

Mid Devon Local Plan Review 2013-2033
Proposed Submission (incorporating proposed modifications)
Examination

Inspector: Paul Griffiths BSc(Hons) BArch IHBC

MAIN HEARINGS

MATTERS AND ISSUES

Hearing 1

0930 hours Thursday 14 February 2019

Vision, Spatial and Development Strategy, and Strategic Policies

1. Is the Vision and Spatial Strategy for the area a reasonable one, and does Draft Policy S1 work?
 2. Is the OAN of 7860 (or 393 dwellings pa) (and thereby Draft Policies S2, S3 and S4) correct?
 3. Is the spatial distribution of housing soundly based in the light of possible alternatives?
 4. Will the spatial distribution of housing be effective, given questions about viability?
 5. Will it maintain a 5 year supply of deliverable housing sites initially, and looking forward?
 6. Will Draft Policies S5 and S8 have a tolerable effect on housing delivery?
 7. Why is there no provision for Gypsies and Travellers?
 8. Is the approach to commercial development (and Draft Policies S2 and S6) reasonable?
 9. Do Draft Policies S7 go far enough to protect the town centres identified therein?
 10. Does Draft Policy S9 offer a sensible, general approach to the environment?
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Hearing 2

0930 hours Friday 15 February 2019

Strategy and Site Allocations: Tiverton and Cullompton

1. Is the approach to Tiverton in Draft Policy S10 a reasonable one?
2. Are the allocations and draft policies relating to Tiverton (Draft Policies TIV1 to TIV15) workable?
3. Is the approach to Cullompton in Draft Policy S11 a reasonable one?
4. Are the allocations and draft policies relating to Cullompton (Draft Policies CU1 to CU21) sound?

Hearing 3

Not Before 1400 hours Friday 15 February 2019

Site Allocations: Crediton and Rural Areas

1. Is the approach to Crediton in Draft Policy S12 a reasonable one?
2. Are the allocations and draft policies relating to Crediton (Draft Policies CRE1 to CRE11) workable?
3. Is the approach to rural areas and the countryside in Draft Policies S13 and S14 a reasonable one?
4. Are the various allocations relating to rural areas (save for Draft Policy SP2) sound?

Hearing 4

0930 hours Tuesday 19 February 2019

Development Management Policies

1. Does Draft Policy DM1 (Design) properly reflect the approach of the (previous version of) the Framework?
2. Is Draft Policy DM2 (Renewable Energy) up to date? Is there a need for renewable energy allocations?
3. Do Draft Policies DM3 (Transport and Air Quality) and DM4 (Pollution) comply with the (previous version of) the Framework?
4. Does Draft Policy DM5 (Parking) sit comfortably with the (previous version of) the Framework?
5. Is Draft Policy DM6 (Rural Exception Sites) too restrictive?
6. Is Draft Policy DM7 (Traveller Sites) reasonable and/or workable?
7. Does Draft Policy DM8 (Rural Workers' Dwellings) comply with the (previous version of) the Framework?
8. Is Draft Policy DM9 sufficient in light of advice in the (previous version of) the Framework?
9. Might Draft Policy DM10 (Replacement Dwellings in Rural Areas) be more precise in its wording?
10. Might Draft Policy DM11 (Residential Extensions and Ancillary Development) be better expressed?
11. Is Draft Policy DM12 (Housing Standards) justified?
12. Does Draft Policy DM14 (Town Centre Development) present a reasonable approach?
13. Is Draft Policy DM15 (Development outside Town Centres) sufficient?
14. Is Draft Policy DM16 (Fronts of Shops and Business Premises) too restrictive?
15. Does Draft Policy DM17 (Rural Shopping) accord with the (previous version of) the Framework?
16. Is Draft Policy DM18 (Rural Employment Development) appropriate?
17. Does Draft Policy DM19 (Protection of Employment Land) meet its stated purpose?
18. Is Draft Policy DM20 (Agricultural Development) properly defined and is it necessary?
19. Does Draft Policy DM21 (Equestrian Development) achieve its ends?
20. Is Draft Policy DM22 (Tourism and Leisure Development) accord with the (previous version of) the Framework?
21. Does Draft Policy DM23 (Community Facilities) offer sufficient protection?
22. Does Draft Policy DM24 (Protection of Local Green Space and Recreational Land/Buildings) go too far, particularly in relation to the reference to Green Belts?
23. Is the wording of Draft Policy DM25 (Development affecting Heritage Assets) sufficiently precise?
24. Is Draft Policy DM26 (Green Infrastructure in Major Development) reasonable, especially in its approach to viability impacts?
25. Is Draft Policy DM27 (Protected Landscapes) workable in terms of the (previous version of) the Framework? Is it sufficiently precise?
26. Does Draft Policy DM28 (Other Protected Sites) work in the light of recent development in the Courts?
27. What does Draft Policy DM29 (Planning Enforcement) add?

Hearing 5a

0930 hours Wednesday 20 February 2019

J27 and SP2

1. In the light of conclusions that flowed from the Preliminary Hearings, is the wording of Draft Policy J27 (Land at Junction 27 of the M5 Motorway) too restrictive?
2. Similarly, could the wording of Draft Policy SP2 (Higher Town, Sampford Peverell) be made more clear, and precise?

Hearing 5b

Not Before 1400 hours Wednesday 20 February 2019

Other 2017 Proposed Modifications

3. Are there any matters raised in other representations on the 2017 Proposed Modifications that require further discussion?
4. Any outstanding matters?

Paul Griffiths
INSPECTOR
14/12/18