



Mid Devon Local Plan Review 2013-33

Schedule of Minor Modifications following 2017 modifications consultation

Date: March 2017

No.	Policy/ paragraph	Change	Reason
1.	Development strategy	Table 6: Housing forecast 2013-2033. Total for East Cullompton to be amended from 2100 to 1750.	To reflect the proposed change following the 2015 Proposed Submission consultation which amends the total development figure for East Cullompton to reflect the anticipated later commencement of the site. The total figure had not been amended in error in Table 6.
2.	S1 Sustainable development priorities	Amend criterion i) as follows: “....recreational trails, accessible land, <i>and other green infrastructure</i> , and opportunities....	To reflect representation made by Natural England (6242).
3.	S3 Meeting housing needs	Amend paragraph 2.27 as follows “The SHMA concluded that 124 units of affordable housing are needed per year to meet existing “backlog” need and future needs arising in the district.”	To accurately reflect the findings of the SHMA in following the PAS Technical Advice Note (Objectively Assessed Need and Housing Targets June 2014) in which only newly formed households should be taken into account in the calculation as the backlog and existing households already live in housing units which would be freed up when housed and do

			not create any net need in terms of future total requirements. Reference to backlog in sentence was made in error.
4.	S3 Meeting housing needs	Amend paragraph 2.29 as follows “Policy DM12 (design of housing) require all new housing development to be designed in a way that allows adaptation according to the changing needs of occupiers.”	To accurately reflect an earlier minor modification for the removal of this requirement (criterion d) from policy DM12 in response to Home Builders Federation comment that the policy did not reflect the Ministerial Statement
5.	S7 Town centres	Update to paragraph 2.48 as follows: “A masterplan will sets out the principles to be followed in subsequent planning applications.”	Amendment to remove ‘s’ from ‘sets’ which is due to a typographical error.
6.	S9 Environment	Amend clause e) “The preservation and enhancement of the distinctive qualities of Mid Devon’s natural landscape, supporting opportunities identified within landscape character areas. Within or adjoining the Blackdown Hills Area of Outstanding Natural Beauty, and <i>within the setting of the Blackdown Hills Area of Outstanding Natural Beauty</i> , Exmoor and Dartmoor National Parks, the primary objective will be to protect the special qualities of that landscape and its setting”.	In response to the representation made by Natural England (6242)
7.	S9 Environment	Amend clause f) “The protection and enhancement of designated site of international, national and local biodiversity and geodiversity importance. On both designated and undesignated sites, development will support opportunities for protecting and enhancing species populations and linking habitats. If significant harm resulting from development cannot be avoided providing impacts should be adequately mitigated mitigation and. Compensation measures <i>will only be considered</i>	In response to the representation made by Natural England (6242) and to reflect hierarchy in NPPF para 118.

		where appropriate <i>as a last resort</i> ; and”	
8.	S12 Crediton	Add to the end of clause e) “...including green infrastructure”	In response to the representation made by Natural England (6242).
9.	Tiverton	Amend paragraph 3.4 as follows “ Seven Nine sites are allocated for housing in Tiverton, excluding one contingency sites at Tidcombe Hall and Wynnard’s Mead that will be permitted to come forward”	To accurately reflect the number of allocated housing sites, including those already with planning approval. Also to reflect the proposed modification to delete the Wynnard’s Mead contingency site following the 2015 Proposed Submission consultation.
10.	TIV3 Eastern Urban Extension Environmental Protection and Green Infrastructure	Amend criterion e) as follows: “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.”	To reflect the proposed change following the 2015 Proposed Submission consultation in response to request by Environment Agency. Reference to Sustainable Urban Drainage is now included in criterion f).
11.	TIV16 Blundells School	Include criterion to state the following: “The creation of additional/compensatory floodplain should secure wider environmental and sustainability benefits.”	To reflect the representation made by the Environment Agency (6734) which note that this is a key consideration of the Environment Agency

			when consulted on development within the floodplain.
12.	TIV16 Blundells School	Amend paragraph 3.60c to insert at the end of the sentence “subject to the provision of wider environmental and sustainability benefits”.	To reflect the representation made by the Environment Agency (6734) which note that this is a key consideration of the Environment Agency when consulted on development within the floodplain.
13.	Cullompton	Table 15: Development supply in Cullompton. Uncommitted housing allocation figure to be amended from 3,118 to 3,168 and total housing figure to be amended from 3,819 to 3,864. Table 16: Housing allocations, excluding site/dwellings with planning permission. Total for East Cullompton to be amended from 1,700 to 1,750 and total allocated dwellings figure to be amended from 3,118 to 3,168.	To reflect the proposed change following the 2015 Proposed Submission consultation which amends the total development figure for East Cullompton to reflect the anticipated later commencement of the site. The figures in Table 15 and 16 were cited as 1,700 for East Cullompton in error.
14.	CU3 North West Cullompton Environmental Protection and Green Infrastructure	Paragraph 3.80, amend as follows: “The requirement to extend the town cemetery, which adjoins this site, will need to be <i>has been</i> recognised in the proposals and has been extended.”	To reflect the latest position regarded the already extended town cemetery.

15.	CU3 North West Cullompton Environmental Protection and Green Infrastructure	Paragraph 3.81, amend as follows: “The role of landscaping and tree-planting in flood prevention and carbon reduction should also be recognised in the development.”	In order to provide greater clarity over the extent of carbon reduction that can be delivered through this means.
16.	CU9 East Cullompton Environmental Protection and Green Infrastructure	Paragraph 3.108, amend as follows: “The role of landscaping and tree-planting in flood prevention and carbon reduction should also be recognised in the development.”	In order to provide greater clarity over the extent of carbon reduction that can be delivered through this means.
17.	CU12 East Cullompton Phasing	Paragraph 3.120, amend as follows: “Subject to viability, affordable housing will be provided at a rate of approximately 25% 28%, in step with the market housing”.	To correct typographical error and to ensure supporting text is consistent with policy.
18.	CU19 Town Centre Relief Road	Paragraph 3.143a, amend as follows: “...the final scheme will need to incorporate design solutions which mitigate such impacts. <i>Any loss of floodplain at this location should be mitigated by the creation of additional/compensatory floodplain which should secure wider environmental and sustainability benefits including the provision of appropriate ecological and biodiversity enhancements.</i> ”	In response to the representation made by the Environment Agency.
19.	CU21 Land at Colebrook CONTINGENCY SITE	Amend criterion b) as follows: “The development shall not commence until completion of the North West Cullompton through route linking Tiverton Road to Willand Road, <i>and provision of the first phase of comprehensive M5 access improvements.</i> ”	In response to the representation made by Devon County Council (139) and to reflect the paragraph 3.149 of the supporting text.

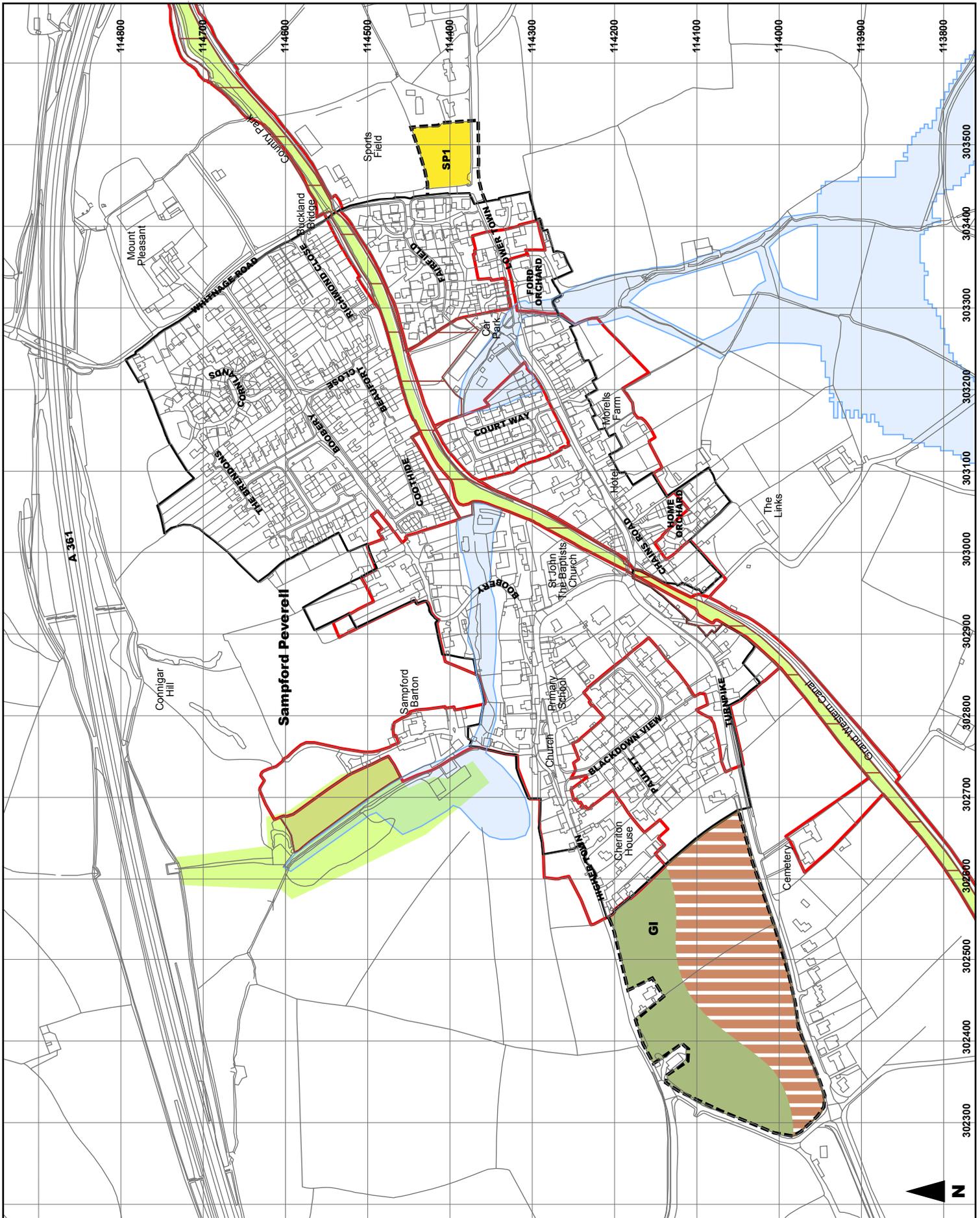
20.	J27 Land at Junction 27 of the M5 Motorway	<p>Delete criterion e) Prior to the approval of any planning permission for the site any required mitigation measures for the Culm Grasslands Special Area of Conservation shall be identified and agreed together with a time scale for their provision and a mechanism for their maintenance.</p> <p>Paragraph 3.184d, amend as follows: “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. <i>Any loss of floodplain at this location should be mitigated by the creation of additional/compensatory floodplain which should secure wider environmental and sustainability benefits including provision of appropriate ecological and biodiversity enhancement.</i> 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 that the integrity of the Culm Grasslands SAC will not be adversely affected.</p>	<p>Deletion of the reference to mitigation measures with regard to the Culm Grasslands Special Area of Conservation to reflect the latest evidence in the J27 Proposals: Habitat Regulations Assessment Appropriate Assessment Report (2016) and representation made by Natural England (6242). Reference to floodplain in response to representation made by the Environment Agency (6734).</p>
21.	J27 Land at Junction 27 of the M5 Motorway	<p>Include additional criterion in policy as follows:</p> <p><i>“The development is subject to the following:</i></p> <p style="padding-left: 40px;"><i>a) Any planning application which includes a ‘designer outlet shopping centre’ should be accompanied by a full Retail and Leisure Impact Assessment”</i></p> <p>All subsequent criterion numbers to be amended accordingly.</p>	<p>To ensure the potential impact is appropriately and adequately assessed at planning application stage. Amendment also reflects comments made by The Crown Estate and TH Real Estate c/o Montagu Evans (6234).</p>

22.	Rural Areas	Paragraph 3.186, amend as follows: " Twenty-one Twenty-six housing sites are allocated in rural areas..."	To accurately reflect the number of allocated housing sites, including those already with planning approval.
23.	SP2, Higher Town, Sampford Peverell	Include new criterion: "Improved access to the village for pedestrians and cyclists".	To provide greater clarity in response to a number of representations from individuals and through agreement of inclusion of criterion by Devon County Council.
24.	SP2, Higher Town, Sampford Peverell	Amend criterion g) as follows: " 2 2.5 hectares of Green Infrastructure laid out and managed with landscaping and open space."	The area of the Green Infrastructure has been extended to further limit the impact on the setting of the listed building (Map appended as Appendix 1).
25.	WI2 Willand Industrial Estate, Willand	Paragraph 3.238, amend as follows 'Access has now been secured to Phase 2 and an application for nearly 13,000 sqm of employment units has been submitted approved.'	To reflect the update in the application.
26.	DM2 Renewable and low carbon energy	Paragraph 4.6, amend as follows: "Any wind turbine proposals will be considered in the context of the 18 June 2015 Written Ministerial Statement which requires planning applications for such development should to only be granted <i>if the development site is in an area identified</i> of suitable for wind energy development are identified in Local or Neighbourhood Plans."	To better reflect the wording of the Written Ministerial Statement and in response to Willand Parish Council (44) representation which identified a typographical

			error with the inclusion of the word 'of' in the sentence.
27.	DM12 Housing Standards	Paragraph 4.41, amend as follows: "Though compliance is delivered through building regulations, criterion-(g) (d) will be implemented..."	To update following a typographical error.
28.	DM26 Green infrastructure in major development	Paragraph 4.88, amend as follows: "Green Infrastructure functions can coexist in one place, so the land coverage does not have to be extensive in every case, <i>although developments should recognise that floodplain cannot necessarily provide year-round amenity access.</i> "	Following representation made by the Environment Agency (6734) which provides greater clarity of the ability of floodplain to be considered as Green Infrastructure but with limitations of year-round amenity access.
29.	DM26 Green infrastructure in major development	At the end of paragraph 4.88 include the following sentence: " <i>Development incorporating green infrastructure will be required to submit management and maintenance details for the proposed green infrastructure.</i> "	Following representation made by the Environment Agency (6734) to ensure green infrastructure is protected and managed beyond the initial construction/development.
30.	DM27 Protected Landscapes	Paragraph 4.94, amend as follows: "Where major developments are proposed within or adjoining protected landscapes <i>or within the setting of or adjoining the protected landscapes or National Parks.</i> "	Following representation made by Natural England (6242) to reflect the fact that the special character of protected landscapes includes the setting rather than only the adjoining

			land and follows National Planning Policy Guidance.
31.	Tiverton Policies Map	To amend policy code AL/TIV/9 with TIV16.	Amendment for greater clarity. AL/TIV/9 instead of TIV16 was added in error.
32.	Bow Policies Map	Settlement limit to be extended to include BO2.	Amendment for greater clarity and consistency between policies.
33.	Uffculme Policies Map	Policy code UF1 to be placed on the map and settlement limit extended to include UF1 proposal.	Amendment for greater clarity and consistency between policies. UF1 policy code was not noted on the policies map in error.
34.	Sampford Peverell Policies Map	Policy code SP2 to be placed on the map and amendment to Green Infrastructure proposed.	SP2 policy code was not noted on the policies map in error. The area of the Green Infrastructure has been extended to further limit the impact on the setting of the listed building (Map appended as Appendix 1).
35.	Policies Map General	Update policies map with new Mineral Consultation Area boundaries.	Amendment following the new Mineral Consultation Area boundaries adopted in in the Devon Minerals Plan February 2017.

Appendix 1: SP2 Higher Town, Sampford Peverell. Proposed amendment to Green Infrastructure area.



Settlement Limit		Local Nature Reserve	
Proposed Settlement Limit Amendment		Priority Habitats	
Proposed Residential and GP Surgery Allocation		Floodplain	
County Wildlife Site (2007 data)		<i>PROPOSED CHANGES</i>	
Conservation Area		<i>Proposed Residential</i>	
		<i>Proposed Green Infrastructure</i>	

Mid Devon Local Plan 2013 - 2033
Publication Stage Policies Map (Proposed Submission)
Sampford Peverell

Scale
1:6000

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 Note: The Ordnance Survey will not have updated the base to show recent changes.
 Consequently, not all development may be shown.

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2017