



Mid Devon Local Plan Review 2013-33

Schedule of Minor Modifications

Date: November 2016

No .	Policy/ paragraph	Change	Reason
1.	General	Amend reference of English Heritage to Historic England throughout the document where appropriate.	To reflect rebranding of English Heritage to Historic England
2.	General	Remove weblinks and replace with reference to websites rather than the links provided e.g. 'available on the Mid Devon District Council website'.	Reference to appropriate websites instead of providing weblinks is considered appropriate to future proof the use of the Local Plan in which weblinks can change over time or be broken.
3.	General	Amendment to Policy and paragraph numbers.	To reflect the proposed modifications set out in this schedule of proposed minor modifications.
4.	Spatial Strategy	<p>Insert text after the Spatial Strategy section on 'Other Market Towns' as follows:</p> <p><i>'Junction 27, M5 Motorway</i></p> <p><i>Regionally significant transport infrastructure linkages and acts as a gateway to the South West Peninsula.</i></p> <p><i>Development will be targeted to:</i></p> <ul style="list-style-type: none"> • <i>Provide a high quality tourist and leisure focused development to meet needs identified within the</i> 	To reflect the Council decision on 22 nd September 2016 to propose an allocation of land at Junction 27 for mixed use leisure, tourism and associated retail.

		<p><i>tourism study.</i></p> <ul style="list-style-type: none"> • <i>Associated outlet/discounted retail floorspace to meet a regional comparison floorspace need and deliver the tourist and leisure elements of the allocation. Safeguarding existing town centres through planning controls.</i> • <i>Ensuring enhanced linkages to Tiverton and Cullompton and the National Rail Network.</i> • <i>Mitigating environmental impacts.</i> • <i>Upgrading directly affected transport infrastructure. ‘</i> 													
5.	Neighbourhood Planning	<p>Amend paragraph 1.19 as follows:</p> <p>1.19 Depending on its scope, the preparation of a neighbourhood plan can be a complex and time-consuming process, requiring a certain amount of technical expertise. The Council will support local communities wishing to pursue neighbourhood planning. Cullompton, Crediton, and Silverton <i>and Tiverton / Halberton</i> were the first to initiate neighbourhood planning in Mid Devon.</p>	To reflect the Tiverton and Halberton Neighbourhood Plan area designation on 28 July 2015.												
6.	Superseded policies	<p>Amend the following superseded policies:</p> <table border="1"> <tr> <td>AL/TIV/9</td> <td>Blundells School</td> <td><i>Replaced by: TIV16: Blundells School</i> The site is not considered deliverable</td> </tr> <tr> <td>AL/TIV/2 1</td> <td>Tidcombe Hall</td> <td>Replaced by TIV13-Tidcombe Hall</td> </tr> <tr> <td>AL/BA/1</td> <td>Bampton, School Close</td> <td>Deleted: Site permitted and under construction. Replaced by: BA4 School Close, Bampton</td> </tr> <tr> <td>AL/BA/2</td> <td>Bampton, Bourchier Close</td> <td>Deleted: Site has not come forward since</td> </tr> </table>	AL/TIV/9	Blundells School	<i>Replaced by: TIV16: Blundells School</i> The site is not considered deliverable	AL/TIV/2 1	Tidcombe Hall	Replaced by TIV13-Tidcombe Hall	AL/BA/1	Bampton, School Close	Deleted: Site permitted and under construction. Replaced by: BA4 School Close, Bampton	AL/BA/2	Bampton, Bourchier Close	Deleted: Site has not come forward since	To reflect the most up to date information. The justification for these changes is set out elsewhere in the document.
AL/TIV/9	Blundells School	<i>Replaced by: TIV16: Blundells School</i> The site is not considered deliverable													
AL/TIV/2 1	Tidcombe Hall	Replaced by TIV13-Tidcombe Hall													
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AL/BA/2	Bampton, Bourchier Close	Deleted: Site has not come forward since													

				allocation. Site no longer required in accordance with the strategy for Bampton.	
		DM14	Design of Housing	Replaced by DM12: Housing Standards Design of Housing	
		DM13	Dwelling Sizes	Replaced by: DM13 Dwelling Sizes	
7.	Overall provision of housing	<p>Insert text before paragraph 2.2 as follows:</p> <p><i>[Will become paragraph 2.1a] “National policy requires that the Council uses its evidence (known as a Strategic Housing Market Assessment, or SHMA) to ensure that the Local Plan meets the full, objectively assessed needs for housing, and that planning for housing is considered over Housing Market Areas. The most recent SHMA for the Exeter Housing Market Area (incorporating Mid Devon, along with Exeter, East Devon and Teignbridge) published 2015, sets out the Objectively Assessed Need for Mid Devon and the remainder of the HMA.</i></p> <p><i>[Will become paragraph 2.1b] 2.1b The SHMA sets out the housing need range for Mid Devon of 359 – 381. Further explanation is given in the SHMA document. This Local Plan sets a housing target of 393 dwellings, above the housing need range set in the SHMA to ensure that housing provision in the plan is consistent with the additional need arising from job creation at Junction 27 of the M5. The HMA concludes that there is no need for further upward adjustment to reflect market signals or other such factors.</i></p> <p>Amend paragraph 2.2 as follows: “7,200 7,860 dwellings are required over the plan period, equating to 360 393 dwellings per year. The following table sets out the situation at 31st March 2014 2016, indicating a remaining need for about 5,511 4,924 dwellings to be allocated.</p>			<p>To better explain the housing target arising from the SHMA 2015.</p> <p>To reflect the revised target contained within policy S2 and to update the housing completions and commitments data to an April 2016 base.</p> <p>To reflect the Council decision on 22nd September 2016 to propose an allocation of land at Junction 27 for mixed use leisure, tourism and associated retail.</p>

Local Plan requirement	7,2007,860
Completions since 2013	320924
Commitments (dwellings under construction or with planning permission)	1,369 2,012
Uncommitted requirement	5,5114,924

Table 4: Housing requirement

Amend paragraph 2.3 as follows:

“Across the district this breaks down as follows:

Location	Requirement	Completions (from 1 April 2013 – 31 March 20152016)	Commitments (at 1 April 20152016)	Remainder
Tiverton	2,1602,358(30%)	93261	522745	1,5451,352
Cullompton	3,6003,930(50%)	87209	199487	3,3143,234
Crediton	720786(10%)	58107	216245	446434
Rural	720786(10%)	82347	432535	206--96
Total	7,2007,860	320924	1,3692,012	55114,924

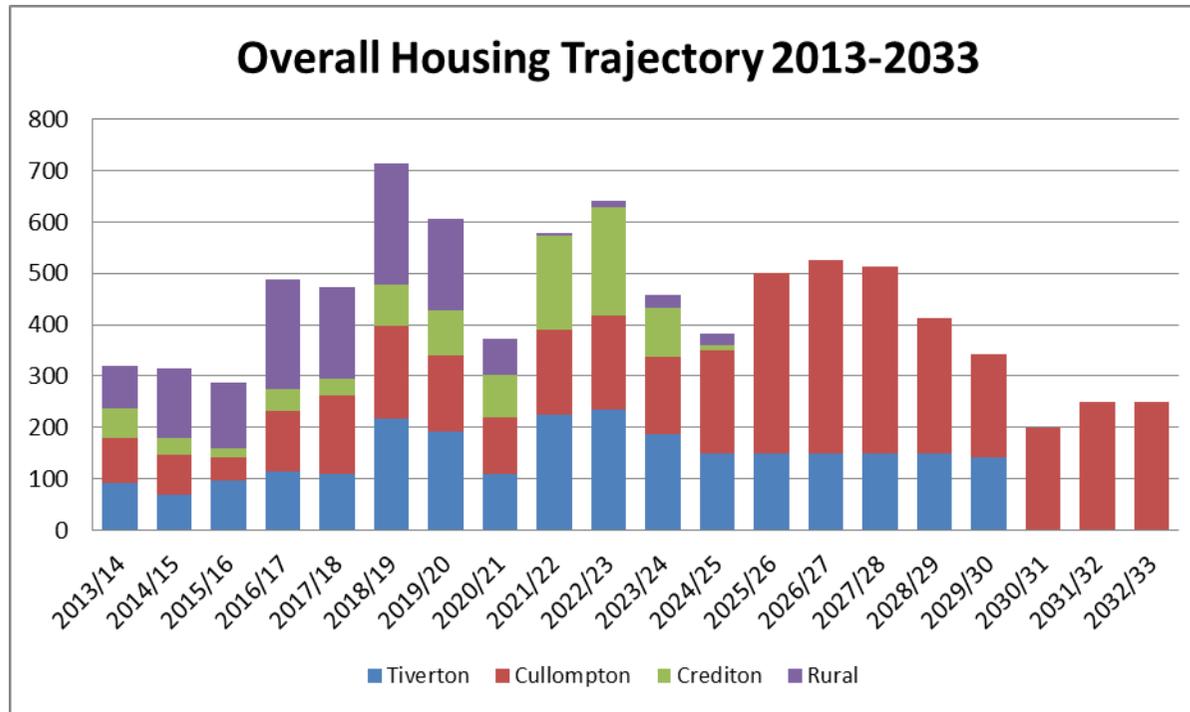
(100%)

Table 5: Housing requirement by area

Amend the beginning of paragraph 2.4 as follows: "The Local Plan allocates 10% more housing than is required, to provide flexibility and account for unforeseen circumstances that might prevent some sites from coming forward as expected *such as not all commitments translating into completions.*"

Added for clarity.

Amend Chart 1: Overall housing trajectory as follows:



Amend Table 6: Housing Forecast 2013 – 2033 as follows:

Location	Policy	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
Tiverton																						
Eastern Urban Extension	TIV 1-5									57	150	150	150	150	150	150	150	143				1250
Howden Court	TIV 9						10															10
Roundhill	TIV 10						12	8														20
Phoenix Lane	TIV 12									25	35											60
Tidcombe Hall (contingency)	TIV 13																					0
Blundells School	TIV 16						12	25	25	50	50	38										200
Commitments					114	110	183	160	85	93												745
Completions		93	70	98																		261
Total		93	70	98	114	110	217	193	110	225	235	188	150	150	150	150	150	143	0	0	0	2546
Cullompton																						
NW Cullompton	CU 1-6					12	75	75	75	150	150	150	150	150	150	150	63					1350
East Cullompton	CU 7-12												50	200	200	200	200	200	200	250	250	1750
Knowle Lane	CU 13										30											30

		<p>Replace Table 8 with the following:</p> <table border="1"> <thead> <tr> <th></th> <th>2016/17-2020/21</th> <th>2021/22-2025/26</th> <th>2026/27-2030/31</th> </tr> </thead> <tbody> <tr> <td>Requirement</td> <td>2220</td> <td>1965</td> <td>1136</td> </tr> <tr> <td>Trajectory</td> <td>2651</td> <td>2560</td> <td>1994</td> </tr> <tr> <td>Surplus</td> <td>20%</td> <td>30%</td> <td>76%</td> </tr> </tbody> </table>		2016/17-2020/21	2021/22-2025/26	2026/27-2030/31	Requirement	2220	1965	1136	Trajectory	2651	2560	1994	Surplus	20%	30%	76%	
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Requirement	2220	1965	1136																
Trajectory	2651	2560	1994																
Surplus	20%	30%	76%																
9.	Overall provision of housing	Amend the beginning of paragraph 2.8 to state 'All the <i>housing</i> sites in the Local Plan...'	To clarify that only housing sites have been subject to the Strategic Housing Land Availability Assessment.																
10.	Extra provision	Within paragraph 2.9 amend '628' to '774'.	To update the figures based on the latest housing monitoring data and revisions to allocations.																
11.	Extra provision	Amend the beginning of paragraph 2.11 to state 'The Local Plan allocates three two 'contingency sites'...	To reflect the removal of the Wynnards Mead contingency site.																
12.	Commercial development	Amend the last sentence of paragraph 2.12 to state: "Nevertheless, <i>uncontrolled</i> retail and some other proposals in the wrong location can have serious adverse impacts on town centres and surrounding uses, so there will be careful consideration of these proposals on sites not allocated for such a use."	Added for clarity.																

13.	Commercial development	Amend paragraph 2.14 to replace 14,000 with 7,000 square metres and 154,000 with 147,000 square metres.	Reference to 14,000 square metres was made in error. 7,000 square metres reflects findings of the retail study.
14.	Development Strategy	For clarity amend paragraph 2.15 "...the Council will consider alternative uses as set out in paragraph 2.12 and Policy DM19 (protection of employment land)."	In response to comment from Willand Parish Council (44) that the last line of paragraph 2.15 should refer to 2.12 not 2.13. Reference to 2.13 was made in error.
15.	Policy S1, Sustainable development priorities	<p>Criterion c) add <i>"through controls on Junction 27 retail"</i> after <i>"Tiverton, Crediton and Cullompton,"</i></p> <p>Criterion (i) add <i>"recreational trails"</i> after "public rights of way".</p>	<p>To reflect the Council decision on 22nd September 2016 to propose an allocation of land at Junction 27 for mixed use leisure, tourism and associated retail.</p> <p>In response to comment from the Devon Countryside Access Forum (1534).</p>

16.	Policy S2, Amount and distribution of development	<p>Replace “7,200” with “7,860” and “154,000” with “147,000” in the first paragraph, amend the sentence before the table and the table in the policy as follows:</p> <p>Development targets are approximately as follows:</p> <table border="1" data-bbox="472 395 1149 818"> <thead> <tr> <th>Location</th> <th>Total Residential (commitments and allocations; dwellings)</th> <th>Total Commercial (commitments and allocations; square metres)</th> </tr> </thead> <tbody> <tr> <td>Tiverton</td> <td>2,1602,358</td> <td>30,80029,400</td> </tr> <tr> <td>Cullompton</td> <td>3,6003,930</td> <td>77,00073,500</td> </tr> <tr> <td>Crediton</td> <td>720786</td> <td>15,40014,700</td> </tr> <tr> <td>Rural Areas</td> <td>720786</td> <td>30,80029,400</td> </tr> <tr> <td>Total</td> <td>7,2007,860</td> <td>154,000147,000</td> </tr> </tbody> </table> <p>Within the second paragraph of the policy add the following after the last sentence: <i>“In addition, development as proposed at Junction 27 of the M5 meets a tourism / leisure need in a location which is suitable for its regional role with a controlled retail element supporting the tourism and leisure aspects of the proposal.”</i></p> <p>Within paragraph 2.20 add the following after first sentence: <i>“A summary of the SHMA outputs on housing need is contained in paragraphs 2.1a and 2.1b.”</i></p> <p>Add an additional paragraph 2.25a: <i>“In addition to the development targets as set out in the policy above, land at Junction 27 is allocated for 42,550 sqm of commercial floorspace to meet a tourism/leisure need in a location suitable for its regional</i></p>	Location	Total Residential (commitments and allocations; dwellings)	Total Commercial (commitments and allocations; square metres)	Tiverton	2,160 2,358	30,800 29,400	Cullompton	3,600 3,930	77,000 73,500	Crediton	720 786	15,400 14,700	Rural Areas	720 786	30,800 29,400	Total	7,200 7,860	154,000 147,000	<p>To better reflect the Strategic Housing Market Assessment outputs and the overall revision of the commercial development target to better reflect the Retail Study evidence.</p> <p>To provide clarity in the policy and to reflect the Council decision on 22nd September 2016 to propose an allocation of land at Junction 27 for mixed use leisure, tourism and associated retail.</p>
Location	Total Residential (commitments and allocations; dwellings)	Total Commercial (commitments and allocations; square metres)																			
Tiverton	2,160 2,358	30,800 29,400																			
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Total	7,200 7,860	154,000 147,000																			

		<i>role with a retail element supporting the tourism and leisure aspects of the proposal. This will provide a high quality tourist and leisure focussed development to meet needs identified within the tourism study."</i>	
17.	Policy S3 Meeting housing needs	<p>Amend a) by replacing "7,200" with "7,860" and "360" with "393".</p> <p>Amend paragraph 2.26 by adding acronym (SHMA) after 'Strategic Housing Market Assessment' and an explanation:</p> <p><i>'Objectively Assessed Need' (OAN) is determined by examining demographic projections, jobs-led population forecasts and market signals which may affect housing need. The SHMA concludes that Mid Devon's housing need falls between 359 and 381 dwellings per year. This has established the level and types of housing required with a total of 7,200, and with an annual building rate of 360 taking into account the latest population projections and the Government's intention to increase the level of housing supply. This Local Plan sets a housing target of 393 dwellings, above the housing need range set in the SHMA to ensure that housing provision in the plan is consistent with the additional need arising from job creation at Junction 27 of the M5. "</i></p> <p>Amend paragraph 2.27 by replacing "96" with "124" and "27%" with "30%" and additional text <i>'Additional affordable housing will also continue to come forward as windfalls resulting from Homes and communities Agency investment, exception sites and delivery of housing on Council-owned land.'</i></p> <p>Amend paragraph 2.29 by adding <i>"and other sites as they come forward"</i> after "strategic site allocations".</p> <p>Within paragraph 2.31 replace remainder of paragraph from the point which states "As a result a group of Councils in Devon" with <i>'As a result a group of Councils within Devon commissioned a Gypsy and Traveller Accommodation Assessment (GTAA) to ascertain the need for gypsy, traveller and travelling</i></p>	To better reflect the findings of the SHMA and the GTAA and also the inclusion of Junction 27 and associated housing.

		<p><i>showpeople pitch or plot requirements. This study indicated that between 2014-34 within Mid Devon there is a need for 35 pitches for gypsies and travellers and 11 plots for travelling showpeople. The need for gypsy and traveller pitches will be accommodated by pitches within larger housing sites, for example at Tiverton Eastern Urban Extension, North West Cullompton, East Cullompton and Pedlerspool in Crediton. The Council is working with the travelling showpeople community to approve a large site near Cullompton which would meet the need requirements set out in the GTAA. Policy DM7 (gypsy and traveller accommodation) manages the development of specific sites.”</i></p>							
18.	Policy S3 Meeting housing needs	<p>Amend c) as follows:</p> <p>To support self-build <i>and custom</i> dwellings meeting the needs of local communities, affordable self-build <i>such dwellings will be permitted as affordable housing</i> in locations outside settlement limits in accordance with Policy DM6;</p> <p>Amend d) as follows:</p> <p>To support self-build <i>and custom</i> housing on sites of 20 dwellings or more....</p> <p>Amend paragraph 2.30 as follows: “The Government is supporting the delivery of larger numbers of self-build and <i>custom homes</i> through such measures as exempting such housing from the payment of CIL. For the purposes of CIL exemption, ‘self-build’ is defined as all homes built or commissioned by individuals or groups of individuals for their own use. <i>The definition used in the Self-build and Custom Housebuilding Act 2015 is included in the glossary.”</i></p>	<p>In response to a comment by Lightwood Land c/o Pegasus Planning and to reflect the Housing and Planning Act 2016 which describes self-build and custom housebuilding under a single definition.</p>						
19.	Policy S4 Ensuring housing delivery	<p>Amend table within policy S3 as follows:</p> <table border="1" data-bbox="472 1145 1357 1326"> <tr> <td>Year</td> <td></td> <td></td> </tr> <tr> <td>(1st April – 31st March)</td> <td>Action Levels</td> <td>Cumulative Target</td> </tr> </table>	Year			(1 st April – 31 st March)	Action Levels	Cumulative Target	<p>To reflect the revised housing target.</p>
Year									
(1 st April – 31 st March)	Action Levels	Cumulative Target							

		2013/14	0	393									
		2014/15	0	786									
		2015/16	393	1179									
		2016/17	786	1572									
		2017/18	1179	1965									
		2018/19	1572	2358									
		2019/20	1965	2751									
		2020/21	2358	3144									
		2021/22	2751	3537									
		2022/23	3144	3930									
		2023/24	3537	4323									
		2024/25	3930	4716									
		2025/26	4323	5109									
		2026/27	4716	5502									
		2027/28	5109	5895									
		2028/29	5502	6288									
		2029/30	5895	6681									
		2030/31	6288	7074									
		2031/32	6681	7467									
		2032/33	7074	7860									
20.	Policy S5 Public open space	<p>Amend S5 Policy as follows: In the parishes <i>Within the parish boundaries</i> of Tiverton, Cullompton and Crediton and the <i>parishes containing</i> villages defined in Policy S13, the following standards for the provision of high quality open space will be applied:</p> <table border="1" data-bbox="481 1300 1478 1348"> <thead> <tr> <th>Type of open space</th> <th>Quantity standard</th> <th>Access standard</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Type of open space	Quantity standard	Access standard				<p>To clarify the initial paragraph and to provide greater ease in calculating standard requirements. Amendments to the</p>	
Type of open space	Quantity standard	Access standard											

			(hectare per 1000 population <i>square metres per dwelling</i>)		supporting text have also been made to reflect this change.
	Allotments	0.25 6		300 metres or 6-7 minutes' walk time	
	Amenity green space	1.0 23.5		300 metres or 6-7 minutes' walk time	
	Parks, sport and recreation grounds	1.5 035 include both public and private grounds (excluding education sites)		600 metres or 12-13 minutes' walk time	
	Play space (children)	0.06 1.5		300 metres or 6-7 minutes' walk time	
	Youth space (teenagers)	0.02 0.5		600 metres or 12-13 minutes' walk time	
	In all other parishes, the following standards for the provision of open space will be applied:				
	Type of open space	Quantity standard (hectare per 1000 population <i>square metres per dwelling</i>)		Access standard	
	Allotments	0.25 6 (for new provision)		600 metres or 12-13 minutes' walk time	
	Recreation space	1.2 0 28 to include both		600 metres or 12-13	

			public and private grounds (excluding education sites)	minutes' walk time		
		Play space (children and youth)	0.05 1	600 metres or 12-13 minutes' walk time		
		<p><i>Development of 11 or more dwellings within the parishes of Tiverton, Cullompton and Crediton, and 6 or more dwellings elsewhere, New housing developments will provide open space onsite or through offsite financial contributions, as follows:</i></p> <p>Amend heading in second column of third table in policy as follows: <i>Up to 1-49 dwelling</i></p> <p>Amend paragraph 2.35 as follows: The standards will be applied to development proposals according to the average size of households in Mid Devon (2.35 people). For example, a development of 200 dwellings will be assumed to give rise to 470 people. Applying the standards in Policy S5, this development will be required to provide for 0.118 hectares allotment land, 0.47 hectares amenity green space and so on.</p>				
21.	Policy S5 Public open space	Amend paragraph 2.37 as follows: <i>"Smaller developments (fewer than 6 dwellings in rural areas or 11 dwellings in the towns) will not be required to provide a public open space contribution, in accordance with national guidance. Most housing developments the full range of open space onsite, but nonetheless the residents of those developments will increase the demand for open space in the area, but a financial contribution towards a public open space project outside the site (an offsite contribution) will be accepted according to the amount of development being proposed, as set out in the policy. The Open Space and Play Area Strategy sets out describes..."</i>				To reflect national policy regarding thresholds for tariff-based financial contributions through S106 Agreements.

22.	Policy S5 Public open space	Amend paragraph 2.38 as follows: “...Open Space Supplementary Planning Document, to be undertaken in 2015 <i>after the adoption of the Local Plan.</i> ”	Amendments to the supporting text to update the context of the Local Plan.																																			
23.	Policy S6 Employment	Within the policy replace ‘154,000’ with ‘147,000’ and within paragraph 2.46 replace ‘14,850’ with ‘ <i>approximately 7,000</i> ’	The original figures were based on an inaccurate interpretation of the findings of the Retail Study.																																			
24.	Policy S6 Employment	<p>Replace the following rows of the table after paragraph 2.47 to state:</p> <table border="1" data-bbox="472 651 1373 1157"> <tr> <td>Tiverton</td> <td>Phoenix Lane</td> <td>TIV12</td> <td>1.4</td> <td>1</td> <td>8,000 <i>7,000</i></td> <td>78-79</td> </tr> <tr> <td>Cullompton</td> <td>North West Urban Extension</td> <td>CU1-6</td> <td>95</td> <td>3</td> <td>21,000 10,000</td> <td>85-93</td> </tr> <tr> <td>Cullompton</td> <td>Venn Farm</td> <td>CU19</td> <td>4.4</td> <td>2.5</td> <td>9,000 <i>12,000</i></td> <td>108-109</td> </tr> <tr> <td>Willand</td> <td>Willand Industrial Estate</td> <td>WI2</td> <td>2.2 9.2</td> <td>2.2 9.2</td> <td>8,800 13,000</td> <td>138</td> </tr> <tr> <td></td> <td>Total</td> <td></td> <td></td> <td></td> <td>121,975</td> <td></td> </tr> </table> <p>At the end of paragraph 2.46 add the following text: “<i>In addition, development as proposed at Junction 27 of the M5 meets a tourism / leisure need in a</i>”</p>	Tiverton	Phoenix Lane	TIV12	1.4	1	8,000 <i>7,000</i>	78-79	Cullompton	North West Urban Extension	CU1-6	95	3	21,000 10,000	85-93	Cullompton	Venn Farm	CU19	4.4	2.5	9,000 <i>12,000</i>	108-109	Willand	Willand Industrial Estate	WI2	2.2 9.2	2.2 9.2	8,800 13,000	138		Total				121,975		To update the floorspace figures to reflect the latest proposed allocations. The total has been deleted as it was superfluous to the purpose of the table which is to set out the Local Plan allocations and where their policies can be found in the document. Total figures for commercial development are set out in the ‘Overall provision of housing and employment
Tiverton	Phoenix Lane	TIV12	1.4	1	8,000 <i>7,000</i>	78-79																																
Cullompton	North West Urban Extension	CU1-6	95	3	21,000 10,000	85-93																																
Cullompton	Venn Farm	CU19	4.4	2.5	9,000 <i>12,000</i>	108-109																																
Willand	Willand Industrial Estate	WI2	2.2 9.2	2.2 9.2	8,800 13,000	138																																
	Total				121,975																																	

		<i>location which is suitable for its regional role with a controlled retail element supporting the tourism and leisure aspects of the proposal.”</i>	development section of the plan’ with targets outlined under S2 ‘Amount and distribution of development’. Supporting text of paragraph 2.46 updated to reflect the Council decision on 22 nd September to propose an allocation of land at Junction 27 for mixed use leisure, tourism and associated retail.
25.	Policy S7 Town centres	<p>Amend paragraph 2.48 by adding: <i>“This focus on healthy town centres does not preclude retail, leisure and recreation uses within strategic site allocations, such as East Cullompton. Sustainable development of such large sites requires a mix of uses, providing residents with close access to employment, recreation and small-scale convenience shopping, though these mixed uses must be carefully planned so as not to undermine town centres. A masterplan will set out the principles to be followed in subsequent planning applications. A sequential test applied at planning application stage will be considered in this context. The allocation of land at Junction 27 to provide a high quality tourist and leisure focused development to meet needs identified within the tourism study will include associated outlet/discounted retail floorspace to meet a regional comparison floorspace need and deliver the tourist and leisure elements of the allocation. Existing town centres will be safeguarded through planning controls.”</i></p> <p>Amend table under 2.51 to refer to 7,000sqm. of mixed commercial floorspace rather than 8,000sqm.</p>	<p>In response to representation from Lightwood Land c/o Pegasus Planning (3678), which questioned application of policy to East Cullompton and to reflect the proposed allocation at J27.</p> <p>Amendment following updated commercial</p>

			figures.
26.	Policy S8 Infrastructure	<p>Paragraph 2.54 is updated as follows:</p> <p>The strategic sites (Tiverton Eastern Urban Extension, North West Cullompton and, East Cullompton <i>and Junction 27</i>) will be zero-rated for CIL and these developments will be required to pay for necessary infrastructure through Section 106 agreements, undergoing viability assessment at planning application stage if necessary.</p>	To reflect the proposed allocation of J27.
27.	Policy S9 Environment	Delete “environmental” from “special environmental qualities” in Criterion e).	In response to representation from Blackdown Hills AONB Partnership (1195).
28.	Policy S10 Tiverton	Add “ <i>and areas to the north.</i> ” At the end of the first sentence.	In response to representation from Exmoor National Park (115) to reflect the wider area served by Tiverton.
29.	Policy S10 Tiverton	<p>Within policy amend ‘2,160’ to ‘2,358’, ‘540’ to ‘660’ and ‘30,800’ to ‘29,400’. Within criterion a) amend ‘8,000’ to ‘7,000’.</p> <p>Within paragraph 2.60 amend ‘2,160’ to ‘2,358’ and ‘600’ to ‘1,000’ and the final sentence to ‘TwoA contingency sites have has been allocated within the town, forming part of the strategy for providing flexibility within the plan.’</p>	To reflect the revised development targets, latest housing monitoring data and the proposed deletion of TIV14 Wynnards Mead contingency site.

30.	Policy S10 Tiverton	Add <i>“and their interchange in the town centre;”</i> at the end of b).	In response to representation from Devon County Council (626) given bus station improvements are proposed.
31.	Policy S10 Tiverton	Add <i>“working with natural processes wherever possible”</i> at the end of f)	In response to Environment Agency representation (943).
32.	Policy S10 Tiverton	At end of paragraph 2.59 insert: <i>“Cumulative traffic impacts on Junction 27 of the M5 must also be considered. While the evidence suggests that improvements to signalisation of the junction have provided capacity for planned strategic development in Tiverton, additional development may require improvements to the junction. Traffic assessments will be required where appropriate to consider impacts on the local and strategic road network.”</i>	In response to representation from Highways England (1172).
33.	Policy S10 Tiverton	In table below paragraph 2.63 replace ‘1520 dwellings’ against Eastern Urban Extension with ‘1580 dwellings’ and replace ‘300 dwellings’ against Farleigh Meadows with ‘255 dwellings’	In response to approved applications for the Eastern Urban Extension site and representations from N Jillings for Devonshire Homes Ltd (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey c/o Jillings Hutton (4654) to ensure that the most up to date information on site

			capacity is reflected throughout the plan.					
34.	Policy S10 Tiverton	In table below paragraph 2.63 replace '8,000 sqm.' against Phoenix Lane with '7,000sqm'.	To reflect the revised need for non-food retail as set out in the Retail Study 2012.					
35.	Policy S10 Tiverton	In table below paragraph 2.63 delete row containing Wynnards Mead.	To reflect the proposed deletion of the contingency.					
36.	Policy S10 Tiverton	In table below paragraph 2.63 include the following: <table border="1" data-bbox="472 687 1727 730"> <tr> <td>Blundells School</td> <td>TIV16</td> <td>14</td> <td>200 dwellings</td> <td>XX</td> </tr> </table>	Blundells School	TIV16	14	200 dwellings	XX	To reflect the proposed allocation of Blundells School.
Blundells School	TIV16	14	200 dwellings	XX				
37.	Policy S11 Cullompton	Within policy amend '3,600' to '3,930', '900' to '1,100' and '77,000' to '73,500'.	To reflect the revised development targets.					
38.	Policy S11 Cullompton	Add to Criterion g): <i>"and make provision for green infrastructure."</i>	In response to representation from Environment Agency (943).					
39.	Policy S11 Cullompton	Amend paragraph 2.64 by replacing the final sentence as follows "The Environment Agency (EA) is a statutory consultee for all development within a CDA <i>The Environment Agency is a statutory consultee on all developments in Critical Drainage Areas and flood zones 2 and 3, while the Lead Local Flood Authority (Devon County Council) will be a statutory consultee on all major development."</i>	To reflect amended legal situation.					
40.	Policy S11 Cullompton	Add to paragraph 2.66: <i>"The town centre acts as a strategic relief route for the M5 during closures resulting in significant congestion"</i>	To provide additional local context.					

41.	Policy S11 Cullompton	Amend North West Cullompton entry in table under paragraph 2.69 to state 1,350 dwellings.	To reflect amendment to policy
42.	Policy S11 Cullompton	Amend East Cullompton entry in table under paragraph 2.69 to state 1,700 dwellings within plan period.	To reflect the later commencement of the site within the overall trajectory.
43.	Policy S11 Cullompton	Amend Knowle Lane entry in table under paragraph 2.69 to state 296 dwellings.	To reflect the revised capacity following the grant of reserved matters consent.
44.	Policy S11 Cullompton	Amend Land at Exeter Road entry in table under paragraph 2.69 to 24 dwellings	To reflect the dwelling stipulated within the planning permission for the site. Part of the site remains undeveloped, but there is uncertainty regarding delivery. It could nevertheless come forward as a windfall.
45.	Policy S11 Cullompton	Amend Cummings Nursery entry in table under paragraph 2.69 to 100 dwellings.	To reflect the revised site total arising from the reserved matters permission.
46.	Policy S11 Cullompton	Amend Venn farm entry in table under paragraph 2.69 to 12,000 sqm.	To reflect the revised total arising from the grant of planning

			permission.															
47.	Policy S12 Crediton	Within policy amend '720' to '786', '180' to '220' and '15,400' to '14,700'. Within paragraph 2.73 amend '720' to '783'.	To reflect the revised development targets.															
48.	Policy S12 Crediton	Add "e) <i>community and education facilities and other infrastructure to support the development proposed.</i> "	In response to representations, reflecting the infrastructure needs of the town.															
49.	Policy S13 Villages	Amend penultimate sentence of paragraph 2.80 to state " <i>However, recent permissions indicate there is demand for employment in Willand so Willand Industrial Estate is retained along with Scott's Quarry at Bampton because the development has planning permission and is deliverable.</i> "	To reflect the latest information about the deliverability of the Willand Industrial Estate allocation.															
50.	Policy S14 Countryside	Amend criterion a) to omit 'gypsy and traveller accommodation' and add to paragraph 2.82: " <i>National policy requires that new sites for travellers should be very strictly limited in open countryside that is away from existing settlements or outside areas allocated in the development plan. In certain circumstances the development of such sites outside of settlement limits will be appropriate, providing it can meet the criteria set out within Policy DM7 (gypsy and traveller accommodation).</i> "	To reflect Planning Policy for Traveller Sites published in August 2015.															
51.	Site allocations introduction	Amend table 10 under paragraph 3.2 as follows: <table border="1" data-bbox="472 1066 1727 1331"> <thead> <tr> <th>Use</th> <th>Completions 1 April 2013 – 31 March 20142016</th> <th>Commitments at 31 March 20142016</th> <th>Net requirement</th> <th>Uncommitted Allocations to 2033</th> </tr> </thead> <tbody> <tr> <td>Housing (dwellings)</td> <td>320924</td> <td>1,3692,012</td> <td>5,5114,924</td> <td>6,1395,648</td> </tr> <tr> <td>Commercial</td> <td>9,787</td> <td>43,259</td> <td>100,954</td> <td>121,620</td> </tr> </tbody> </table>	Use	Completions 1 April 2013 – 31 March 2014 2016	Commitments at 31 March 2014 2016	Net requirement	Uncommitted Allocations to 2033	Housing (dwellings)	320924	1,3692,012	5,5114,924	6,1395,648	Commercial	9,787	43,259	100,954	121,620	To update the table with the latest monitoring data.
Use	Completions 1 April 2013 – 31 March 2014 2016	Commitments at 31 March 2014 2016	Net requirement	Uncommitted Allocations to 2033														
Housing (dwellings)	320924	1,3692,012	5,5114,924	6,1395,648														
Commercial	9,787	43,259	100,954	121,620														

		(employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31 st March 2014)																				
52.	Site allocations Tiverton section	<p>Replace Table 11, under paragraph 3.3 with the following:</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Commitments at 31 March 20142016</th> <th>Completions since 2013</th> <th>Uncommitted Allocations</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Housing (dwellings)</td> <td>522745</td> <td>93261</td> <td>1,6431,540</td> <td>2,2582,546</td> </tr> <tr> <td>Commercial (employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures presented remain</td> <td>805</td> <td>1,550</td> <td>38,000</td> <td>40,355</td> </tr> </tbody> </table>					Use	Commitments at 31 March 2014 2016	Completions since 2013	Uncommitted Allocations	Total	Housing (dwellings)	522745	93261	1,6431,540	2,2582,546	Commercial (employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures presented remain	805	1,550	38,000	40,355	To update the table with the latest monitoring data.
Use	Commitments at 31 March 2014 2016	Completions since 2013	Uncommitted Allocations	Total																		
Housing (dwellings)	522745	93261	1,6431,540	2,2582,546																		
Commercial (employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures presented remain	805	1,550	38,000	40,355																		

		position at 31 st March 2014)																																			
53.	Site allocations Tiverton section	<p>Within paragraph 3.4 amend first sentence to read “Six <i>Seven</i> sites are allocated for housing in Tiverton, excluding two <i>one</i> contingency sites at Tidcombe Hall and Wynnard’s Mead....”</p> <p>Amend final sentence of paragraph 3.4 to read “...and applications for in excess of 1,000 dwellings pending determination <i>now with planning permission or resolution to grant subject to a section 106 agreement.</i>”</p>					To reflect the removal of the Wynnards Mead contingency site and to provide the latest position in regards to the applications on the Tiverton Eastern Urban Extension site.																														
54.	Site allocations Tiverton section	<p>Replace Table 12 with the following:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Policy</th> <th>Gross site area (ha)</th> <th>Net site area (ha)</th> <th>No. dwellings allocated <i>without permission</i></th> </tr> </thead> <tbody> <tr> <td>Eastern Urban Extension</td> <td>TIV1-TIV5</td> <td>153</td> <td>64.86</td> <td>152 <i>201,250</i></td> </tr> <tr> <td>Moorhayes Park</td> <td>TIV8</td> <td>0.4</td> <td>0.4</td> <td>8</td> </tr> <tr> <td>Howden Court</td> <td>TIV9</td> <td>0.47</td> <td>0.38</td> <td>10</td> </tr> <tr> <td>Roundhill</td> <td>TIV10</td> <td>0.4</td> <td>0.4</td> <td>20</td> </tr> <tr> <td>Palmerston Park</td> <td>TIV11</td> <td>0.9</td> <td>0.72</td> <td>25</td> </tr> </tbody> </table>					Site	Policy	Gross site area (ha)	Net site area (ha)	No. dwellings allocated <i>without permission</i>	Eastern Urban Extension	TIV1-TIV5	153	64.86	152 <i>201,250</i>	Moorhayes Park	TIV8	0.4	0.4	8	Howden Court	TIV9	0.47	0.38	10	Roundhill	TIV10	0.4	0.4	20	Palmerston Park	TIV11	0.9	0.72	25	To reflect the latest position with regard to allocated sites without planning permission.
Site	Policy	Gross site area (ha)	Net site area (ha)	No. dwellings allocated <i>without permission</i>																																	
Eastern Urban Extension	TIV1-TIV5	153	64.86	152 <i>201,250</i>																																	
Moorhayes Park	TIV8	0.4	0.4	8																																	
Howden Court	TIV9	0.47	0.38	10																																	
Roundhill	TIV10	0.4	0.4	20																																	
Palmerston Park	TIV11	0.9	0.72	25																																	

		Phoenix Lane	TIV12	1.4	1	60		
		Blundells School	TIV16	14	6	200		
		Total				1,643 1,540		
55.	Site allocations Tiverton section	Amend first sentence of paragraph 3.5 to state 'A number of housing sites were allocated in the previous Local Plan and already have planning approval, but are <i>either</i> not yet under construction <i>or only recently implemented</i> .'					In response to representations from N Jillings for Devonshire Homes Ltd (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey c/o Jillings Hutton (4654) to ensure that the most up to date information on site capacity is reflected throughout the plan. To also update the table with the latest information about permitted sites.	
		Replace Table 13 with the following:						
		Site with planning permission	Policy	Site area	Dwellings with planning permission			
		<i>Eastern Urban Extension</i>	<i>TIV1-5</i>	<i>153</i>	<i>330</i>			
		Farleigh Meadows	TIV6	8.2	300 255			
		Town Hall	TIV7	0.5	5958			
		<i>Moorhayes Park</i>	<i>TIV8</i>	<i>0.4</i>	<i>4</i>			
		<i>Palmerston Park</i>	<i>TIV11</i>	<i>0.9</i>	<i>26</i>			
		Total		8.7	359693			
		Table 13: Housing allocations with planning permission (position at 31 March 2014 2016)						
		Within Table 14 amend '8,000' against Phoenix Lane to '7,000'.						
56.	TIV1 Eastern Urban Extension	Amend Criterion a) to replace "1520" with "1580 to 1830".					Amend quantum of development to 1580 to 1830 dwellings to provide a range to	
		Add new first sentence to paragraph 3.8 to state "The allocation is carried forward from the Allocation and Infrastructure DPD which identifies it for 1550 to 2000 dwellings."						

		<p>After the 3rd sentence of paragraph 3.8 insert the following: <i>“Taking into account permisisions granted or with a resolution to grant permission subject to a S106 agreement, it is considered that the site would be suitable to provide for 1580 dwellings. More detailed masterplanning of Area B is yet to take place and will establish the final number of dwellings and may demonstrate that a higher number of dwellings are able to be accommodated. Accordingly a range of housing numbers is given for the allocation. This approach to housing numbers reflects that taken by the Inspector on the Allocations and Infrastructure DPD.</i></p>	<p>enable greater flexibility for the remaining masterplanning work. The lower end of the range has been increased to reflect recent permissions granted on Area A. . Paragraph 3.8 updated to provide explanation of the updated housing figure.</p>
57.	TIV2 Eastern Urban Extension Transport Provision	<p>Amend Criterion a) and b) as follows: (a) Provision of a new <i>grade-separated</i> junction to the A361 and road links to the site; (b) Traffic calming and environmental enhancement between Heathcoat Way and Putson Lane, including Blundell’s Road and Tidcombe Lane</p>	<p>In response to representation from Devon County Council (626). Reference to Tidcombe Lane removed from criterion B in response to confirmation from DCC that traffic calming of Tidcombe Lane not required.</p>
58.	TIV2 Eastern Urban Extension	<p>At the end of paragraph 3.14 add the following sentence: <i>“The first phase of Blundells Road traffic calming and environmental enhancement has been implemented.”</i></p>	<p>Supporting text amended to provide an</p>

	Transport Provision	<p>Amend paragraph 3.16 as follows: “This development is not expected to exceed approximately 1,500 homes. The final number of dwellings on the site will be established following further masterplanning exercise in relation to Area B. However, additional development of this site or further expansion to the east <i>if exceeding 2,000 dwellings</i> would likely trigger a requirement for a second access onto Heathcoat Way. Devon County Council has considered options for the route of this road, should it be required in the future.</p> <p>Amend paragraph 3.20, replace final sentence with: “Ongoing support of appropriate bus services will be required from the development until the point at which such services are self-supporting. Support of appropriate bus services will be required from the development for a minimum period of 5 years”</p>	<p>update on the latest information available.</p> <p>In response to representation from Devon County Council (626).</p>
59.	TIV3 Eastern Urban Extension Environmental Protection and Green Infrastructure	<p>Separate criterion e) into two criterion and amend wording as follows:</p> <p>e) Appropriate provision of a sewerage system to serve the development; and a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance</p> <p>f) <i>The provision of a strategic Sustainable Urban Drainage Scheme provided in step with development to deal with all surface water from the development, paying particular attention in relation to runoff into Tidcombe Fen SSSI in terms of quality and quantity of water entering the fen, and arrangements for future maintenance of the scheme;</i></p> <p>Amend other criterion numbers accordingly.</p>	Request by the Environment Agency particularly having regard to the sensitivity of Tidcombe Fen SSSI.

60.	Policy TIV6 Farleigh Meadows	<p>Within criterion a) of the policy replace '300' with '255'.</p> <p>Within paragraph 3.35 amend the first sentence to read: "This is a previously allocated site that has planning permission <i>and but has not yet commenced development.</i>"</p> <p>Within paragraph 3.35 amend third sentence to read: "The remaining 8.2 hectares has the capacity for about 300255 dwellings..."</p> <p>Amend paragraph 3.37 as follows "An outline application for development at Farleigh Meadows was granted permission for the erection of up to 300 dwellings in 2013, <i>which was reduced to 255 dwellings at reserved matters stage. The proposal-Both applications met the requirements...</i>"</p>	In response to representations from N Jillings for Devonshire Homes Ltd (1050); Pemberton Hutton Developments c/o Jillings Hutton (5786); Mr R Persey c/o Jillings Hutton (4654) to ensure that the most up to date information on site capacity is reflected throughout the plan.
61.	Policy TIV7 Town Hall / St Andrew Street	<p>Amend 3rd sentence of paragraph 3.38 as follows: <i>As the new build part of this development has not been built out, it is considered appropriate to include a policy target of 28% affordable housing to reflect the Council's viability evidence. Any revised scheme submitted in the future would need to be assessed against the criteria of the policy above and market conditions prevalent at that time.</i></p>	Supported text amended to add clarity.
62.	Policy TIV8 Moorhayes Park	<p>Replace final sentence of paragraph 3.40 with "A flood risk assessment will need to consider the potential for flooding<i>A flood risk assessment will need to consider the potential for flooding from the leat including a scenario of blockage of local culverts/bridges that convey the leat.</i>"</p>	In response to Environment Agency representation (943) to ensure the latest flood advice is reflected in policy.
63.	Policy TIV9 Howden Court	<p>Replace criterion 'b' with 'Submission of a Junction Capacity Assessment to determine the need for a right turn lane from the A396 <i>if accessed via the into-Howden Court development; and</i>'.</p> <p>Within paragraph 3.42 the third sentence amend beginning of sentence to state 'On the advice of the</p>	As the landowner (the Housing Department) has confirmed that the proposed access would

		Highway Authority, <i>if the site is accessed via the adjacent Howden Court development, it this development may need to be served by a right turn lane from the A396...'</i> .	likely not be via the recently developed Howden Court allocation, but instead via Arnold Crescent to the north.
64.	Policy TIV11 Palmerston Park	Within criterion b) replace 'a protected habitat' with ' <i>any protected habitat or species</i> '.	In response to Environment Agency representation (943).
65.	Policy TIV12 Phoenix Lane	Within criterion b) amend '8,000' to '7,000'.	To reflect the revised retail need arising from the correct interpretation of the evidence.
66.	Policy TIV13 Tidcombe Hall CONTINGENCY SITE	Amend site area from 5.0ha to <i>8.4ha</i> .	Error in site measurement.
67.	Policy TIV13 Tidcombe Hall CONTINGENCY SITE	Separate criterion d) to form: d) Design and landscaping which protects the setting of the Grand Western Canal, Tidcombe Hall and Conservation Areas; and e) Archaeological investigations and appropriate mitigation measures.	Error in formatting.
68.	Policy TIV14 Wynnards Mead CONTINGENCY SITE	Delete allocation.	Following preparation of a Historic Environment Appraisal, as requested by Historic England representation (1170), this has

			indicated that the developable area, once the setting of various heritage assets is greatly reduced. Part of the remaining area is very steep (and therefore potentially undevelopable). The remaining quantum of development on the field to the north is unlikely to be of a sufficient size to boost supply in accordance with Policy S4 and therefore cannot fill its function as a contingency site. Accordingly it is proposed to be deleted.
69.	Policy TIV15 Tiverton Infrastructure	Amend criterion b) as follows “ <i>Traffic calming and environmental enhancement Public realm improvements and traffic calming</i> to Blundell’s Road in association with the Tiverton Eastern Urban Extension;”	Amended text for clarity.
70.	Policy TIV15 Tiverton Infrastructure	Insert new criterion between h) and i) to state “ <i>Enhanced library service provision;</i> ” Amend other criterion numbers accordingly.	In response to Devon County Council representation (626)

71.	Policy TIV16 Blundells School	<p>Insert new policy after TIV15 as follows:</p> <p>Policy TIV16 <i>Blundells School</i></p> <p><i>A site of 14 hectares north of Blundells School is allocated for residential development subject to the following:</i></p> <ul style="list-style-type: none"> <i>a) 200 dwellings with 28% affordable housing;</i> <i>b) Approximately 8 hectares of informal green infrastructure adjoining the River Lowman;</i> <i>c) Appropriate land shaping to raise areas for development above flood zone 3, including an allowance for the effects of climate change and to create additional floodplain to compensate for the loss of floodplain;</i> <i>d) Provision of a junction on Heathcoat Way and a safeguarded road route through the site to serve as a future second strategic road access for development at Tiverton eastern urban extension;</i> <i>e) Provision and enhancement of cycle and pedestrian links in the area;</i> <i>f) Site contamination assessment and remediation to mitigate risks associated with former and current land-uses including the scrapyards and former poultry factory measures;</i> <i>g) Provision of a sustainable urban drainage scheme to deal with all surface water from the development and arrangements for future maintenance;</i> <i>h) Implementation of transport plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts;</i> <i>i) Archaeological investigation and appropriate mitigation; and</i> <i>j) Design which respects and enhances the character and appearance of the Conservation Area.</i> <p>3.60a Land to the north of Blundells Road in the vicinity of Blundells School consists of a mix of Greenfield and brownfield land, including unattractive buildings no longer in use, in and adjoining the</p>	To reflect the inclusion of land at Junction 27 and associated housing.
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	<p><i>floodplain of the River Lowman. Current and former uses have the potential to cause contamination, including an impact on river quality, and development of this area has the potential to resolve such issues. The site is bounded by development to three sides, with the River Lowman forming the northern boundary. Most of the site was previously allocated for an extension to the Tiverton Business Park, which lies north of the river.</i></p> <p><i>3.60b The owners have previously confirmed availability, and have sought allocation of the site, supporting the view that the site is viable. It is suitable for a relatively high density of development, as it would adjoin a large area of public open space. It is proposed to bring forward the residential element of the allocation from the previous plan (Allocations and Infrastructure DPD 2011).</i></p> <p><i>3.60c The flooding issues associated with the development of this site have been examined. The regeneration and sustainability benefits arising from redevelopment are sufficient that the sequential test set out in national policy is overcome, and the measures set out in the policy overcome the exceptions tests. The policy requires that remodelling of the site be carried out, in order to raise certain areas and lower others, the end result being no change to the functionality of the floodplain to deal with a 1:100 year return period flood event, including appropriate allowance for the effects of climate change. This remodelling would create a total of 6 hectares of developable land along the southern edge of the site, and 8 hectares of floodplain, which would be provided as Green Infrastructure. The Environment Agency has indicated that it is supportive of the carrying forward of the allocation given the opportunity it provides to assist in the provision of wider flood risk mitigation proposals in this area of the River Lowman.</i></p> <p><i>3.60d The western end of Blundells Road has air quality issues which have been within about 15% of exceeding the relevant guidelines. Additional road traffic from this site has the potential to bring this permanently over the relevant limits if access is obtained from Blundells Road. Accordingly, access to the site is proposed to be direct from Heathcoat Way via a new junction. The design and location of this junction and site access may in the future form part of a second strategic access to the Eastern Urban Extension. The development of this site will need to ensure that any future route through it to service the Eastern Urban Extension is not precluded. Non-vehicular access into and through the site should also be enhanced, through new and improved cycle and pedestrian routes including non-vehicular links to</i></p>	
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		<p><i>Blundells Road. An air quality assessment will be required with any application.</i></p> <p><i>3.60e The site contains a working scrapyards, adjoining the River Lowman, which has the potential to harm water quality. Its removal and cleanup of the site would be a particular benefit, and is a key justification for this allocation. Similarly, the former poultry factory on the site may be contaminated and is becoming increasingly derelict. It would be inappropriate to allow redevelopment of land within the site for new housing before the removal of the scrapyards, given the impact on the living conditions and health of occupiers arising from its continued operation. Accordingly, no residential development will be permitted on the site until the scrapyards has been removed and the site remediated. Appropriate measures, agreed with the Council, will be needed to allow the site's development.</i></p> <p><i>3.60f Provision of a Sustainable Urban Drainage Scheme will be required, to deal with the quality and quantity of surface water.</i></p>																
72.	Site allocations Cullompton section	<p>Replace Table 15 with the following:</p> <table border="1" data-bbox="472 730 1727 1326"> <thead> <tr> <th data-bbox="472 730 725 863">Use</th> <th data-bbox="725 730 1001 863">Commitments at 31 March 20142016</th> <th data-bbox="1001 730 1252 863">Completions from 1 April 2013 – 31 March 20142016</th> <th data-bbox="1252 730 1514 863">Uncommitted Allocations (within the plan period)</th> <th data-bbox="1514 730 1727 863">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 863 725 959">Housing (dwellings)</td> <td data-bbox="725 863 1001 959">199209</td> <td data-bbox="1001 863 1252 959">87487</td> <td data-bbox="1252 863 1514 959">3,5333,118</td> <td data-bbox="1514 863 1727 959">3,8193,814</td> </tr> <tr> <td data-bbox="472 959 725 1326">Commercial (employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures</td> <td data-bbox="725 959 1001 1326">19,669</td> <td data-bbox="1001 959 1252 1326">3,598</td> <td data-bbox="1252 959 1514 1326">57,000</td> <td data-bbox="1514 959 1727 1326">89,267</td> </tr> </tbody> </table>	Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 – 31 March 2014 2016	Uncommitted Allocations (within the plan period)	Total	Housing (dwellings)	199209	87487	3,5333,118	3,8193,814	Commercial (employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures	19,669	3,598	57,000	89,267	To update the tables and text with the latest monitoring information/latest position with regard to permitted sites.
Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 – 31 March 2014 2016	Uncommitted Allocations (within the plan period)	Total														
Housing (dwellings)	199209	87487	3,5333,118	3,8193,814														
Commercial (employment, retail and leisure) square metres floorspace *(Note at time of publication latest commercial monitoring not yet available – figures	19,669	3,598	57,000	89,267														

presented remain position at 31st March 2014)

Add additional sentence to end of paragraph 3.64 to state *‘Four sites are wholly or partially without planning permission and these are shown below:’*

Replace Table 16 with the following:

Site	Policy	Gross Site Area (ha)	Net site area (ha)	Allocated dwellings Uncommitted Allocations (within the plan period)
North West Cullompton	CU1-6	100	65	1,200 1,350
East Cullompton	CU7-12	160	96	2,100 1,700
Knowle Lane	CU13	9.8	5.9	30
Ware Park & Footlands	CU14	2.1	1.3	38
Exeter Road	CU15	1.4	1.1	45
Cummings Nursery	CU16	5.3	3.2	120
Total				3533 3,118

Amend paragraph 3.65 with the following: *“Knowle Lane (Policy CU13) has planning permission for ~~285~~266 dwellings. Part of the site remains undeveloped and this is represented in Table 16. Similarly Exeter Road (Policy CU15) has permission for 24 dwellings; there is uncertainty about the remainder of the site (it was originally allocated for 45 dwellings) and the balance is no longer shown above.*

		<p><i>Cummings Nursery (Policy CU16) now has commenced construction with permission for 100 dwellings.”</i></p> <p>Within Table 17 amend ‘9,000’ to ‘12,000’ against Venn Farm. Amend table total ‘65,000’ to ‘68,000’</p>	
73.	Policy CU1 North West Cullompton	<p>Amend site area from 95 ha to 100 ha.</p> <p>Amend ‘1200’ to ‘1350’ in policy.</p> <p>Amend ‘21,000’ to ‘10,000’ square metres commercial floorspace in policy.</p> <p>Add the following text to the end of paragraph 3.70: <i>“Traffic management measures on Willand Road and Tiverton Road will also be required. Devon County Council queue length monitoring at junction 28 of the M5 motorway indicates congestion at the AM peak. The development will need to mitigate its impact upon the junction’s capacity through implementation of an improvement scheme, either to the existing junction or in the form of more extensive junction improvement works involving a second overbridge required in connection with development east of Cullompton under policy CU7.”</i></p>	To reflect the North West Cullompton Masterplan SPD (Adopted February 2016) and a boundary amendment to North West Cullompton.
74.	Policy CU2 North West Cullompton Transport Provision	<p>As part of the development of North West Cullompton, the following transport infrastructure will be provided <i>and funded by at the expense of</i> all new development within the site:≡</p> <p>a) Provision of a network of streets linking to the existing highway network, including a through route suitable for buses linking Tiverton Road to Willand Road <i>suitable for buses</i> and wider all agricultural vehicles;</p> <p>b) Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development, creating an attractive, permeable network for non-car modes travelling within, into and out of the area;</p> <p>c) Cycle and pedestrian links to and from the town centre and within the mixed-use urban extension;</p> <p>d) Implementation of travel plans and other non-traditional transport measures to minimise carbon footprint and air quality impacts;</p> <p>e) <i>Financial contributions to</i> bus service enhancements within, into and out of, the mixed-use urban extension; and a</p> <p>f) <i>Financial Contributions to</i> bus service enhancements between Cullompton, Exeter, Tiverton Parkway and Tiverton.</p>	<p>Objections raised by Persimmon Homes South West (3640) to the term “at the expense of” raising issues over viability and affordable housing.</p> <p>“Suitable for buses” moved to later part of sentence, “wider” removed as it is undefined and amended to “all”.</p>

		<p>g) <i>Financial contributions towards the Town Centre Relief Road and traffic management measures on Willand Road and Tiverton Road.</i></p> <p>Insert the following text after the second sentence of paragraph 3.75: <i>The development will need to mitigate its impact upon capacity at junction 28 of the M5 by financial contribution towards junction improvements.</i></p> <p>Delete from 3.76 “These will need to be designed as part of the masterplanning process.” and insert the following text after the second sentence of paragraph 3.76: <i>“Applications will be expected to respond to these aspirations and as set out in the adopted masterplan SPD for the site.”</i></p> <p>Amend paragraph 3.79 as follows: “As part of the masterplanning exercise the <i>The development should be designed to be served by a permeable network of streets providing access to/from the development. “</i></p>	<p>DCC request contributions from development to Town Centre Relief Road</p> <p>Updated to reflect the adopted North West Cullompton Masterplan.</p>
75.	Policy CU3 North West Cullompton Environmental Protection and Green Infrastructure	<p>Amend the following sections of policy CU3 as follows:</p> <p>As part of the development of North West Cullompton, the following environmental protection and enhancement measures will be implemented at the expense of provided and funded by all new development within the site:</p> <ul style="list-style-type: none"> (a) Measures including A strategic landscaping and tree planting scheme to protect and enhance trees, hedgerows and other environmental features which contribute to the character and biodiversity, maintaining a wildlife network within the site and linking to the surrounding countryside; (b) An area of 28 hectares for strategic green infrastructure, laid out and managed with an appropriate mix of public parkland, open space, landscaping and potential local nature reserve and including an extension to the cemetery. (c) Areas of equipped and laid out public open space, totalling 0.16 0.7 hectares of equipped children’s play, 0.05 hectares teenage facilities, 2.6 hectares amenity open space, 4 hectares for parks, sports and recreation grounds, 0.7 hectares of allotments and 0.1 hectares for a community garden adjoining the health centre; 	<p>Objections raised by Persimmon Homes South West to the term “at the expense of” raising issues over viability and affordable housing.</p> <p>Removed ‘measures including’ from criterion (a) as was superfluous.</p> <p>Policy updated to reflect the adopted</p>

		(e) Appropriate provision for sewerage systems serving the development, and provision of a <i>strategically designed, and phased</i> , Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;	North West Cullompton Masterplan SPD. Amended wording regarding criterion e) requested by the Environment Agency.
76.	Policy CU3 North West Cullompton Environmental Protection and Green Infrastructure	Amend paragraph 3.81 as follows: There is an area of flood plain associated with a watercourse running across the site from west to east. There are also a number of small watercourses running through the site for which flood risk and flood zone data is unknown. A flood risk assessment will need to consider the potential of flooding along these watercourses. The layout of the development will need to take this into account. Areas of floodplain should be retained as part of the strategic green infrastructure. The urbanisation of the area has the potential to increase surface water run-off elsewhere, through the loss of permeable surfaces. The inclusion of a sustainable urban drainage scheme (SUDS) approach for the entire development will ensure that there is no additional run-off from the site as a result of development. <i>Critical Drainage Area designation will require a net reduction in rain water runoff which affects parts of Willand Road and adjacent properties. Measures should be put in place to reduce this.</i> Sustainable urban drainage schemes usually involve the provision of ponds, swales and other soft areas which can serve as a dual use for public open space and can be incorporated into wildlife networks. <i>The role of landscaping and tree-planting in flood prevention and carbon reduction should be recognised in the development. A detailed sustainable drainage strategy together with proposals for ongoing management and maintenance</i> for dealing with surface water must be prepared of the site <i>which builds on the high level approach set out in the adopted masterplan SPD in order to determine the number, size and location of the required SUDS features.</i>	Changes in red requested by the Environment Agency as this part of Cullompton is identified as a critical drainage area. To reflect the North West Cullompton Masterplan (Adopted February 2016)
77.	Policy CU3 North West Cullompton Environmental	Amend paragraph 3.84 to state: "A number of listed buildings lie within or close to the area. The setting of these will need assessment and protection as part of the layout and design work associated with the masterplanning exercise, or and subsequent planning applications. <i>Careful consideration needs to be</i>	Paragraph 3.84 updated to reflect the adopted North West Cullompton

	Protection and Green Infrastructure	<i>given to the design of the new road through the site linking Tiverton Road to Willand Road. The cemetery and chapels could be closely affected by the road which runs close to the cemetery extension and could be prominent given the topography. Appropriate boundary treatments and screening is critical to mitigate any potential harm."</i>	Masterplan SPD and in response to Historic England representation (1170) which requested that the impact of the proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council.
78.	CU4 North West Cullompton Community Facilities	Remove words "at the expense of " and insert " <i>and funded by</i> "	Objections raised by Persimmon Homes South West c/o CLP Planning Ltd (3640) the term "at the expense of" raising issues over viability and affordable housing.
79.	CU4 North West Cullompton Community Facilities	Amend the following criterion in policy CU4 as follows: "b) Construction costs for 300 places that <i>arise from the development to contribute to</i> a 420 place primary school with provision for early years;" Add the following to the end of paragraph 3.86: <i>"...and the adopted masterplan SPD."</i>	Requested change by Devon County Council (626) representation. To reflect the adoption of the North West Cullompton Masterplan SPD.

		Amend the last sentence of paragraph 3.87 as follows: The location of community facilities will be considered as part of the masterplanning process <i>has been established within the masterplan for the site</i> , to ensure the highest level of access for residents and other uses.	
80.	CU5 North West Cullompton Carbon Reduction and Air Quality	Remove words “at the expense of “ and insert “funded by”	Objections raised by Persimmon Homes South West c/o CLP Planning Ltd (3640) to the term “at the expense of” raising issues over viability and affordable housing
81.	CU5 North West Cullompton Carbon Reduction and Air Quality	Amend criterion e) to include “Offsite tree planting <i>where sufficient cannot be accommodated onsite</i> ”	To provide clarity in the policy the circumstances when offsite tree planting would be considered.
82.	Policy CU6 North West Cullompton Phasing	Amend Policy CU6 as follows: Criterion (c) “Provision of commercial development <i>after the delivery of the first 500 houses and prior to the delivery of the first 800 houses in step with housing</i> , at a rate of at least 0.91 hectare per 150 350 occupied dwellings <i>thereafter</i> ;” Criterion (d) “Provision of <i>8.8 hectares of</i> strategic green infrastructure <i>including broadly in step with development, with</i> equipped public open space <i>and one playing pitch prior to the occupation of no more than provided at a rate of at least 1 hectare per 200-500 dwellings</i> ;” Criterion (e) “ Occupation of no more than 400 dwellings before the Implementation of <i>local bus service improvements prior to the occupation of no more than 500 dwellings and strategic bus service enhancements phased with development</i> ;” Criterion (f) “Occupation of no more than 500 300 dwellings before the opening of a ‘through route’	Change to CU6 c, d, e,f,g, h and insert new criteria (i) and supporting text proposed to reflect the adopted Masterplan.

		<p>linking Willand Road to Tiverton Road <i>and the delivery of traffic management measures on Willand Road;</i></p> <p>Criterion (g) “Transfer of serviced land for a primary school <i>together with right of accesses</i> to the Local Education Authority prior to the <i>commencement</i> of the occupation of any housing development on the site, and transfer of funding for education facilities in instalments; and”</p> <p>Criterion (h) “The necessary sustainable urban drainage features, and linking pipe work is integrated and phased appropriately in step with development <i>and, where required, temporary measures should be taken during construction to protect downstream areas from additional water run-off.</i></p> <p>Add new criterion (i) to state: “<i>Provision of M5 access improvements before any dwellings are occupied and thereafter broadly in step with development.</i>”</p>	
83.	Policy CU6 North West Cullompton Phasing	<p>Amend paragraph 3.91 as follows:</p> <p>The phasing of development will have an important impact on the surrounding area, but it will also impact on the economic viability of the development. The policy sets out the general approach to phasing, <i>with more detail being provided within the adopted masterplan SPD February 2016. However, this will need to be supplemented by a phasing strategy prepared as part of the masterplanning of the development.</i> Legal obligations and planning conditions will be used to control these phasing requirements.</p> <p>Amend ‘300’ to ‘500’ in the second sentence of paragraph 3.94</p> <p>Add the following to the end of supporting paragraph 3.94: <i>“Devon County Council queue length monitoring at junction 28 of the M5 motorway indicates congestion at the AM peak. The development will need to mitigate its impact upon the junction’s capacity through implementation of an improvement scheme, either to the existing junction or in the form of more extensive junction improvement works involving a second overbridge required in connection with development east of Cullompton under policy CU7.”</i></p> <p>Amend paragraph 3.95 as follows:</p>	Changes to supporting text proposed to reflect the adopted Masterplan

		The development will generate the need for additional primary school provision <i>over and above existing requirement within the town</i> . To ensure that reliance on car based trips is reduced, it is important to ensure that this is provided within close proximity of new dwellings within the urban extension. It will therefore be a requirement that land is transferred to the Local Education Authority <i>with right of access</i> before any houses are occupied <i>the development commences</i> .	
84.	Policy CU6 North West Cullompton Phasing	Add to the end of Policy CU6 criterion (h): <i>“and, where required, temporary measures should be taken during construction to protect downstream areas from additional water run-off.”</i>	Identified as a critical drainage area by EA and raised by individual. Having regard to EA issues about pluvial run off temporary measures are likely to be necessary during construction phase.
85.	Policy CU7 East Cullompton	Within criterion a) Amend “2100” to “1,750” and “500” to “850”. Add the following text at the end of paragraph 3.94: <i>The Council has been working closely with statutory consultees to ensure emerging proposals for Junction 28 M5 improvements are appropriately designed.</i>	To reflect the anticipated later commencement of the site. To reflect the latest advice from the Highway Authority.
86.	Policy CU9 East Cullompton Environmental Protection and Green Infrastructure	Add additional criterion after g) to state <i>“Design solutions which respect the settings of listed buildings adjoining the site.”</i> Add additional supporting paragraph after 3.108 to state <i>“Two listed buildings are adjacent to the northern boundary of the site. The setting of these will need assessment and protection as part of the layout and design work associated with the masterplanning exercise, and subsequent planning</i>	Informed by the Historic Environment Appraisal undertaken by the Council and to ensure consideration is giving to protecting the setting

		<i>applications.”</i>	of adjoining listed buildings.
87.	Policy CU9 East Cullompton Environmental Protection and Green Infrastructure	Amend CU9 criterion f) as follows: “f) Appropriate provision of a sewerage system to serve the development and a <i>strategically designed, and phased</i> , Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance.”	To address Environment Agency concerns. Inserted words advised by EA.
88.	Policy CU9 East Cullompton Environmental Protection and Green Infrastructure	Add to para 3.107: “The role of landscaping and tree-planting in flood prevention and carbon reduction should also be recognised in the development.” Amend the first sentence of para 3.108 as follows: “The development of this site will have an impact on the character of the area. The incorporation of appropriate <i>screening</i> , landscaping and tree planting will act to mitigate this and should be designed to support high quality green infrastructure areas and wildlife corridors <i>and noise attenuation</i> . “	Additional text to recognise the role of landscaping and tree-planting in flood prevention and carbon reduction. Additional text to recognise noise impact.
89.	Policy CU10 East Cullompton Community Facilities	Replace CU10 (c) with following wording: <i>Construction costs for a primary school of at least 630 places plus additional early years provision. The required primary school capacity should be delivered through the provision of either one or two schools;</i>	To reflect Devon County Council (626) proposed rewording.
90.	Policy CU10 East Cullompton Community Facilities	Add additional text to end of para 3.111: “ <i>The need for additional health care provision could be accommodated within the community facilities.</i> ”	To provide clarity that additional health care provision could be accommodated within the community

			facilities.
91.	Policy CU11 East Cullompton Carbon Reduction and Air Quality	Amend criterion e) as follows: “Offsite tree planting <i>where sufficient cannot be accommodated onsite</i> ”	To provide clarity in the policy the circumstances when offsite tree planting would be considered.
92.	Policy CU12 East Cullompton Phasing	Amend criterion (a) to state: “Provision of affordable housing will be in broad broadly in step with the market housing” Amend Criterion (f) to state: “Provision of the first phase of <i>comprehensive</i> M5 access improvements before any dwellings are occupied, followed by strategic highways infrastructure...” Amend Criterion (g) to state: “Transfer of serviced land <i>together with right of access</i> for a primary school(s) at no cost to the Local Education Authority prior to the first occupation of residential development...” Amend supporting text of 3.116 as follows: Devon County Council’s Strategic Highways Option Report (2014) sets out an initial assessment of the various elements phasing of transport infrastructure needed to service the site. A scheme, referred to in the report and scheduled to be delivered during 2014/15, only provides sufficient capacity for the allocations contained with the previous Local Plan. A signalisation scheme at junction 28 of the M5 was undertaken in 2015. However this scheme does not produce junction capacity to accommodate this development. The first phase referred to in criterion (f) above therefore only relates to the subsequent	Amended for clarity. Added for clarity. To reflect the latest advice from the Highway Authority.

		<p>highway works set out in the Devon County Council report. <i>The Council has been working closely with statutory consultees to ensure emerging proposals for junction 28 M5 improvements are appropriately designed.</i></p> <p>Amend supporting text of paragraph 3.117 as follows: While East Cullompton developers will be expected to pay for most of the infrastructure associated with this development through a Section 106 legal agreement, the Town Centre Relief Road was allocated in the previous Local Plan and was required in response to other developments in and around Cullompton. With the allocation of East Cullompton, <i>a larger area is available within which to locate the relief road as it is proposed as part of the transport mitigation in connection with this allocation.</i> it may now be possible to deliver the relief road on the eastern side of the motorway, possibly as part of the transport mitigation to serve East Cullompton. Dependent on the final route option, the relief road <i>may be either east or west of the motorway. Development contributions are proposed via planning obligations on East Cullompton and NW Cullompton developments. may either be funded by the development of East Cullompton or through the Community Infrastructure Levy.</i> In addition, the Council will seek external sources of funding to help bear the cost of highways works that are needed early in the East Cullompton development, as these are critical to the delivery of this strategic site.</p> <p>Add <i>'together with right of access'</i> after <i>'the serviced land should...'</i> in paragraph 3.119.</p>	
93.	Policy CU13 Knowle Lane	<p>Within criterion a) amend "315" to "296" and within paragraph 3.122 amend "285" to "266" and "315" to "296".</p> <p>Add new criterion (j) to state: <i>'Provision of M5 access improvements before more than 266 dwellings are occupied.'</i></p> <p>Add <i>'its delivery is not dependent upon further M5 access improvements'</i> after the first sentence of 3.122.</p>	To reflect revised site capacity following granting of the reserved matters consent over the majority of the site. Supporting text updated to reflect the latest advice from the Highway Authority.

94.	Policy CU14	<p>Amend policy criterion b) to state “No development until the road through the North West Cullompton site (Policy CU1) linking Tiverton Road to Willand Road is fully in operation <i>for public use.</i>”</p> <p>Amend policy criterion c) to state “No development until <i>the significant improvements works associated with the provision of access to the East Cullompton allocation an improvement scheme or mitigation measures</i> have been implemented at M5 Junction 28.;;”</p> <p>Amend paragraph 3.127 as follows:</p> <p>“ The site will also impact on the capacity of Junction 28 of the M5 motorway which at present cannot accommodate the additional trips generated by this development. <i>Significant improvement works, including provision of a new overbridge, are proposed to provide additional junction capacity and access to the East Cullompton allocation (CU7-CU12). Once completed, these works should An improvement scheme, being developed by Devon County Council is scheduled to be delivered during 2014/15 and should provide the additional capacity required....’</i></p>	<p>Policy criterion b) proposed change added for clarity. Amendment to policy criterion c) to delay development of the site until after improvements works have taken place in response to the latest traffic modelling of the capacity of J28 by Devon County Council.</p>
95.	Policy CU15 Land at Exeter Road	<p>Within criterion a) amend “45” to “24”.</p> <p>Replace the final sentence of paragraph 3.128 with the following: “The site can accommodate 45 dwellings, of which 28% will be affordable. Planning permission has been granted for 24 dwellings, though potentially the site could accommodate more <i>subject to sufficient capacity being available at J28 of the M5.</i>”</p>	<p>To reflect the recent planning permission granted on the site. Part of the site does not have permission however there is uncertainty over its delivery and it is unlikely to make the contribution in numbers stipulated by the original policy. It is therefore assumed to</p>

			make no further contribution to supply, however this would not preclude the remainder coming forward on a windfall basis. Paragraph 3.128 updated to reflect the latest advice from the Highway Authority.
96.	Policy CU16 Cummings Nursery	<p>Within criterion a) amend “120” to “100” and “35%” to “30%”.</p> <p>Amend third sentence of paragraph 3.130 as follows: “The site has outline reserved matters permission for 120100 dwellings including 3530% affordable housing but has not yet commenced construction.”</p> <p>Add the following sentence to the end of paragraph 3.130: <i>“Any revised scheme proposing additional housing numbers will be subject to capacity at junction 28 of the M5.”</i></p>	To reflect the obligations and dwelling numbers permitted in the reserved matters application. Paragraph 3.130 updated to reflect the latest advice from the Highway Authority.
97.	Policy CU17 Week Farm	<p>Delete criterion c) <i>“Development shall not commence until the completion of improvements to M5 Junction 28 through signalisation of the slip roads east of the motorway.”</i></p> <p>Amend criterion numbers following the above accordingly.</p> <p>Include an additional criterion as follows: <i>“g) Provision of M5 access improvements before any commercial floorspace is brought into use.”</i></p>	<p>These works were undertaken in 2015.</p> <p>The plan has been updated to reflect recently completed highways works.</p>

		<p>Include the following at paragraph 3.134:</p> <p><i>Signalisation Development should not commence until improvement works programmed at M5 Junction 28 are complete were undertaken in 2015. Devon County Council queue length monitoring at junction 28 of the M5 motorway indicates congestion at the AM peak. The development will need to mitigate its impact upon the junction's capacity through implementation of an improvement scheme, either to the existing junction or in the form of more extensive junction improvement works involving a second overbridge required in connection with development east of Cullompton under policy CU7. A transport assessment to accompany a planning application would need to consider the impacts on the local and strategic road network including Junction 28 of the M5.</i></p>	<p>Additional text also provided to clarify requirements of the transport assessment and impacts on the M5 Junction 28.</p>
98.	Policy CU18 Venn Farm	<p>Within criterion a) amend "9,000" to "12,000". Replace 'B2 – B8' with 'B1 – B8'.</p> <p>Delete criterion c) <i>"Development shall not commence until the completion of improvements to M5 Junction 28 through signalisation of the slip roads east of the motorway."</i></p> <p>Amend criterion numbers following the above accordingly.</p> <p>Include an additional criterion as follows:</p> <p><i>"g) Provision of M5 access improvements before any commercial floorspace is brought into use."</i></p> <p>Add the following sentence to paragraph 3.139: <i>"Planning permission was granted in March 2015 for 12,000 sq.m of B1, B2 and B8 floorspace. A reserved matters planning application has been submitted for part of the site."</i></p>	<p>To reflect the quantum of development recently granted permission on the site.</p> <p>These works were undertaken in 2015.</p>

		<p>Amend paragraph 3.140 as follows:</p> <p>Signalisation Planned improvement works to Junction 28 were undertaken in 2015 will accommodate development at Venn Farm and the Highways Agency England has removed a holding direction that previously prevented the development from taking place. <i>Devon County Council queue length monitoring at junction 28 of the M5 motorway indicates congestion at the AM peak. The development will need to mitigate it's impact upon the junction's capacity through implementation of an improvement scheme, either to the existing junction or in the form of more extensive junction improvement works involving a second overbridge required in connection with development east of Cullompton under policy CU7. Planning permission already granted does not include this requirement however it would apply to any new full or outline applications.</i> Access is achievable via Saunders Way, avoiding increased use of Kingsmill Road.</p>	<p>The plan has been updated to reflect recently completed highways works. Additional text also provided to clarify requirements as a result of impacts on the M5 Junction 28.</p>
99.	Policy CU19 Town Centre Relief Road	<p>Amend the last sentence of criterion d) to state:</p> <p>Provision of landscaping to mitigate the effects of noise from the relief road</p> <p>Add additional criterion e) to state: <i>“Archaeological investigation and appropriate mitigation.”</i></p> <p>Add new paragraph after 3.143 to state:</p> <p><i>“If the final route of the road is located on the western side of the motorway, there is the potential for impact on the settings of nearby listed buildings and the Cullompton conservation area. The extent of any impact will depend on the road’s design and elevation above the flood plain, and therefore the final scheme will need to incorporate design solutions which mitigate such impacts. The site also lies in an area known to have been occupied since at least the Roman era, the area potentially containing archaeological deposits from this period onwards. Archaeological investigation and mitigation will therefore be required.”</i></p>	<p>To provide greater clarity and flexibility.</p> <p>To reflect the findings of the Council’s Historic Environment Appraisal of local plan sites.</p>

100.	Policy CU19 Town Centre Relief Road	<p>Within paragraph 3.142 amend as follows: “The Town Centre Relief Road, previously known as the Eastern Relief Road, is an integral part of the development strategy for Cullompton, designed to relieve traffic through the town centre in conjunction with a road through the North West urban extension to link Tiverton Road to Willand Road. The evidence in 2010 concluded that a new road to the east of the town centre is essential if the objectives of traffic relief, air quality improvement and with it town centre enhancement, are to be achieved. <i>It is also important since the town centre acts as a strategic relief route for the M5 during closures resulting in significant congestion. Careful consideration will need to be taken in finalising the route, which could be located either side of the motorway. The aim will be to cause minimum impact on the CCA fields and acceptability in terms of flood risk and flood flows.</i> Devon County Council is producing a Flood Risk Assessment and will consult on the options for the exact route of the road <i>should the final route impact on the loss of sports or open space, replacement provision will need to be made available in a suitable location.</i> At the planning application stage, safety measures such as the closure of the relief road via an automated system prior to its flooding may need to be considered. <i>The Council has been working closely with statutory consultees to ensure emerging proposals for junction 28 M5 improvements are appropriately designed.</i>”</p> <p>Within paragraph 3.142, at the end of the 4th sentence add “, <i>should the final route impact on the loss of sports or open space, replacement provision will need to be made available in advance of any development.</i>” Add the following sentence at the end of paragraph 3.142: “<i>The Council has been working closely with statutory consultees to ensure proposals for Junction 28 improvements are appropriately designed.</i>”</p>	<p>To provide additional local context and clarity.</p> <p>In response to representation from individual (2160) to ensure there is no short-term loss of provision of sports or open space during the development.</p>
101.	Policy CU20 Cullompton Infrastructure	<p>Amend 3rd sentence of policy to state: “The Council will use <i>developer funding via planning obligations and the Community Infrastructure Levy and planning obligations</i> where appropriate,...</p>	<p>Amended for clarity.</p>

		<p>At the end of policy criterion b) add: <i>“and other Cullompton allocations;”</i></p> <p>Within the policy add criterion after l) to state ‘Provision of works to reduce flood risk’.</p>	<p>In response to Environment Agency representation (943) and individual (3588) given the importance attached to reducing flood risk following the designation of Cullompton as a Critical Drainage Area.</p>
102.	Policy CU21 Land at Colebrook	<p>Replace criterion b) with ‘The development shall not commence until the Town Centre Relief Road has been provided <i>completion of the North West Cullompton through route linking Tiverton Road to Willand road;</i>’</p> <p>Replace paragraph 3.149 with ‘If this site comes forward for development, it must contribute to the provision of offsite highways infrastructure. Development in this location would increase traffic through the town centre, so would not be permissible until the Town Centre Relief Road has been provided, offering an alternative route. <i>Development in this location has the potential to place pressure on the capacity of both the strategic and local road network. Devon County Council has therefore stipulated that development should only take place providing there is sufficient network capacity. If released, the site will need to be phased to come forward after further M5 access improvements are implemented. Any application for development must undertake an assessment of the impact of the proposal on both the capacity of the local road network and Junction 28 of the M5 and permission will only be granted where there are no significant adverse impacts which cannot be mitigated. Site commencement will also need to be deferred until after the completion of the through route linking Willand Road to Tiverton Road, which is being provided as part of the North West Cullompton allocation. The site is expected to</i></p>	<p>The revised criteria reflect the constraints of the road network in Cullompton and specify the circumstances when it would be acceptable for development to take place. .</p>

		<p><i>contribute to the provision of off-site highways infrastructure.</i> The development would also be expected to provide two points of access from Siskins Chase.</p>																								
103.	Site allocations Crediton section	<p>Replace Table 18 with the following:</p> <table border="1" data-bbox="472 360 1729 1003"> <thead> <tr> <th data-bbox="472 360 763 491">Use</th> <th data-bbox="763 360 1048 491">Commitments at 31 March 20142016</th> <th data-bbox="1048 360 1308 491">Completions from 1 April 2013 – 31 March 20142016</th> <th data-bbox="1308 360 1581 491">Uncommitted Allocations</th> <th data-bbox="1581 360 1729 491">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="472 491 763 549">Housing (dwellings)</td> <td data-bbox="763 491 1048 549">216245</td> <td data-bbox="1048 491 1308 549">58107</td> <td data-bbox="1308 491 1581 549">633583</td> <td data-bbox="1581 491 1729 549">907935</td> </tr> <tr> <td data-bbox="472 549 763 1003">Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</i></td> <td data-bbox="763 549 1048 1003">551</td> <td data-bbox="1048 549 1308 1003">3,598</td> <td data-bbox="1308 549 1581 1003">9,820</td> <td data-bbox="1581 549 1729 1003">13,969</td> </tr> </tbody> </table> <p>Amend paragraph 3.153 to state “Nine housing sites are allocated in Crediton, including Wellparks and Red Hill Cross which havehas planning permission. All housing sites are considered achievable in principle, corresponding to a Crediton map that accompanies this document. <i>Sites without planning permission are shown in Table 19 below:</i>”</p> <p>Amend Table 19 as follows:</p> <table border="1" data-bbox="472 1294 1729 1351"> <thead> <tr> <th data-bbox="472 1294 808 1351">Site</th> <th data-bbox="808 1294 1010 1351">Policy</th> <th data-bbox="1010 1294 1218 1351">Gross Site</th> <th data-bbox="1218 1294 1402 1351">Net site area</th> <th data-bbox="1402 1294 1729 1351">Uncommitted Local Plan</th> </tr> </thead> </table>				Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 – 31 March 2014 2016	Uncommitted Allocations	Total	Housing (dwellings)	216245	58107	633583	907935	Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</i>	551	3,598	9,820	13,969	Site	Policy	Gross Site	Net site area	Uncommitted Local Plan	To update the tables and text with the latest monitoring information/latest position with regard to permitted sites.
Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 – 31 March 2014 2016	Uncommitted Allocations	Total																						
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Site	Policy	Gross Site	Net site area	Uncommitted Local Plan																						

			Area (ha)	(ha)	allocations		
		Wellparks	CRE1	7.9	4.74	185	
		Red Hill Cross	CRE2	3.1	1.86	135	
		Cromwells Meadow	CRE3	2.4	1.44	35	
		The Woods Group	CRE4	0.17	0.17	8	
		Pedlerspool	CRE5	23.5	14.1	200	
		Sports Fields	CRE6	5.5	3.3	120	
		Stonewall Lane	CRE7	3.2	1.92	50	
		Land at Barn Park	CRE8	1.64	1.3	20	
		Land off Alexandra Close	CRE9	0.63	0.504	15	
		Total				765583	
104.	Policy CRE1 Wellparks	Add criterion e) <i>“Improved pedestrian and cycle access to the town centre and facilities to the south of the A377.”</i>				In response to Crediton Neighbourhood Plan Steering Group representation (1734) and to mirror provision proposed as part of the planning permission (granted subject to S106).	
105.	Policy CRE2 Red Hill Cross	Replace criterion c) with <i>“Provision of a safe and convenient footpath from Old Tiverton Road to the footway on the southern boundary of the site on Exhibition Road Improved access to the town centre for pedestrians and cyclists;”</i>				In response to representations from Crediton Town Council	

		Replace the first sentence of paragraph 3.161 with “ For the safety and convenience of pedestrians a footpath is required from the access to the site to link to the existing footway on the southern boundary of the site on Exhibition Road. The development will also be expected to provide improved access to the town centre for pedestrians and cyclists with scope for improvements along Exhibition Road. The development will need to contribute towards these and other improvements to the local pedestrian and cycle way network. A comprehensive approach to pedestrian and cycle route improvements should be taken in relation to allocations CRE2 Red Hill Cross, CRE5 Pedlerspool and CRE6 Sports Fields all on Exhibition Road.”	(678), Sustainable Crediton (2689) and Crediton Neighbourhood Plan Steering Group (1734) .
106.	Policy CRE2 Red Hill Cross	Replace paragraph 3.159 with the following: <i>‘The site previously had outline planning permission for 135 dwellings with 22% affordable housing, however the permission lapsed in 2016. It is understood that delivery of the site is likely to take place after the Pedlerspool allocation has received permission with options for joint access being considered.</i>	To update the text given the planning permission on the site has lapsed.
107.	Policy CRE2 Red Hill Cross	Replace paragraph 3.160 with “ The site is in a prominent position, which is visible from historic Shobrooke Park to the east. Detailed design and development which respect the local distinctiveness, including a generous landscape margin on the east facing side of the site will mitigate any potential impact. <i>The site is in a prominent position, which is visible from historic Shobrooke Park to the east. Detailed design and development which respect local distinctiveness, including a generous landscape margin on the east facing side of the site will mitigate any potential impact.</i> ”	In response to Historic England representation (1170) which requested that the impact of the proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council.
108.	Policy CRE3 Cromwells Meadow	Add criterion b): <i>“Archaeological investigations and appropriate mitigation measures.”</i> At end of paragraph 3.163 add additional sentence to state: <i>“The site also lies in an area of archaeological potential on the western edge of the floodplain. Archaeological investigation and</i>	To reflect the findings of the Council’s Historic Environment Appraisal of all local plan sites.

		<i>appropriate mitigation will be required.'</i>	
109.	Policy CRE3 Cromwells Meadow	At the end of paragraph 3.162 add new sentence <i>'Appropriate landscaping will be required along the eastern boundary given the potential visibility of the site from historic Shobrooke Park.'</i>	In response to Historic England representation (1170) which requested that the impact of the proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council.
110.	Policy CRE4 The Woods Group	Delete full stop at end of paragraph 3.165 and insert <i>" ; whilst the site contains a number of unlisted buildings of strong traditional local character. The retention and conversion of these buildings would enhance the character of the conservation area. The loss of these buildings would be considered unacceptable without special justification."</i>	To reflect the findings of the Council's Historic Environment Appraisal of all local plan sites.
111.	Policy CRE5 Pedlerspool	<p>Replace criterion b) with <i>" Extra care housing comprising at least 25 units A serviced site of 1.1 hectares for a new primary school"</i></p> <p>Replace criterion d) with <i>"A phasing strategy which ensures that extra care housing and a site for sports pitches are delivered broadly in step with the housing development A phasing strategy which ensures that sites for the sports pitches, affordable housing and gypsy and traveller pitches are delivered broadly in step with the housing development, and the school is transferred to the local education authority at a timetable agreed with Devon County Council."</i></p> <p>Replace paragraph 3.167 with <i>"A need has been identified in Crediton for 25 extra care housing units. These should be provided within the Pedlerspool site in lieu of an employment use which was included in</i></p>	In response to representation from Devon County Council (626) which sets out the need for a new primary school in Crediton. This site is a suitable location given the quantum of development being focused on the north

		<p>a previous Local Plan policy. Commercial uses would still be considered on this site in addition to extra care housing, should a proposal demonstrate a suitable relationship between housing and commercial uses. Devon County Council has identified that there is a need for a new primary school in Crediton. Both existing schools are on constrained sites and are being expanded to their maximum potential. This site is a suitable location for a new school, given that the north east part of the town is the focus of growth and provides the opportunity to balance the distribution of schools in Crediton, thereby reducing travel distances for future and existing residents of this part of the town. Given that the need for the school arises from the wider growth of Crediton, the Pedlerspool allocation will not be expected to meet the full costs of providing the facility. The actual cost to the development and the timing of the transfer will be subject to negotiation between the landowner/developer, Mid Devon District Council and Devon County Council as Local Education Authority. The school should be provided within the site in lieu of an employment use which was included in a previous Local Plan policy. Commercial uses would still be considered on this site in addition to the school should a proposal demonstrate a suitable relationship between housing, commercial and community uses."</p>	<p>east of the settlement. The school is proposed in lieu of the extra care scheme, which retains an employment-generating use on site. The delivery of the school is considered to be a higher priority than the extra care scheme, as it is required to mitigate the impact of proposed development on pupil place provision within the town.</p>
112.	Policy CRE5 Pedlerspool	<p>Insert new criterion between h) and i) to state <i>"Improved access to the town centre for pedestrians and cyclists;"</i></p> <p>Amend criterion numbering following the above accordingly.</p> <p>Insert the following at the end of paragraph 3.170 <i>"The development will also be required to provide improved access to the town centre for pedestrians and cyclists with scope for improvements along Exhibition Road. The development will need to contribute towards these and other improvements to the local pedestrian and cycle way network. A comprehensive approach to pedestrian and cycle route improvements should be taken in relation to allocations CRE2 Red Hill Cross, CRE5 Pedlerspool and CRE6 Sports Fields all on Exhibition Road."</i></p>	<p>In response to representations from Crediton Town Council (678), Sustainable Crediton (2689) and Crediton Neighbourhood Plan Steering Group (1734) and in the interests of joined up planning.</p>
113.	Policy CRE5 Pedlerspool	<p>Replace paragraph 3.171 with "A small watercourse runs along the southern boundary of the site. A flood risk assessment will need to consider the potential for flooding. An onsite Sustainable Urban Drainage</p>	<p>In response to representation from the</p>

		Scheme will require implementation to negate any increase in flood risk. Sustainable drainage is a standard requirement of Policy DM1. The River Creedy flows to the east of the site. Hydrological and hydraulic assessment should be undertaken to verify the flood extent. The results of the modelling will inform the location of different uses on the site, directing residential development to areas of lowest flood risk. This will need to be set out in a Flood Risk Assessment and accompanying drainage strategy.	Environment Agency (943).
114.	Policy CRE6 Sports fields, Exhibition Road	<p>Insert new criterion between c) and d) to state <i>“Improved access to the town centre for pedestrians and cyclists;”</i></p> <p>Amend the criterion numbers following the above accordingly.</p> <p>Insert new paragraph after 3.174a to state <i>“The development will also be required to provide improved access to the town centre for pedestrians and cyclists with scope for improvements along Exhibition Road. The development will need to contribute towards these and other improvements to the local pedestrian and cycle way network. A comprehensive approach to pedestrian and cycle route improvements should be taken in relation to allocations CRE2 Red Hill Cross, CRE5 Pedlerspool and CRE6 Sports Fields all on Exhibition Road.”</i></p>	In response to representations from Crediton Town Council (678), Sustainable Crediton (2689) and Crediton Neighbourhood Plan Steering Group (1734).
115.	Policy CRE7 Stonewall Lane	<p>Within paragraph 3.177 amend as follows: <i>“ Any scheme for the redevelopment of the site would need to ensure adequate landscaping is provided to mitigate any landscape or visual impacts, as well as any heritage impacts associated with the adjoining Creedy Park. High quality design will be required in accordance with Policy DM1. There is the potential for cumulative highway impacts on the local road network arising from the development of this site and the nearby Pedlerspool allocation. A Transport Assessment will need to be provided, which comprehensively assesses the transport issues related to development of the site, taking into account the potential cumulative impact of nearby allocations....”</i></p>	In response to Historic England representation (1170) which requested that the impact of the proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council and in response to MJ Gleeson c/o Bell

			Cornwell LLP (3775) representation and to ensure the need to cumulatively assess the transport impacts of CRE5 and CRE7 is set out in both policies.
116.	Policy CRE10 Land south of A377	Replace '1.9 hectares' in policy to '2.6 hectares'.	In response to Tesco Stores Limited C/O Burnett Planning (4323) representation requesting the site area be increased to cover the areas deemed appropriate for employment development in application reference 09/00244/MOUT but not to include those proposed for landscaping or drainage.
117.	Policy CRE10 Land south of A377	Replace paragraph 3.182 with "There is a small watercourse which passes through the centre of the site. A flood risk assessment will need to consider the potential for flooding. A better understanding of the flows of the Rivers Yeo and Creedy, undertaken by the Environment Agency, has indicated that this area is at greater risk of flooding than indicated at the time of the original permissions which covered the wider Tesco site. They have indicated that some of the site may actually lie within an area of floodplain that	In response to Environment Agency (943) representation and subsequent advice provided.

		<i>would be highly functional in times of severe flood, and subsequently development previously considered acceptable could now exacerbate flood risk. A Flood Risk Assessment will therefore need to be submitted with any application on the site which will need to incorporate both a comprehensive level survey of the site's current arrangement, and additional modelling taking into account current levels. The purpose of such will be to determine the risks so that fully informed decisions regarding the suitability, or otherwise, of the currently undeveloped plots that benefit from outline permission can be made. The layout, site and floor levels of any development will be heavily dictated by the flood risks."</i>	
118.	Policy CRE10 Land south of A377	At the end of paragraph 3.182 insert additional sentence to state <i>"Appropriate landscaping and sensitive design and materials will be required given the position of the site to the south of the historic Downes park and garden and the listed complex at Wellparks."</i>	In response to Historic England representation (1170) which requested that the impact of the proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council.
119.	Policy CRE11 Crediton Infrastructure	Add additional criterion k) <i>"Provision of works to reduce flood risk."</i>	In response to Environment Agency (943) representation.
120.	Policy J27 Land at Junction 27 of the M5 Motorway.	Insert new policy after CRE11 as follows: <i>Land at Junction27</i> <i>Policy J27</i> <i>Land at Junction 27 of the M5 Motorway</i>	To reflect the Council decision on 22 nd September 2016 to propose an allocation of land at Junction 27 for mixed use leisure, tourism and associated

	<p><i>A site of approximately 71 hectares adjoining the south bound carriageway of the M5 motorway, adjacent to junction 27 is identified for major development. The land, which lies to the south of the A38, is allocated for the provision of a major high quality regional tourism, leisure and retail attraction supported by ancillary roadside services and supporting infrastructure including a pedestrian bridge across the M5 motorway linking the site to Tiverton Parkway railway station.</i></p> <p><i>The site provides a prime location for delivery of a major leisure destination themed around agriculture and the agri-economy; the regional environment and tourism; outdoor land and water-based adventure activities and outlet-retailing. The site provides a major opportunity to deliver a unique leisure destination at the gateway to Devon and Cornwall which should be realised as a single cohesive and comprehensively masterplanned visitor attraction.</i></p> <p><i>The allocation makes provision for the following elements:</i></p> <ul style="list-style-type: none"> <i>• Travel Hub (7ha) – Motorway/roadside services; electric car hub; hotel.</i> <i>• Agronomy Visitor Centre (9ha) – exhibition space and hall, gallery; research and education space; regional visitor centre and hotel.</i> <i>• Outdoor Adventure Zone (6ha) – Surf lake/lagoon; beach; high ropes adventure area.</i> <i>• Outlet Shopping Village (6ha) - Designer outlet shopping centre retailing controlled goods comprising discontinued/end-of-range lines, seconds and surplus/sample stock.</i> <p><i>The development is subject to the following:</i></p> <ul style="list-style-type: none"> <i>a) Provision of supporting access roads, parking and infrastructure/landscaping (43 ha);</i> <i>b) Provision of transport improvements to ensure appropriate accessibility for all modes, including new or improved access and egress onto the M5 motorway and pedestrian and cycling links across the motorway to Tiverton Parkway Railway Station;</i> <i>c) Environmental protection and enhancement including noise mitigation;</i> 	<p>retail.</p>
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- d) A comprehensive phasing programme to ensure the tourist and leisure provisions are delivered at the same time as the retail and service elements of the development; and**
- e) Prior to the approval of any planning permission for the site any required mitigation measures for the Culm Grasslands Special Area of Conservation shall be identified and agreed together with a time-scale for their provision and a mechanism for their maintenance.**

Development of the site should be brought forward in accordance with the terms of a detailed development brief, comprehensive masterplanning including at least two stages of public consultation and adoption of the Masterplan as a Supplementary Planning Document before any planning application for the any part of the site is determined.

3.184a A site of 71 hectares is allocated to the south and east of Junction 27 of the M5 motorway. The allocation identifies the land for tourism, leisure and retail development. The proposal seeks to significantly increase the tourism and leisure offer available in Mid Devon as identified in the Mid Devon Tourism Study 2014. The 2014 study identified that the M5 and the mainline railway provides an opportunity to develop Mid Devon`s tourism infrastructure around these key links. To encourage a greater proportion of people to break their journey in the area, for instance to visit a local attraction, market or retail facilities or to stay. It identifies that this opportunity builds on the District`s location at the gateway location to Exmoor and the North Devon Coast; and on the route to Dartmoor, the South Devon Coast and Cornwall from much of the UK. Given the volume of tourists who pass through Mid Devon on route to other destinations, such as North and South Devon and Cornwall, the study identified that more could be done to encourage these tourists to stop en-route and increase the length of time (and money) tourists spend in Mid Devon.

3.184b The study identified six potential strands to assist the growth of tourism in Mid Devon offering opportunities for visitors to stop and stay when travelling through to destinations further south and west. The allocation at J27 makes provision to directly address three of the recommended strategies by setting

	<p><i>a policy which can provide a major tourist, leisure and retail facility which caters for all age groups and which encourages visitors passing through to stop and spend time in Mid Devon.</i></p> <p><i>3.184c The allocation includes associated outlet/discounted retail floorspace to meet a regional comparison need and deliver the tourist and leisure elements of the allocation. Existing town centres will be safeguarded through planning controls. There is a clear synergy between the Designer Outlet Village proposal and the tourism and leisure aspects of the proposed allocation. It is not considered viable to disaggregate this proposed allocation given the nature and interdependency of the uses. Therefore it needs to be in a location which can accommodate this scale of development and has appropriate links to the strategic highway and rail networks. A number of sites were considered both within and outside of Mid Devon. These sites included Cullompton, Tiverton, Taunton and Exeter. None could provide the site area required to accommodate the proposal as a single development nor could they provide the accessibility of the allocation site. The J27 site provides sufficient land to accommodate the proposal as a whole, adjacent to the strategic road and rail network and one which is service by local bus services. The site lies adjacent to the main road and rail tourist routes into the West Country and is also ideally situated to serve the wider catchment area. The site already has planning permission for a roadside service area. The allocation site lies within easy reach of Exeter Airport and on route to the southwest European ferry terminal. The site is adjacent to one of the larger M5 motorway junctions south of Bristol which can readily be improved to accommodate the proposal.</i></p> <p><i>3.184d The proposals for a major facility of this nature needs to be considered carefully in terms of its impacts and the policy makes provision for detailed transport assessments, environmental protection and green infrastructure, energy conservation, provision of improved public transport, pollution and drainage considerations, phasing and importantly master planning with full public consultation prior to any planning applications being approved. Controls using legal agreements will be required to control the extent and types of use that take place on the site, particularly in respect of retailing which will be tightly controlled. Section 106 planning obligations will also make provision for any necessary infrastructure and public transport improvements and would need to ensure appropriate mechanisms are in place to ensure</i></p>	
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		<i>that the integrity of the Culm Grasslands SAC will not be adversely affected.</i>					
121.	Site allocations Rural Areas section	Amend Table 21 as follows:					To update the tables and text with the latest monitoring information/latest position with regard to permitted sites. To also reflect the deletion of the proposed allocation HE1 'Depot', the inclusion of the site UF1 'West of Uffculme' which was allowed at appeal, the inclusion of the permitted and previously allocated site 'School Close', and the proposal not to delete the remainder of the existing allocation WI2. The site total for WI1 'Land east of M5' within the table did not reflect the total in the allocation policy and has been amended here for consistency.
		Use	Commitments at 31 March 2014	Completions from 1 April 2013 to 31 March 2014	Uncommitted Allocations	Total	
		Housing (dwellings)	432535	82347	330407	8441,289	
		Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</i>	20,733	4,119	8,800	33,652	
		Amend Table 22 as follows:					
		Parish/location	Policy	Site	Gross Site Area (ha)	Net site area (ha)	Uncommitted Local Plan allocations
		Bampton	BA1	Newton Square	0.25	0.25	5

		Bow	BO1	Hollywell	1.2	0.96	20	
		Bow	BO2	West of Godfrey Gardens	0.23	0.23	6	
		Bradninch	BR1	Hele Road	0.3	0.3	7	
		Chawleigh	CH1	Barton	1.25	1	20	
		Cheriton Bishop	CB1	Land off Church Lane	1.9	1.52	30 20	
		Cheriton Fitzpaine	CF1	Barnshill Close	0.3	0.3	7	
		Cheriton Fitzpaine	CF2	Land adj school	1.1	0.88	22	
		Copplestone	CO1	Old Abbatoir	1.5	1.2	30	
		Culmstock	CL1	Linhay Close	0.23	0.23	6	
		Culmstock	CL2	Hunter's Hill	0.4	0.4	10	
		Halberton	HA1	Land adj Fishers Way	0.6	0.48	10	
		Hemyock	HE1	Depot	0.55	0.44	10	
		Morchard Bishop	MO1	Greenaway	1.2	0.96	20	
		Newton St Cyres	NE1	Court Orchard	2.7	1.62	25	
		Sampford Peverell	SP1	Former Tiverton Parkway Hotel	0.45	0.36	10	

<i>Sampford Peverell</i>	<i>SP2</i>	<i>Higher Town</i>	6	3.6	60
Sandford	SA1	Fanny's Lane	1.5	1.2	278
Silverton	SI1	Old Butterleigh Road	0.35	0.35	8
Silverton	SI2	The Garage	0.11	0.11	5
Thorverton	TH1	South of Broadlands	0.7	0.56	12
<i>Uffculme</i>	<i>UF1</i>	<i>West of Uffculme</i>	3.49	2.1	60
Willand	WI1	Land east of M5	2.9	1.74	40-42
Total					330347

Amend paragraph 3.187 as follows: “~~Three~~*Five* allocated housing sites already have planning approval, and these are set out below. The figures for these sites are based on the position as at 31st March ~~2014~~*2016*. The site, ‘West of Uffculme’ was granted permission on appeal, but fell outside the monitoring year and hence is included in the table above.”

Amend Table 23 with the following:

Site	Policy	Site area	Dwellings with planning permission
Stone crushing works (Scotts Quarry), Bampton	BA2	3.41	18

		<table border="1"> <tr> <td>Ashleigh Park, Bampton</td> <td>BA3</td> <td>0.3</td> <td>7</td> </tr> <tr> <td><i>School Close, Bampton</i></td> <td>BA4</td> <td>0.7</td> <td>26</td> </tr> <tr> <td><i>West of Godfreys Gardens, Bow</i></td> <td>BO2</td> <td>0.23</td> <td>6</td> </tr> <tr> <td>Fanny's Lane, Sandford</td> <td>SA1</td> <td>1.12</td> <td>19</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td>4476</td> </tr> </table> <p>Amend Table 24 with the following:</p> <table border="1"> <thead> <tr> <th>Parish/location</th> <th>Site</th> <th>Gross site area (ha)</th> <th>Net site area (ha)</th> <th>Floorspace (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Bampton</td> <td>Stone crushing works (Scott's Quarry), Bampton</td> <td>0.45</td> <td>0.36</td> <td>355</td> </tr> <tr> <td>Willand</td> <td>Willand Industrial Estate</td> <td>2.29.2</td> <td>2.25.52</td> <td>8,80022,000</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>9,15522,355</td> </tr> </tbody> </table>	Ashleigh Park, Bampton	BA3	0.3	7	<i>School Close, Bampton</i>	BA4	0.7	26	<i>West of Godfreys Gardens, Bow</i>	BO2	0.23	6	Fanny's Lane, Sandford	SA1	1.12	19	Total			4476	Parish/location	Site	Gross site area (ha)	Net site area (ha)	Floorspace (sq.m)	Bampton	Stone crushing works (Scott's Quarry), Bampton	0.45	0.36	355	Willand	Willand Industrial Estate	2.29.2	2.25.52	8,800 22,000	Total				9,15522,355	
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Total				9,15522,355																																							
122.	OBA4 School Close Bampton	<p>Insert additional policy after BA3 to state:</p> <p><i>Policy BA4</i></p> <p><i>School Close, Bampton</i></p> <p><i>A site of 0.7 hectares at School Close, Bampton is allocated for residential development subject to the</i></p>	To be consistent with the approach taken elsewhere in the plan that all permitted but unimplemented existing allocations be rolled forward into the Local																																								

		<p>following:</p> <ul style="list-style-type: none"> a) 26 dwellings with 38% affordable housing; b) Access to be achieved off West Street; c) Traffic calming measures along West Street; d) Provision of a pedestrian footpath along West Street to link with the entrance to the site on West Street; and e) Provision of a Drainage Strategy and a Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance; <p><i>3.194a This greenfield site is located towards the south of the former primary school and forms the remaining part of a previous allocation. It slopes upwards from north to south with the higher ground of the former school site on approximately the same level as that of the lower portions of the site.</i></p> <p><i>3.194b An application for 26 dwellings and associated vehicular and pedestrian accesses was granted outline permission by the Council in April 2013 subject to conditions. The permission includes 10 affordable units and consequently, the policy provides the criteria to be applied as a starting point, should any revised scheme be submitted.</i></p> <p><i>3.194c Parts of West Street are narrow and it is a Devon County Council Highways requirement that improvements, in the form of traffic calming measures, shall be made to the section immediately to the east of the access point and include the provision of a pedestrian path to link with an existing path further along West Street.</i></p>	Plan Review.
123.	Policy BO1 Land adjacent to Hollywell, Bow	Within paragraph 3.195 amend as follows “Due to a large number of existing accesses further south along Station Road, <i>advice from the Highway Authority states that</i> a suitable access can only be achieved into the site via the north west corner where the boundary abuts Station Road. The existing house, ‘Hollywell’, will therefore need to be demolished to deliver the required access. <i>However, an alternative</i>	In response to Bow Parish Council representation (47) and to ensure the policy is

		<i>access option will be considered if a suitable scheme can be demonstrated to the satisfaction of the Highway Authority.”</i>	suitably flexible to respond to alternative highway options.
124.	Policy CH1 Barton, Chawleigh	<p>Insert additional criterion between b) and c) to state <i>“Design solution which respects the setting of the conservation area and listed buildings; and”</i></p> <p>Amend criterion numbers following the above accordingly.</p> <p>Insert additional sentence at the end of supporting paragraph 3.201 to state <i>“Appropriate landscaping will be required to mitigate any potential impact on the conservation area and listed buildings, including the grade I church which lies to the south east.”</i></p>	In response to Historic England representation (1170) which requested that the impact of the proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council.
125.	Policy CB1 Land off Church Lane, Cheriton Bishop	Amend site area to <i>“1.4 hectares”</i> from 1.9 hectares and reduce ‘30’ to <i>“20”</i> dwellings in criterion a).	In response to Cheriton Bishop Parish Council representation (42) and Individuals (4163, 5359, 5320, 4326, 4361, 5661, 4672, 4167, 4630, 4210, 4316, 5781, 4634, 4083, 4296, 4220) to ensure proposal is more in keeping with the existing pattern of development.

126.	Policy CB1 Land off Church Lane, Cheriton Bishop	Add new criterion d) to state <i>“Provision of a landscape buffer along the northern boundary of the site.”</i>	In response to Cheriton Bishop Parish Council representation (42) to reduce the impact on amenity of the neighbouring properties
127.	Policy CB1 Land off Church Lane, Cheriton Bishop	At end of paragraph 3.203 add new sentence to state <i>“A design solution which provides the footpath on the inside of replacement planting to offset the loss of the hedgerow will be looked upon favourably at the planning application stage.”</i>	In response to Cheriton Bishop Parish Council representation (42) and Individuals (4489, 4672, 4316) to ensure consideration is given to retaining the hedgerow along the boundary with the main road.
128.	Policy CF1 Barnhill Close, Cheriton Fitzpaine	At the end of paragraph 3.205 add the following: ‘The site lies outside but relatively close to the edge of the conservation area. Appropriate design and choice of materials should ensure that there is no detrimental impact on the character and appearance of the historic environment.’	To reflect the findings of the Council’s Historic Environment Appraisal of local plan sites.
129.	Policy HA1 Land Adjacent Fishers Way Halberton	Delete criterion c) and delete supporting paragraph 3.213.	The Devon County Council Archaeology Team has confirmed that the scale and situation of the development would not have an impact on any known heritage assets. As such they do not

			require any archaeological investigation to take place.
130.	Policy HA1 Land Adjacent Fishers Way, Halberton	Within the third sentence of paragraph 3.212 replace '20-25%' with "25-50%".	Error in text which did not reflect the original advice provided by Devon County Council as set out in the SHLAA site appraisals.
131.	Policy HA1 Land Adjacent Fishers Way, Halberton	Add additional sentence at the end of paragraph 3.212 to state: 'The site lies a short distance from the edge of the conservation area. Appropriate design, choice of materials and landscaping should ensure that there is no detrimental impact on the character and appearance of the historic environment.'	To reflect the findings of the Council's Historic Environment Appraisal of local plan sites.
132.	Policy HE1 Depot, Hemyock	Delete policy.	In response to representations from Messers Brooks & Nicholson c/o Greenslade Taylor Hunt (5767) and Individual (4376) which indicate the site is no longer immediately deliverable.
133.	Policy NE1 Court Orchard	Insert new criterion between b) and c) to state " <i>Design which respects the setting of the conservation area;</i> " Amend criterion numbers following the above accordingly.	In response to Historic England representation (1170) which requested that the impact of the

		<p>Within paragraph 3.222 after second sentence insert <i>“The conservation area boundary was revised in 2015 and now extends up to the south western boundary of the site. Careful design will be required to ensure the development can be sensitively accommodated.”</i></p>	<p>proposal, potential harm and mitigation be informed by a Historic Environment Appraisal which was subsequently undertaken by the Council and to reflect the revised conservation area boundary.</p>
134.	<p>Policy SP1 Former Tiverton Parkway Hotel, Sampford Peverell</p>	<p>Within the first sentence of paragraph 3.224 replace '20-25%' with <i>“0-25%”</i>.</p>	<p>Error in text which did not reflect the original advice provided by Devon County Council as set out in the SHLAA site appraisals.</p>
135.	<p>Policy SP1 Higher Town, Sampford Peverell</p>	<p>Insert new policy after SP1 as follows: <i>Policy SP2</i> <i>Higher Town, Sampford Peverell</i></p> <p><i>A site of 6 hectares at Higher Town, Sampford Peverell is allocated for a low density residential development, to come forward following the commencement of development of the M5 Junction 27 allocation, subject to the following:</i></p> <p><i>a) No more than 60 dwellings with 30% affordable housing;</i> <i>b) No development until the completion of improved access works to the A361;</i></p>	<p>To reflect the inclusion of land at Junction 27 and associated housing.</p>

		<p>c) Landscaping and design which respect the setting and character of the area, conservation area and listed building;</p> <p>d) Provision of a drainage strategy and Sustainable Urban Drainage Scheme -to deal with all surface water from the development and arrangements for future maintenance;</p> <p>e) Mitigation of any wildlife impact including protection of hedgerows;</p> <p>f) Archaeological investigation and appropriate mitigation; and</p> <p>g) 2 hectares of Green Infrastructure laid out and managed with landscaping and open space.</p> <p>3.224a The site is on the edge of Sampford Peverell, outside the main built up part of the village. The site is elevated and will require careful landscaping and mitigation measures. Development of the highest ground should remain as undeveloped green infrastructure. Low density and good design will be required to respect the existing character of edge-of village housing, conservation area and listed building. The site is currently bounded by hedgerow. Some loss of hedgerow would be required to enable access however, careful design should be considered to minimise this impact including incorporating new hedgerow into the design of the development.</p> <p>3.224b This site lies in an area of archaeological potential with the Historic Environment Record recording prehistoric activity. Any application will need to be accompanied by archaeological investigation and appropriate mitigation.</p> <p>3.224c The Highway Authority has advised that any development of the site should only commence once improvements to the A361 junction at Sampford Peverell have been implemented to create west facing slip roads to enable direct access to and from the west. The site is required to meet additional housing need arising from the allocation at Junction 27 of the M5 motorway. Accordingly it shall only come forward following commencement of development on that site.</p>	
136.	Add Uffculme, land west of Harvesters in following appeal	<p>Policy UF1</p> <p>Land west of Uffculme, Uffculme</p>	This site was consulted upon as an option site in 2014. It was not included within the

	decision	<p>A site of 3.49 hectares at land west of Uffculme, Uffculme, is allocated for residential development subject to the following:</p> <p>a) 60 dwellings with 35% affordable housing; b) Archaeological investigation and appropriate mitigation; and c) Provision of a drainage strategy and Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance.</p> <p>3.238 <i>The site is located to the west of Uffculme, adjacent to Uffculme Road. It comprises an agricultural field together with part of the rear garden belonging to the property known as Harvesters. The field has a frontage onto Uffculme Road from which access would be taken. An appeal decision has granted outline planning permission on the site for 60 dwellings with 35% affordable housing. The policy provides the criteria to be applied as a starting point, should any revised scheme be submitted. The site occupies an area where prehistoric activity is recorded in the wider landscape. Archaeological investigation and appropriate mitigation will therefore be required.</i></p>	proposed submission version but was granted permission at appeal in 2016. It is proposed to be included in the plan as an allocation for Uffculme.
137.	Policy WI2, Willand Industrial Estate, Willand	<p>Within the policy replace '2.2' with "9.2" hectares. Within criterion a) replace '8,800' with "22,000". Amend paragraph 3.238 as follows: "The site comprises level land within and adjoining the existing Willand Industrial Estate. It is part of a larger site that was previously allocated, but only part of Phase 1 of the development has proved deliverable. This smaller allocation will complete the development of industrial land close to the existing access into the industrial estate, commensurate with rural employment needs, while larger commercial allocations are located in more strategically accessible locations at Cullompton and Tiverton. It is part of a larger site allocated in the previous Local Plan, which has been partly developed. Access has now been secured to Phase 2 and an application for nearly 13,000 sqm of employment units has been submitted. This application would facilitate the relocation of Pallex from the neighbouring industrial estate to a purpose built Regional Distribution Centre within Phase 2 whilst providing a range of different sized units to meet market demand. It is anticipated that any remaining unconsented parts of the site could come forward over the plan period."</p>	In response to representations from Pallex SW Ltd c/o WYG Planning (5769), which have addressed the Council's original reasons for deletion as the remainder of the site is now deliverable, with access to Phase 2 having been secured. The viability of

			<p>delivering employment units in this location, which was another of the Council's concerns, is addressed by the representor's marketing report which demonstrates demand for a range of employment units sizes in this location and by the submission of a planning application for approx. 13,000sqm employment on this phase covering the entirety of phase 2. Also in response to representation from Willand Parish Council (44), the remaining undeveloped parts, approximately 0.45 hectares, of Phase 1 are also to be included within the enlarged allocation.</p>
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138.	DM1 High Quality Design	Amend Criterion d) as follows: “Creation of safe and accessible places that also encourage <i>and enable</i> sustainable modes of travel such as walking and cycling;”	To reflect representation by Crediton Neighbourhood Plan (1734), Crediton Town Council (678). It is also consistent with terminology used in other DM policies in the Local Plan Review such as DM5.
139.	DM1 High Quality Design	Amend paragraph 4.5 as follows ‘Development proposals must also accord with sustainable waste management principles, the requirements for which are set out in Policy W4 ‘Waste Prevention’ within the Devon Waste Plan. <i>The Devon County Council Waste Management and Infrastructure SPD should also be a material consideration. Development Proposals....’</i>	To reflect comment from Devon County Council (626) and better reflect the context of Mid Devon Local Plan and its relationship to other relevant documents.
140.	DM1 High Quality Design	Following paragraph 4.5 and a new paragraph: <i>‘Soft landscaped SuDs are best placed to provide water quantity, water quality, public amenity and biodiversity benefits. When considering SuDs there is a preference for ‘soft’ landscaped solutions which should be sought in the first instance where possible and appropriate. Robust evidence should be provided where no soft landscaped solutions are used’.</i>	To reflect Environment Agency (943) preference for hierarchical approach. Devon County Council also supports this approach.
141.	DM2 Renewable and low carbon	Add the following statement to paragraph 4.6: <i>Any wind turbine proposals will be considered in the context of the 18 June 2015 Written Ministerial Statement which requires planning applications for such</i>	Paragraph 4.6 updated to reflect the

	energy	<p><i>development should only be granted if areas of suitable for wind energy development are identified in Local or Neighbourhood Plans. Following consideration of the evidence commissioned, the Council has concluded that it does not propose to identify such areas at a district level. This does not preclude suitable areas for wind energy development to come forward in Neighbourhood Plans.</i></p> <p>Amend paragraph 4.8 as follows “For instance, renewable and low carbon energy proposals that use waste materials originating...”</p>	<p>Government’s Written Ministerial Statement of the 18 June 2015.</p> <p>To reflect Devon County Council (626) comment that the word ‘waste’ should precede ‘materials’ in paragraph 4.8 to provide clarity. Devon County Council suggests the existing wording implies that the County are the Local Planning Authority for any energy development that uses fuel brought into the site which is incorrect.</p>
142.	DM3 Transport and air quality	Add additional sentence to the beginning of Policy DM3: ‘ <i>Development must ensure safe access to the transport network. Development proposals that would...</i> ’	To reflect Devon County Council (626) comment that the policy could also refer to safe access to the transport network.

143.	DM3 Transport and air quality	Add a new paragraph under 4.9 <i>"A Transport Statement is similar to a Transport Assessment but is less detailed and can be used in some cases where transport issues arising from the development proposals do not require a full Transport Assessment. Where a Transport Statement in lieu of a Transport Assessment is considered acceptable this will be agreed by the planning authority in consultation with Devon County Council as the highway authority. All major applications will require a Transport Assessment unless advised by the planning authority "</i> .	To reflect Devon County Council (626) comment that transport statements are different from transport assessments and may be acceptable in some cases in lieu of a transport assessment.
144.	DM5 Parking	Within Non-residential table B8 Warehousing and distribution amend Cycle Parking Standard from '1 per 46.5' to <i>"1 per 465"</i>	Error in table and to ensure consistency with the provision of cycle parking for all other uses.
145.	DM5 Parking	Re-order supporting text paragraphs. Paragraph 4.21 to be place under 4.19.	To improve the readability of the supporting text. Numbered 4.19a for purposes of submission.
146.	DM7 Gypsy and traveller accommodation	<p>Gypsy and traveller accommodation <i>Traveller sites</i></p> <p>Planning applications for gypsy and traveller pitches, including pitches or plots for travelling showpeople, will be permitted where:</p> <p>a) — The need cannot be met on another suitable site in Mid Devon which has consent or is allocated for gypsy and traveller pitches;</p> <p>b) — Local services can be accessed without the use of a car;</p>	To provide clarity on the circumstances in which this policy will be relevant in-line with other strategic policies in the Local Plan.

		<p>a) Suitable onsite facilities will be provided including space for children’s play;</p> <p>b) The proposal will have suitable environmental quality for residents including non-isolating boundary treatments; and</p> <p>c) Occupation will be limited to those who meet the Government’s published definition of gypsies and travellers, including travelling showpeople-;</p> <p><i>Where development proposals are considered under S13 local services can be accessed without the use of a car.</i></p> <p><i>Where development proposals are considered under S14, the need cannot be met on another suitable site in Mid Devon which has consent or is allocated for gypsy and traveller pitches.</i></p> <p>Sites with associated employment or storage elements may be permitted where there is specific justification and the location <i>of the proposed development</i> will not have harmful impacts on local amenity or the local environment. Gypsy and traveller accommodation may be included as part of the affordable housing requirement.</p>	
147.	DM7 Gypsy and traveller accommodation	Amendment to paragraph 4.28 ‘...national policy indicated that local planning authorities should <i>very</i> strictly limit new traveller site development in the countryside...’	To reflect Planning Policy for Traveller Sites published in August 2015.
148.	DM7 Gypsy and traveller accommodation	Replace first sentence of paragraph 4.29 with ‘There is a need for 35 new pitches for gypsies and travellers for the period 2014-34. This need is proposed to be met on the largest strategic allocations. The travelling showpeople community is predominantly based in one large site at Cullompton, which is at capacity. A need for 11 plots has been identified and the Council is in discussions with a landowner to grant permission for one additional site near to the town which will meet the outstanding requirement.	To reflect new updated Mid Devon evidence on Gypsy and Traveller Accommodation Assessment.

149.	DM9 Conversion of Rural buildings	Additional paragraph to be inserted in supporting text under paragraph 4.38 <i>'Policy DM9 refers to the conversion of existing buildings to a residential, tourism or employment use. Proposals for new-build employment and expansion of existing businesses will be assessed against DM18. Other policies in the Local Plan will also be applied as appropriate.'</i>	To provide clarity in the supporting text.
150.	DM12 Design of Housing	<p>Amend policy DM12 as follows:</p> <p>Design of Housing <i>Housing Standards</i></p> <p>New housing development should be designed to deliver:</p> <ul style="list-style-type: none"> a) High quality local places taking into account physical context, local character, density and land use mix; b) a) Adequate levels of daylight, sunlight and privacy to private amenity spaces and principal windows; c) b) Suitably sized rooms and overall floorspace which allows for adequate storage and movement within the building together as set out in the Nationally Described Space Standard with external space for recycling, refuse and cycle storage; d) Adaptable dwellings that can accommodate a range of occupiers and their changing needs over time which will include the provision of a stairway suitable for stairlift installation or space for the provision of a lift in homes with more than one storey; e) c) Private amenity space that reflect the size, location, floorspace and orientation of the property; and f) Sustainable forms of development that maximise the natural benefits of the site through design, materials, technology and orientation; g) d) On sites of 10 houses or more the provision of 30% of dwellings built to Level 2 of Building Regulations Part M 'access to and use of dwellings'.; and h) Car parking in accordance with Policy DM5 	To avoid repetition within the Local Plan a number of criterion have been deleted as they are repetitive of DM1 High Quality Design. Also to provide clarity DM12 and DM13 have also been combined to form this proposed policy. The criterion in DM13 are no longer set out as they are repetitive of the Nationally Described Space Standard, instead reference to the space standard is made within criterion b). The change also responds to Home Builders Federation (129) comment that the policy does not reflect

			<p>Ministerial Statement 25th March in criterion c), d) and g). The supporting text from DM13 has been transferred to sit under this combined policy. The title of this policy has also been changed to better reflect the combined content.</p>
151.	DM13 Dwelling sizes	Combine policy with DM12 as set out above.	<p>To provide clarity DM12 and DM13 have also been combined to form this proposed policy set out above in DM12. The criterion in DM13 are no longer set out as they are repetitive of the Nationally Described Space Standard, instead reference to the space standard is made within criterion b). The change also responds to Home Builders Federation (129) comment that the</p>

			policy does not reflect Ministerial Statement 25 th March in criterion c), d) and g). The supporting text from DM13 has been transferred to sit under this combined policy. The title of this policy has also been changed to better reflect the combined content.
152.	DM14 Town centre development	Remove 'and Bampton' from the second line of DM14.	Bampton is not classified in the Local Plan Review as a town, as such its town centre boundary is proposed for deletion, this also reflects comment from Willand Parish Council (44).
153.	DM14 Town centre development	Amend second sentence of the policy to read "Within defined town centres, development proposals for <i>main town centre uses</i> , community and residential development will be supported where they:"	To ensure a consistent approach across policies and to align closely with the NPPF.
154.	DM14 Town centre development	Amend last sentence of the policy to read "Within primary shopping frontages, at ground floor level the proportion of A1, A2 and A3 retail-uses will not be permitted to fall below 65.85% of all units"	To reflect changes to permitted development rights. The updated

			percentage reflects the increased range of uses considered within the primary shopping frontages and historic evidence demonstrating an average of 85% of A1-A3 uses within the town centres in Mid Devon since 2009.
155.	DM15 Development outside town centres	Remove 'and Bampton' from first line of DM15.	Bampton is not classified in the Local Plan Review as a town, as such its town centre boundary is proposed for deletion, this also reflects comment from Willand Parish Council (44).
156.	DM15 Development outside town centres	Amend third paragraph of policy to read: The Council will require an impact assessment to be submitted for any proposals for retail, and leisure <i>and office</i> development outside town centres, where the proposed total gross floorspace would exceed 500 square metres. Amend paragraph 4.48 as follows; "National policy requires local authorities to apply a sequential approach to retail development in towns <i>main town centre uses</i> , to ensure the vitality and viability of town centres are not harmed by out-of-	The inclusion of the word 'office' reflects the wording in the NPPF. The amendment of the word 'proposed' to 'total' in the policy clarity as to when an impact assessment will be required.

		centre development. A proportionate, locally set threshold may be applied to retail, <i>leisure and office</i> floorspace proposed outside of town centres, over which an impact assessment should be required. The Mid Devon Retail Study recommends a threshold of 500 square metres gross floorspace. <i>The need for an impact assessment will be considered in the context of each application and will be required where the development will result in total gross floorspace of over 500 square metres, either itself or cumulatively with other existing or proposed development of a similar type.</i> ”	Amendments to the supporting text are also provided to reflect these changes.
157.	DM15 Development outside town centres	<p>Addition of new paragraph under 4.51 after ‘...Tourism Study and any other appropriate evidence’ to include:</p> <p><i>“Where specific allocations of this plan contain proposals for uses which are subject to the sequential test, a proportionate approach to the application of the test will be required, reflecting the strategic decisions already made through the local plan process. However, the local planning authority will still fully consider the potential impact on town centre vitality and viability to ensure that the primary role of the town centres in meeting such development needs is maintained.”</i></p> <p>Start new paragraph of existing supporting text after the above proposed change:</p> <p>‘Where proposals are predicated to have a likely adverse impact....’</p>	To provide guidance and clarity of what is to be considered when proposals for uses which are subject to the sequential test have been allocated.
158.	DM22 Tourism and leisure development	Amend criterion b) to “Where possible <i>appropriate</i> , involve conversion or replacement of existing buildings; and”	To improve clarity in applying the policy in a range of circumstances. The word ‘appropriate’ is considered in this instance more suitable than ‘possible’ in the context of this policy.
159.	DM23 Community Facilities	Amend third sentence of paragraph 4.70 as follows: “National policy seeks to retain and develop local services and community facilities and guard against their unnecessary loss, <i>while the vision for this Local</i>	To provide clarity in context.

		<i>Plan recognises the importance of providing safe, healthy and crime free neighbourhoods.”</i>	
160.	DM24 Protection of Local Green Space and recreational land/buildings	Include Bampton Millennium Green as Local Green Space.	To reflect request from Bampton Society (1319) and Mid Devon CPRE (486). The green space is in reasonably close proximity to the community. It is demonstrably special to the local community in conformity with the purposes of a Millennium Green, it is local in character and is not an extensive tract of land.
161.	DM24 Protection of Local Green Space and recreational land/buildings	Remove Bickleigh Church Green from Local Green Space designations.	Since the proposed submission consultation, the reconsideration of Bickleigh Church Green has been reconsidered as a local heritage asset and has been removed from the register. Reasons for its removal include the lack of historic significance as a

			<p>'green' and historic community use of the space appears to be very occasional and therefore does support the claim that the plot has been used as a community space. For the reasons above it is considered that Bickleigh Church Green no longer meets the second test in paragraph 77 of the NPPF and therefore should be undesignated as a Local Green Space in the Local Plan Review. This also responds to comments from individuals (5237, 5827) that Bickleigh Church Green should not be designated as Local Green Space as there is no historic significance and it is private land.</p>
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162.	DM24 Protection of Local Green Space and recreational land/buildings	Include Sandford Millennium Green as Local Green Space	To reflect request from Bampton Society (1319) and Mid Devon CPRE (486). The green space is in reasonably close proximity to the community. It is demonstrably special to the local community in conformity with the purposes of a Millennium Green, it is local in character and is not an extensive tract of land.
163.	DM25 Development affecting heritage assets	Amend criterion b) as follows: ‘...to consider their significance, character, setting (<i>including views to or from</i>), <i>appearance, design, layout</i> and local distinctiveness...’	To reflect comments by Historic England (1170). An exact copy of the representation has not been reflected in line with national guidance, in which in drafting policies undue repetition has been avoided by using criteria which sets out principles that are common to the different types of

			heritage assets. As such the full replacement policy by Historic England is not recommended however aspects of the suggested policy have been incorporated.
164.	DM25 Development affecting heritage assets	Amend point e) as follows: “...as set down in the guidance from English Heritage: “The Setting of Heritage Assets” <i>Historic England: ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning:3’.</i> ”	To reflect rebranding of English Heritage to Historic England and replacement of ‘The Setting of Heritage Assets’ with ‘The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3’
165.	DM25 Development affecting heritage assets	Amend paragraph 4.83 to state: Details of Mid Devon’s non-designated heritage assets are on the register of heritage assets, which is available on the Council’s website at www.middevon.gov.uk/heritageassets . The Council’s online Public Access system at www.middevon.gov.uk/online applications has a property address search facility that identifies where heritage assets are present. Further details of heritage assets are available from English Heritage Historic England and the Historic Environment Service at Devon County Council, which holds the Devon County Historic Environment Record. The Council will publish a local register of non-designated heritage assets	To reflect comment from National Trust (170) and ensure most up to date information is available to the user.

166.	DM26 Green infrastructure in major development	Add new sentence at the end of Policy DM26 <i>“Where appropriate, the Council will seek contributions toward off-site green infrastructure where on-site green infrastructure is unfavourable.”</i>	To reflect comment from the Environment Agency (943). The amendment will guide development to look towards off-site contribution where on-site provision is deemed inappropriate/unfavourable.
167.	DM26 Green infrastructure in major development	Add sentence at the end of paragraph 4.86: <i>“Green infrastructure in some cases can also serve the purpose of protecting or enhancing heritage assets.”</i>	To reflect comment from Historic England (1170). The addition of the sentence provides clarity.
168.	DM27 Protected landscapes	Amend first sentence of paragraph 4.94 <i>“...are proposed within or adjoining protected landscapes or adjoining National Parks, it must be demonstrated...”</i>	To respond to comment from Blackdown Hills AONB Partnership (1195) that applications adjoining should be applied equally to AONB’s as well as National Park’s.
169.	DM27 Protected landscapes	Add wording to paragraph 4.94 <i>“The impact of light pollution should also be considered with particular regard provided for the Dark Sky Reserve status of Exmoor National Park.”</i>	To respond to comment from Exmoor National Park authority (115) that consideration should be given to light

			pollution to minimise impacts on the Dark Sky Reserve status of Exmoor National Park.
170.	DM28 Other protected sites	Add sentence at the end of criterion c) of policy: <i>“Where mitigation measures are not possible compensatory measures in some cases may be considered appropriate.”</i>	To respond to Environment Agency (943) comment that compensatory measures should be included in the policy.
171.	DM28 Other protected sites	Add wording to end of paragraph 4.102 as follows: <i>“Where development is permitted and would lead to an adverse impact, appropriate mitigation measures should be put in place. Compensatory measures in some cases, where mitigation measures are not possible, may be considered appropriate. Compensatory measures are not possible in all cases and will depend on the context of the protected site. In the case of Natura 2000 sites, compensatory measures may only be considered if the proposal is deemed to be of overriding public interest and would involve engagement with both Central Government and European Commission.”</i>	To respond to Environment Agency (943) comment that compensatory measures should be included in the policy. Supporting has been proposed to set out the context for to the use of compensatory measures.
172.	Monitoring	Amend ‘360’ to ‘380’ against indicator ‘Housing trajectory showing net additional dwellings from 2013-2033’	To reflect updated housing target.
173.	Monitoring	Against the indicator ‘Total amount of additional commercial floorspace for whole district and individually for Tiverton, Cullompton, Crediton and rural areas’ update the average annual completions figures to state: Mid Devon 7350	To reflect the revised commercial development target within Policy S6.

		Tiverton 1470 Cullompton 3675 Crediton 735 Rural areas 1470	
174.	Policies Map General	Amend key in all maps where relevant to reference 'Minerals Consultation Area' instead of 'Minerals Consultation Zone'.	To respond to Devon County Council (626) comment that reference to 'Minerals Consultation Zone' should be amended to 'Minerals Conservation Area'.
175.	Policies Map General	Base maps to be updated to show the latest OS mapping updates	Comment from Bradninch Town Council (86) and individuals (773, 5843) noted that recently developed affordable housing was not shown on the Bradninch policies map this was due to a time lag between completed housing and OS mapping updates. This also responds to comments from individuals (5269, 5781) with regard to the

			Cheriton Bishop policies map.
176.	Policies Map General	Conservation areas to be updated to show the latest Conservation are boundaries.	To reflect updated 2015 Conservation Area boundaries and to respond to comment by individual (4489) which identifies an error on the proposed submission Cheriton Bishop Map in which the Conservation Area boundary differs from what was shown on the policies map.
177.	Policies Map Tiverton	Removed a part of TIV10 Roundhill allocation which overlapped a small area of some gardens at Lower Cotteylands.	In response to representation from individuals (5262, 5326)
178.	Policies Map Tiverton	Removed a part of TIV9 Howden Court allocation which overlapped a small area at the side of 17 Arnold Crescent	In response to representation from individual (5870)
179.	Policies Map Tiverton	Delete TIV14 Wynnards Mead allocation from policies map.	Policy is proposed to be deleted.
180.	Policies Map Cullompton	Amend allocation CU1-CU6 to reflect adopted NW Cullompton masterplan amendments.	In response to the adoption of the NW Cullompton masterplan. This amendment also relates to the comment

			made by individual (1901), Growen Estates c/o Rocke Associates (5748) and Rull Hamlet Association (1796).
181.	Policies Map Cullompton	Amend allocation CU1-CU6 to reflect a boundary error at the end of St George's Well Avenue.	In response to new information presented by an individual (outside of Local Plan Review consultation) that the border of their property is incorrectly shown. Land Registry documents have been presented as evidence.
182.	Policies Map Cullompton	Amend allocation CU7-CU12 to exclude outline over private garden.	In response to representation from individuals (5563, 5370 and 5818)
183.	Policies Map Cullompton	Amend area for town centre relief road to incorporate land to the south.	In response to representation from individual 5211 that it would be appropriate to extend the area identified for town centre relief road to incorporate land to the south to allow

			consideration of Duke Street bridge as part of the transport solutions.
184.	Policies Map Crediton	Settlement limit boundary amended to include land identified for development adjoining CRE10.	To respond to comment by Tesco Store Limited C/O Burnett Planning (4323), as part of the site is suitable for development the principle of which has already been accepted via previous outline permissions.
185.	Policies Map Bampton	Include remaining allocation OBA4 School Close, Bampton (previously AL/BA/1) to be reflected on policies map. To be identified as 'BA4' on the policies map. Outline of allocation and settlement limit to be amended to follow area with planning permission.	To be consistent with the approach taken elsewhere in the plan that all permitted but unimplemented existing allocations be rolled forward into the Local Plan Review.
186.	Policies Map Bampton	Include Bampton Millennium Green as Local Green Space.	To reflect proposed policy change.
187.	Policies Map Bickleigh	Remove designation of Church Green from Bickleigh Policies Map as Local Green Space.	To reflect proposed policy change.
188.	Policies Map Cheriton Bishop	Reduce site area to 1.4 hectares for proposed allocation CB1.	In response to Cheriton Bishop Parish Council representation (42) and

			Individuals (5269, 4163, 5359, 4122, 5320, 4326, 4361, 4168, 4630, 5781, 4634) to ensure proposal is more in keeping with the existing pattern of development.
189.	Policies Map Hemyock	Remove allocation HE1 from the map. Delete 'Proposed Residential Allocation' from the key.	To reflect a proposed modification to the plan discussed in the Hemyock modifications section to remove the allocation HE1. Also in response to representations from Messers Brooks & Nicholson c/o Greenslade Taylor Hunt (5767) and Individual (4376).
190.	Policies Map Sandford	Include Sandford Millenium Green as Local Green Space.	To reflect proposed policy change.
191.	Policies Map Thorverton	Amend Thorverton Local Green Space northern boundary to reflect the Green's deeds.	To respond to individual (5215) comment that the Thorverton Millenium Green's deeds differs from the

			outline of the Local Green Space shown on the policies map.
192.	Policies Map Uffculme	Remove waste management facility from policies map.	To respond to Devon County Council (626) that the Waste Management Facility should be omitted as it is no longer in the Devon Waste Plan.
193.	Policies Map Uffculme	Inclusion of allocation UF1 Land west of Uffculme	In response to an additional allocation proposed following the 2016 appeal decision allowing outline planning permission for up to 60 dwellings.
194.	Policies Map Willand	Reduce the size of the area marked 'Proposed deleted site' for the allocation W12 and accordingly increase the size of the allocated area to 9.2ha	In response to representations from Pallex SW Ltd c/o WYG Planning (5769), which has addressed the Council's original reasons for deletion as the remainder of the site is now deliverable, with access to Phase 2 having been secured.

			<p>The viability of delivering employment units in this location, which was another of the Council's concerns, is addressed by the representor's marketing report which demonstrates demand for a range of employment units sizes in this location and by the submission of a planning application for approx. 13,000sqm employment on this phase covering the entirety of phase 2. Also in response to representation from Willand Parish Council (44), the remaining undeveloped parts, approximately 0.45 hectares, of Phase 1 are also to be included within the enlarged allocation.</p>
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195.	Glossary	Add additional entry which states: "Public Rights of Way (PRoW): give you the right to walk, ride a horse or cycle along certain routes and are are legally protected in the same way as roads."	Suggestion by Devon Countryside Access Forum (1534) to include a definition of Public Rights of Way in the Glossary.
196.	Glossary	Add additional entry which states: "Recreational Trail: a corridor, route or pathway, generally land or water based, primarily intended for recreational purposes, including walking, hiking, cycling, canoeing and horse-riding."	Suggestion by Devon Countryside Access Forum (1534) to include a definition of recreational trails in the Glossary.
197.	Glossary	Add additional entry which states: "Green Infrastructure: A network of multi-functional green space with recreational, visual and ecological value."	Omitted in error from glossary.
198.	Glossary	Add additional entry which states: "Self-Build and Custom Housebuilding: Homes built by individuals, associations of individuals or developers working with or for those individuals, to be occupied by those individuals. Homes that are built wholly or mainly to plans or specifications decided or offered by a developer/seller are excluded."	To respond to comment by Lightwood Land c/o Pegasus Planning (3678) in which it is suggested that reference to self-build should be amended to self/custom build.
199.	Glossary	Add additional entry which states: "Community Facilities: community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. They include pubs, post offices, shops, village halls, allotments, places of worship and various recreational facilities."	To respond to Devon and Cornwall Police c/o WYG (5762) to include a definition of community facilities in glossary.

200.	Glossary	Define 'main town centre uses' in glossary following the definition in the NPPF.	To provide clarity in interpretation of DM14 and DM15.
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