**Making Your Comments on**

**“Teignbridge Proposed Submission Local Plan 2020-2040”**

**IT’S ALL ABOUT THE POLICIES**

Representations (comments) to Teignbridge District Council about the Local (=District) Plan must relate to one or more of the policies contained in it. Here’s the link or google the heading above.

<https://www.teignbridge.gov.uk/media/tfcjco5d/proposed-submission-regulation-19-local-plan-2020-2040.pdf>

You can lodge your comments on the online response form, using the link below which takes you to the “Live Consultation” page. There is a paper version of the form available, though online is preferred. <http://www.teignbridge.gov.uk/lpconsultation>

**Noon on 13 March 2023 is the closing date.** On the Live Consultation page, click START at the bottom. You will be asked for some personal details, as anonymous responses won’t be accepted. It’s not a breeze, but do persevere. Individual responses count. It’s not enough for the Parish Council to gather comments and respond alone. Your comments must go in as well as ours.

**GENERAL POLICIES**

Chapter 1 of the plan describes eight General Policies (GP), each on a different aspect. Each policy then has a number of criteria within it.

GP1: Sustainable Development

GP2: Development in Teignbridge

GP3: Settlement Limits and the Countryside

GP4: Ashburton and Buckfastleigh

GP5: Neighbourhood Plans

GP6: Loss of Local Facilities and Services

GP7: Infrastructure & Transport Networks

GP8: Viability

So, for example, Ide Parish Council will be challenging the plan under:

**GP1 - Sustainable development**

- Criterion 1 Sustainable travel

- Criterion 4 Road safety – crossing the A30 at Alphington Junction

- Criterion 10 Protecting landscape character of Exeter’s green backdrop

- Criterion 12 Avoiding best and most versatile agricultural land

We will also, but not only, be challenging the plan under:

**GP2 -** Exeter CC doesn’t welcome an isolated village outside its border. It favours brownfield sites.

**GP5** – Ide Neighbourhood Plan’s Gateway Enhancement Area - to protect its rural character.

**GP7 -** Infrastructure and Transport networks – very difficult for cycling and walking across A30.

**DRAFT CONCEPT PLANS - APPENDIX 5** - the very last section of the document. **PLAN EE1 proposes Markham Village in Ide** **Parish,** illustrating how 900 houses could fit on the site; and among other things, closing Markham Lane (awkward if Ide High Street is blocked); having an entrance /exit onto Ide Village Road; and a blockage in the middle of the spine road, sending traffic from the south of the new village out to Shillingford Road; and making traffic wanting to go from one part of Markham Village to another go all the way round. Try to hang your comments about this illustrative drawing on the hooks of the policies laid out in the Plan. NCAB 3 March 2023