

# **MACK Plan Regulation 14 Consultation Statement**

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### **1. Introduction**

In July 2014 Milton Abbot Grouped Parish Council (MAGPC) decided to explore the possibility of producing a Neighbourhood Development Plan (NDP). Also that month Kelly Parish Meeting decided that they would like their area to be included in such a proposal. It was then agreed to submit an application to West Devon Borough Council to designate the whole of the area covered by MAGPC and Kelly Parish Meeting as suitable for the creation of an NDP as defined by the Neighbourhood Planning (General) Regulations 2012. The area to be covered by the NDP was agreed by West Devon Borough Council (WDBC) in November 2014.

In September 2014 MAGPC established a steering group to commence the initial planning of a programme of activities on the Neighbourhood Plan. The name MACK Plan was adopted for the prospective NDP and an initial website was established.

The first public meeting to announce and describe the proposal was held in Milton Abbot Village Hall on the 9<sup>th</sup> of October 2014.

**1.1** This Consultation Statement has been prepared to comply with the legal requirements of Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012 by:

- Outlining the stages of consultation.
- Detailing the persons and organisations who were consulted about the draft neighbourhood development plan.
- Providing a summary of the main issues and concerns raised.
- Reviewing how these issues and concerns have been considered and, where relevant, addressed in the draft neighbourhood development plan.

**1.2** We describe how the consultations took different forms during these periods but included:

- Resident surveys
- Business surveys
- Public meetings (where permitted)
- Newsletters
- Website updates
- Social Media (Facebook)
- Postal distribution of the draft plan to all households in the MACK Plan area.
- Emailed distribution of the draft plan to statutory consultees, local organisations and landowners.

**1.3** In addition to the public and statutory consultations, at various stages in the development of the plan, external organisations were consulted including:

- Planning consultants
- WDBC NDP advisory team and Housing Officer
- WDBC Conservation and Archaeology Officers
- Devon County Council Highways Department
- Devon Communities Together who undertook a Housing Needs Survey •

AECOM who undertook

- A Housing Needs Assessment (London Office)
- Development Site Assessment (Plymouth Office)
- Strategic Environmental Assessment (Plymouth Office)
- Habitats Regulations Appraisal (Plymouth Office)

## **2.0 Stages in the development of the MACK Plan and the consultation undertaken.**

### **2.1 2014 – 2016 Initial MACK Plan activities**

Following the decision by MAGPC and the initial registration of the MACK Plan area by WDBC, a public meeting was held at Milton Abbot Village Hall on the 9<sup>th</sup> of October 2014. Prior to this meeting leaflets were distributed to households in the area inviting residents to attend who might be interested in joining the NDP Steering Group.

Following the October public meeting an initial NDP Steering Group was formed. This group consisted of two councillors from MAGPC, one representative from Kelly Parish Meeting and seven members of the public.

In November 2014 representatives from the Steering Group met with a planning consultant (Stuart Todd Consultants) to be briefed on the objectives and stages involved in developing a Neighbourhood Development Plan. This included formulating an initial engagement and consultation plan.

During February and March 2015, the first full meetings of the MACK Plan Steering Group took place to discuss an application for Grant Aid, the establishment of a MACK Plan Newsletter and the start of the public consultation on key issues to be covered in the embryonic Plan.

Raising public awareness of the reasons why an NDP was being pursued began with the first issue of a MACK Plan Newsletter, an article in the Parish Magazine, the establishment of a MACK Plan website and the Steering Group manning a stall at the Chillaton Tractor Run and Fete on the 14 June 2015.

During 2015 initial contact was made with statutory consultees to make them aware of the start of the MACK Plan NDP.

A start was made on establishing the evidence base which resulted in a document published in June 2016 which compiled estimates of some of the key data required to underpin a future NDP. This included:

- Population demographics
- Employment activities
- Local facilities
- Social deprivation statistics
- House prices and potential housing needs

## 2.2 2017 Residents Survey

In July 2017 a detailed questionnaire was hand delivered or posted to homes in the MACK Plan area. The questionnaire set out to gather some facts on population demographics, house occupancy and ownership. It also sought the views on future housing needs of those responding. This included future size and type of housing, preferences for house purchase or rental and likely Affordable Housing requirements.

In addition, the residents views were sought about a range of local issues

including:

- What was important to them about living in this area and what changes would they like to see

- Views on the Joint Local Plan (JLP) proposals for future new homes and the WDBC earlier suggestions about possible development sites.

- The importance of the local environment and how to protect it

- Renewable energy options

- Local Green Spaces

- Village Halls

The full questionnaire can be seen at [MACKPlan Questionnaire Final 2017 06 23](#)

A separate Business Questionnaire was made available on-line via the MACK Plan website.

An analysis of the results of the Questionnaire was made by the members of the MACK Plan team and this is available at [Survey review.pdf \(MACK Plan.org.uk\)](#)

Overall, 184 questionnaires were returned representing 39% of those distributed.

A summary of the views expressed by residents is given in the following table:

Topic	Key points from Resident Survey
Housing Need	<ul style="list-style-type: none"><li>• Some households had family members move away because of the lack of affordable houses</li><li>• 37 respondents said they planned to move within 5 years, many of those to outside the MACK Plan area.</li><li>• Purchasable houses and bungalows were the preferred choices</li></ul>
What did residents value about living in the area?	<ul style="list-style-type: none"><li>• 66% of respondents appreciated the beautiful, peaceful, rural area</li><li>• 22% felt they lived in a friendly place with good community spirit</li><li>• Access to the open countryside and a main road network</li></ul>

Key Issues	<ul style="list-style-type: none"> <li>• Road safety and traffic speeds</li> <li>• Faster broadband</li> <li>• Better mobile reception</li> <li>• Lack of local facilities/need to reintroduce a local shop and post office</li> </ul>
New Homes	<ul style="list-style-type: none"> <li>• Mixed views on where new houses should be built and how many</li> <li>• Preferences were for Family Homes and low-cost starter homes</li> <li>• Important that the design of new homes should be compatible with existing housing</li> </ul>
Renewable Energy	<ul style="list-style-type: none"> <li>• Strong opposition to more large Wind Turbines</li> <li>• Support for solar panels on all new non-domestic buildings</li> <li>• Support for domestic level renewable energy generation</li> </ul>
Environmental Protection	<ul style="list-style-type: none"> <li>• Strong support for new measures to protect the local countryside</li> </ul>
Local Green Spaces	<ul style="list-style-type: none"> <li>• Positive views on identifying new local green spaces</li> </ul>
Village Halls	<ul style="list-style-type: none"> <li>• Regarded as important facilities that badly needed new investment</li> </ul>

### **2.3 2018-2019 Restructuring the MACK Plan Steering Group**

During 2018 there were significant changes to the MACK Plan Steering Group. The Chairman resigned for personal reasons and several members of the original Group were no longer able to contribute. As a result, it was decided by MAGPC to hold a number of public meetings to see if new members could be identified which would make it viable to continue with the work of the MACK Plan Steering Group. On the 16 January 2019, subject to agreement by MAGPC, a new Steering Group was formed, under new chairmanship. This Group consisted of two Parish Councillors, a Borough Councillor, a Kelly Parish Meeting representative and seven residents. Three of the members continued from the original Group. MAGPC later expressed their support for the new Steering Group.

To inform residents about the new Steering Group and the renewed effort to build on the earlier work, a Newsletter was issued on the 19 February and stands were manned by members at the Milton Abbot Village Hall Open Day in June 2019 and Kelly Flower and Vegetable Show in September 2019.

## 2.4 2019-2020 Local Business Survey

During 2019-2020 a limited local business (including farms) survey was undertaken to gather evidence about business needs and concerns. Altogether 31 forms were emailed to businesses with a return level of 28%.

Main issues identified were:

- Poor Broadband Speeds: speeds varied from an acceptable 50mbps in the villages to less than 4mbps in rural areas a few miles from switching exchanges
- Poor Mobile coverage: particularly in the Chillaton area
- Lack of affordable housing: this particularly impacted employment in businesses such as farming

## 2.5 2019 Housing Needs Analysis

This Housing Need Analysis survey was commissioned by the MACK Plan Steering Group and funded by Locality. It was an independent assessment of the potential housing needs for the MACK Plan area and was undertaken by AECOM (London Office). The HNA conclusions were based on National and West Devon statistics as well as information gleaned from the 2017 Residents Survey.

The table below details some of the main recommendations from the HNA and the MACK Plan Steering Group's response:

<b>HNA Recommendations</b>	<b>MACK Plan SG response</b>
<p>Tenure and affordability</p> <ul style="list-style-type: none"><li>• Affordability of housing is a genuine problem for local people • Average income needed for an entry-level home is 47% higher than average income locally.</li><li>• There is a lack of social or affordable rented homes.</li><li>• It is important to increase the number of affordable homes in any new developments</li><li>• It is recommended that the JLP proposal of 20 new homes should be concentrated rather than dispersed in order to deliver the 6 affordable homes</li></ul>	<p>We agree home affordability is a significant issue and that any new development should be concentrated to deliver the number of affordable homes See Regulation 15 Plan Policy 9-1</p>

<p>Types and Size</p> <ul style="list-style-type: none"> <li>• New development should prioritise homes for young families and the older population</li> <li>• New housing should be based on 1 to 3 bedrooms and not larger houses</li> </ul>	<p>The plan proposes a priority for 2–3- bedroom houses in any new development</p>
<p>Specialist Housing for older people</p> <ul style="list-style-type: none"> <li>• Demographics suggest that between 34 and 50 specialist dwellings could be required by 2034 for residents of the MACK Plan area</li> <li>• They should be in sustainable, accessible locations</li> <li>• It is considered that Tavistock and Launceston should have the potential to accommodate the specialised housing need</li> </ul>	<p>We have seen some trend of older people moving to Tavistock or Launceston because of the lack of public transport and doctors surgeries etc. See also the report from the Housing Needs Survey 2020. For this reason, we have not included any provision for new specialised homes for older people.</p>

<p>Housing for people with disabilities</p> <ul style="list-style-type: none"> <li>• A proportion of the new building should be considered to meet Category 2 or Category 3 standards to meet the requirements of the disabled</li> <li>• This may be best met by stipulating that some of the affordable homes are built to these standards</li> </ul>	<p>We have not seen any evidence of demand for such homes but meeting this need where required is referred to in section 9.2.5.2</p>
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## 2.6 2020 Drop-In Events

On the 11 January 2020 420 Housing Needs Survey documents were delivered by hand to households within the MACK Plan area (see 2020 HNS in section 2.4.2). During the distribution MACK Plan team members took every opportunity to engage with residents to discuss the survey and also to make them aware of the drop-in events planned for the 25 January. Included with the Survey was a card advertising these events.

On the 25 January 2020 simultaneous drop-in events were held at Milton Abbot Village Hall, Kelly Village Hall and the Old Smithy Chillaton. MACK Plan Steering Group members were available throughout the afternoon to discuss the HNS and

listen to residents concerns and ideas about the contents of the draft NDP.

Key points raised at this event are summarised in the following table:

Topic	Points Raised
Housing	<ul style="list-style-type: none"> <li>• Support for a mix of housing including affordable housing to meet the needs of young families and the local need</li> <li>• Setting a minimum size for gardens in new homes was supported</li> <li>• Some concern that the increase in Class Q developments and holiday homes/facilities was putting pressure on rural roads and services</li> <li>• Parking was a major concern in Milton Abbot. Stressing the need for new parking facilities with any new development.</li> </ul>
Community Facilities	<p>Concerns were raised about the following:</p> <ul style="list-style-type: none"> <li>• Poor Broadband connectivity</li> <li>• Poor Mobile coverage</li> <li>• Non-existing Public Transport in most areas</li> <li>• Future of Kelly and Milton Abbot Village Halls</li> <li>• The lack of any community space in Chillaton.</li> </ul>
Road Safety	<ul style="list-style-type: none"> <li>• Road Safety concerns were expressed at all the events. Motorists exceeding the speed limit in the villages and the outlying hamlets of Kelly and Felldownhead.</li> </ul>

## 2.7 2020 -2021 Impact of COVID-19 restrictions

In early March 2020 the UK Government introduced restrictions due to the COVID-19 outbreak. This meant that throughout 2020 and up until the end of the Regulation 14 Consultation (20<sup>th</sup> February 2021) it was no longer possible to hold public meetings.

Residents were kept informed about the MACK Plan NDP progress by regular Newsletters (five in 2020), updates to the MACK Plan website and reporting to MAGPC meetings (the minutes of which were published). MACK Plan meeting minutes were also published on the MACK Plan website. Landowners or their agents were updated of progress milestones by email.

## 2.8 2020 Housing Needs Survey

In January 2020 an additional residents survey of housing needs was undertaken. This was recommended by WDBC representatives because the earlier 2017 survey did not go through an independent assessment and was now 3 years out of date. This survey was compiled in collaboration with Devon Communities Together part of



the Devon Rural Housing Partnership. All survey forms were sent directly to Devon Communities Together who undertook an independent and confidential assessment. The full assessment report can be seen at: [MACK Plan Housing Need Survey Report Final](#)

Altogether 420 survey forms were distributed and 103 returned giving a response rate of 25%. The aims of the survey were:

- To investigate the housing need, tenure and size of homes required for local people living or working in the MACK Plan area and those wishing to return.
- To establish the general level of support for new homes in the plan area with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the plan area.

The survey form was in three parts: The first section asked questions about the type of household and their support for affordable housing, the second was aimed at the future housing needs of older residents and the third at those who intended to move home in the next 5 years.

A summary of the findings from this survey are given in the following table:

General Survey Findings	<ul style="list-style-type: none"> <li>• 73% said they would be in favour of development if the need for affordable homes was proven</li> <li>• 26% said they were against any development</li> <li>• 18 households did not answer this question</li> </ul>
Older residents housing needs	<ul style="list-style-type: none"> <li>• 16 older households are considering moving in the next 5 years</li> <li>• None of these plan to stay in the MACK Plan area</li> <li>• Main reasons for moving away: proximity to shops, amenities and public transport.</li> </ul>
Future Housing needs	<ul style="list-style-type: none"> <li>• Four affordable homes required,</li> <li>• Three for rent and one for shared purchase</li> <li>• Requirements ranged from 1 to 4 bedroom houses.</li> </ul>

## 2.9 2020 Call for development sites and AECOM Site Assessment

In March 2020 a call was issued for interested parties to put forward proposed sites

for development within the MACK Plan area. This call was sent to landowners, land agents, estate agents and was also publicised in the local papers. This call resulted in 10 sites being proposed, 6 in Milton Abbot and 4 in Chillaton.

In September 2020 it was agreed to commission an independent assessment of the sites using AECOM. This assessment was undertaken in October and the report completed in November. The full report can be seen at: [Report Milton Abbot, Chillaton and Kelly Neighbourhood Plan 2020-10-26 \(MACK Plan.org.uk\)](#)

The assessment resulted in three sites being proposed by AECOM as suitable for development or partial development, the other seven being rejected. This is an extract from the AECOM report listing the proposed sites:

“Following the completion of the site assessment, it is considered that one site is suitable to take forward for a residential allocation through the MACK Plan, as follows:

- MA Site E: West of Village

In addition, the following two sites are potentially suitable to take forward through the MACK Plan but have some constraints which would need to be addressed prior to development.

- MA Site B: the Allotments; and
- Chillaton Site B: Between Marlow Crescent and Sunway

The remaining seven sites are largely unsuitable to take forward through the MACK Plan as they have some major constraints to development.”

The MA Site B and the site in Chillaton between Marlow Crescent and Sunway are not proposed for development under this plan for reasons outlined in section 9-10 of the Regulation 15 Plan.

### **3.0 Regulation 14 Consultation**

#### **3.1 Preparation and MAGPC review**

The Regulation 14 MACK Plan was completed in the early part of December 2020 and it was then presented to councillor members of the qualifying body, Milton Abbot Grouped Parish Council (MAGPC). No edits to the Regulation 14 version were proposed by MAGPC members following their review.

The following is the statement from the Chairman of MAGPC issued after the review:

*“Milton Abbot Grouped Parish Council (MAGPC) fully support the draft Neighbourhood Plan for the area. We are confident that once adopted, it will play an integral role in the planning process for future developments within the area. The draft plan outlines how new housing requirements can be accommodated whilst protecting the surrounding countryside and many of our historic buildings. We thank the MACK Plan team for their hard work over the years and we look forward to supporting and reviewing the plan when required.”*

#### **3.2 Regulation 14 Consultation Process**

The Regulation 14 Consultation started on the 23 December 2020 when the Regulation 14 MACK Plan was posted on the MACK Plan website and newsletter and social media posts announcing this were issued. With the restrictions on holding

any public meetings still in place it was decided to print hard copies of the complete plan and post them to all households in the MACK Plan area with a covering letter. In total 422 copies were posted on the 9 January 2021. A covering letter was enclosed with all hard copies, this letter is reproduced in Appendix A. It detailed how residents could comment on the plan either by posting a comment on the website or sending comments by post to the address provided. The end of the Regulation 14 Consultation was set at 20 February 2021, a period of 8 1/2 weeks.

Starting on the 7 January emails were sent to statutory consultees, local landowners/agents and local organisations. The list of those that were contacted is provided in Appendix B. These individuals and organisations were sent a copy of the Regulation 14 NDP and a covering letter which is reproduced in Appendix A.

### **3.3 Regulation 14 Summary of Comments and Responses**

#### **3.3.1 Comment Statistics**

Overall, 104 Comments were received and logged. 17 of these represented multiple comments from individuals. Of the 87 remaining comments, 72 were from individuals, 4 from local organisations, 7 from Statutory Consultees and 4 from Landowners/Agents.

62 of the individuals were generally in support of the Regulation 14 NDP albeit with some concerns which are detailed in section 3.3.2 and Appendix C; 4 were against and 6 were unclear in their responses as to whether they supported it or not. Of the Local Organisations who responded all 4 were in support of the Plan. This gave an overall in-favour level of 86% of those individuals and local organisations that responded.

#### **3.3.2 Summary of main Concerns/Issues, MACK Plan Team responses and changes to Regulation 14 NDP**

These Concerns and Issues have been selected from the full schedule of comments and responses that is provided in Appendix C. For each point listed the full schedule reference number is given in brackets.

<b>Concerns and Issues</b>	<b>MACK Plan Team Response</b>	<b>Changes to Regulation 14 Plan</b>

<p><b>Housing</b> why not smaller developments (41,66,69,71)</p> <p>why no new houses in Chillaton (8,73)?</p> <p>Do we need 6 affordable homes (71)</p> <p>Concerns about site assessments (71)</p> <p>Objections to using old allotments site. (41)</p> <p>New developments should be sympathetic (63)</p> <p><b>Local Facilities</b> Deterioration in M.A. village Hall (10) Under-utilisation of M.A. Hall versus new facilities (57,71)</p>	<p>There is a clear local need for affordable homes. Only developments of 11 homes or more can mandate 30% affordable housing. Limited development site options results in 6 affordable homes only being deliverable through a single development of 20 homes</p> <p>Not classed as 'sustainable' by WDBC, Chillaton is classed as countryside in planning terms. Development can only be considered with strong local support which was not forthcoming.</p> <p>The requirement for this number of affordable homes was determined from our surveys as the most urgent housing need.</p> <p>AECOM conducted an entirely independent assessment of all the proposed sites</p> <p>We recognize the sensitivity to several local residents concerning this site as well as objections from Historic England and the WDBC Conservation Officer</p> <p>We agree and have consulted with Historic England and WDBC on this.</p>	<p>The Allotments (MA Site B) will no longer be pursued as a viable development site.</p> <p>Policies to protect heritage assets have been added to the plan.</p>
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Developers to provide new facilities (55,61)

We agree about the importance of MA village hall and have been consulting with the Hall Committee on what improvements could be made to increase utilisation.

Our highest priority for developer contributions is affordable homes. But we will consider what other contributions could be proposed in the revised plan.

<p><b>Road Safety/Parking</b></p> <ul style="list-style-type: none"> <li>• Possible additional parking in M.A. (6,22,42,49)</li> <li>• Road Safety in M.A. (10,22,49,70)</li> <li>• Installing mini roundabout (49,71)</li> <li>• Installing safety-barriers (49)</li> <li>• Grampian Condition reference (31)</li> </ul>	<p>We have consulted with Devon CC on what improvements could be proposed to address the road safety concerns. These are now included in the revised plan.</p> <p>Grampian conditions were discussed with WDBC who advised they were not appropriate in this instance</p>	<p>Policy and Community Action 8-1</p>
<p><b>Heritage/Landscape/ Ecological</b></p> <ul style="list-style-type: none"> <li>• Plan lacks a biodiversity policy (10)</li> <li>• Public Rights of Way Map (11)</li> <li>• Additional references to heritage assets (49)</li> </ul>	<p>We have now addressed this concern</p> <p>We have found it difficult to source a suitable map but have recognized the importance of Rights of Way in the revised plan.</p> <p>After discussions with statutory consultees we have increased our content in this area of the Plan.</p>	<p>Policy 4-1 in Regulation 15 Plan</p> <p>Community Action 4-2</p> <p>Policy and Community Action 5-1</p>
<p><b>General</b></p> <ul style="list-style-type: none"> <li>• Status of Old Allotments M.A. (41,66,73)</li> <li>• Status of M.A. Cricket Field (43)</li> <li>• M.A. boundaries (69,74)</li> <li>• No reference to minerals and waste plan (49)</li> </ul>	<p>We have changed the wording to reflect that these are utilised currently.</p> <p>We have deleted any reference to this as a possible 'green space'.</p> <p>Milton Abbot does not have a current agreed boundary. A proposal for a new boundary is in the Regulation 15 MACK Plan.</p> <p>Minerals are now referred to in section 4.0.03</p>	<p>Policy 9-6</p>

### 3.4 SEA and HRA Consultation

Late into the Regulation 14 Consultation we were advised to seek a Strategic Environmental Assessment (SEA) and a Habitat Regulation Assessment (HRA). Both were undertaken by the independent AECOM organization and were received during May 2021. These were voluntary consultations not statutory requirements. The outputs from these consultations supported the basic proposals in the draft Regulation 15 Plan. Both consultations will be made available in the evidence base on the MACKPlan website.

## **Appendices**

### **Appendix A**

#### **Covering letters sent with Regulation 14 NDP**

#### **Covering letter sent with hard copy to resident households**

#### **YOUR NEIGHBOURHOOD PLAN - YOUR TIME TO COMMENT**

Dear Parishioners of Milton Abbot, Chillaton, Dunterton , Bradstone ,and Kelly,

You are hopefully aware of the work that has taken place to prepare a Neighbourhood Plan for our community at the request of our Parish Council. This plan, the MACK Plan, is now ready for you to read. This phase of the production of a Neighbourhood Plan is known as Regulation 14 (Pre-Submission Consultation and Publicity). This is your opportunity to comment on the plan before it is formally submitted to West Devon Borough Council where it is subject to further consultation and formal examination before being put to a vote at a Referendum for all residents of our parishes.

A Neighbourhood Plan can serve to bring a community closer together in the common purpose of securing a clear future for itself. Sadly, several examples exist of communities that have been damaged by their inability to agree on key aspects of their plans. Housing development is almost always the root cause of these disputes. I therefore want to assure you that the 11 volunteers who worked on the plan have done everything that we possibly can to gather every scrap of evidence that is available and to commission as much independent work as we could so that our personal views have not been able to influence the recommendations of this plan. All the key evidence is available to you on the MACK Plan website - [mackplan.org.uk](http://mackplan.org.uk)

In terms of housing, the recommendations of which of the 10 potential sites are suitable and which are not has been done entirely independently by a national company called AECOM. We and the Parish Council agree with their assessments but there will clearly be some residents who will be effected more than others and who will not be happy. There is sadly no potential development site that will suite everyone and as 20 new houses will be built in Milton Abbot even if we all object, having a Neighbourhood Plan that bounds and guides that development is the best way to proceed as it gives residents the greatest influence over the future of our villages.

Please take the time to read your Neighbourhood Plan and comment on it whether positively or negatively. We have no monopoly on good ideas and you may spot some vital opportunity that might otherwise be missed. How to comment:

- We would much prefer that you make your comments using the comments facility on the website. This enables us to reply to you online and for your comment and our reply to be seen by all.
- If you do not have access to the internet then we would be happy to receive comments by post. They should be addressed as follows:

MACK Plan Reg 14 Response  
Bradstone Coombe Mill  
Bradstone,  
Devon PL19 0QS

Yours sincerely



Richard Allen  
MACK Plan Committee Chairman

## **Covering letter to statutory consultees, landowners, local organisations**

MACK Plan Neighbourhood Plan  
Consultation under Regulation 14

Dear Sir/Madam

Milton Abbot Group Parish Council and the MACK Plan Neighbourhood Plan Working Group have been preparing a Neighbourhood Plan for the Parish and the adjacent area covered by Kelly Parish Meeting. This has been done in close consultation with local communities. This draft Plan sets out a vision for the future of this area and policies which will be used to determine responses to planning proposals until 2034.

The Plan has reached the stage where formal 'Regulation 14' consultation is being undertaken with statutory consultees, local organisations and communities.

All responses from consultees must be received within the regulation 6 week period which completes on **Saturday 20<sup>th</sup> February 2021**. All comments should be returned by that date

Comments can be emailed to

- [garyvanstone@btinternet.com](mailto:garyvanstone@btinternet.com)

or submitted by post to

- MACK Plan Team, Bradstone Coombe Mill, Bradstone, Nr Tavistock,  
PL19 0QS

We would be grateful if you could use the attached comment form for any submission. A copy of the draft plan is attached. Further information is also available on our website [www.MACK Plan.org.uk](http://www.MACK Plan.org.uk) [www.MACK Plan.org.uk](http://www.MACK Plan.org.uk). This includes the appendices and the



supporting evidence. We welcome any comments that you may have and would be very grateful for a response, even if it is a one line email to say that you have no comments to make. Yours sincerely

Gary Vanstone

On behalf of MACK Plan Working Group

## **APPENDIX B**

### **List of Statutory and other Consultees for Regulation 14**

#### **Statutory Consultees**

WDBC | [strategic.planning@swdevon.gov.uk](mailto:strategic.planning@swdevon.gov.uk) DNPA | [forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk) Devon County Council | [planning@devon.gov.uk](mailto:planning@devon.gov.uk)  
Devon County Council | [customer@devon.gov.uk](mailto:customer@devon.gov.uk)  
Devon Fire and Rescue | [pressofficer@defire.gov.uk](mailto:pressofficer@defire.gov.uk) BT open reach | [CBYD@openreach.co.uk](mailto:CBYD@openreach.co.uk)  
COAL authority | [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk) English Heritage | [david.stuart@english-heritage.org.uk](mailto:david.stuart@english-heritage.org.uk) ee | [public.affairs@ee.co.uk](mailto:public.affairs@ee.co.uk)  
Environment Agency | [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) Environment Agency | [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk) Exeter City Council NP dept | [jill.day@exeter.gov.uk](mailto:jill.day@exeter.gov.uk)  
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### **Local Organisations**

Milton Abbot Village Hall Committee

Kelly Village Hall Committee

Chillaton Public Hall Trust

Kelly WI

Milton Abbot School

MAD History Group

Mabrake Environmental Group

Milton Abbot Play Area Committee

Reverend Philip Conway

Reverend Andy Atkins