset is. The National Planning Policy Framework (NPPF) glossary defines it as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

Para 1 Line 5

We suggest National Planning Policy Framework (NPPF) Section 16 is inserted as an example of policy protection and legal protection for both designated and non-designated heritage assets.

You could expand on this section by including a summary of the parish's history and development including reference to archaeological sites and features. It is this that has shaped the parish we see today. Willand is first documented in the Domesday Survey of 1086 and the parish church dates to the 15th century for example. However, archaeological evidence has been found for prehistoric and Roman activity in the parish. Some of these sites, which are listed in Appendix 4, could be highlighted to put present day Willand into its historical context.

Alternatively a summary could be included in Appendix 4 and reference made to it in this section.

Reference could also be made here or within the chapter on Green Infrastructure to the Historic Landscape Characterisation (HLC). This gives detail on the character of the landscape and how the pattern of small farms, fields and hedgerows has developed since the medieval period. Further information on the HLC can be found at Historic Landscape Characterisation - Historic environment (devon.gov.uk)

Images of some of the heritage assets such as the church could be included here and/or in the appendix.'

(third comment)

The first two maps taken from the Devon Historic Environment Viewer show Events recorded on the Devon Historic Environment Record. A caption is needed to explain what 'Events' are, that the blue points and polygons represent archaeological works that have been undertaken in the parish to date. Not everyone looking at the Appendix will know what an 'Event' is. Ref. Appendix 4

5. Microsoft Teams respondent Network Rail

'Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. Where commercial development impacts on railway infrastructure, as a public organisation it would not be reasonable to require Network Rail to fund rail improvements and therefore it is appropriate to require developer contributions to fund such improvements.' Reference Policy TAC1