



MID DEVON LOCAL PLAN REVIEW 2013 – 2033

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

Main Hearings - Hearing 4: Tuesday 19th February 2019

Matters and Issues

Development Management Policies

Statement of Mid Devon District Council

ISSUE 7	Does Draft Policy DM8 (Rural Workers' Dwellings) comply with the (previous version of) the Framework?
----------------	--

7) Does Draft Policy DM8 (Rural Workers' Dwellings) comply with the (previous version of) the Framework?

- 7.1 Yes, Draft Policy DM8 (Rural Workers' Dwellings) complies with the National Planning Policy Framework (2012). There are no strategic alternatives identified within the Sustainability Appraisal **[SD04]** as the Council's development management policies have been developed to reflect the NPPF position locally, or are written to reflect the Local Plan Review's supporting evidence base **[SD04a]**.
- 7.2 The Government guidance on rural workers' dwellings is set out in paragraph 55 of the NPPF which states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. The policy seeks to implement these provisions at the local level. It also includes provision for a temporary mobile home where a rural business is not yet established.
- 7.3 The draft policy recognises the contribution of rural areas to the district's overall economy and the importance of planning policies in supporting rural enterprises. It therefore accords with the broader approach of the NPPF as set out in Chapter 3 'Supporting a prosperous rural economy'.

- 7.4 Furthermore, the policy requires that rural workers' dwellings will be subject to an occupancy condition. This approach is consistent with paragraph 206 of the NPPF which stipulates that conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. To ensure essential housing for rural workers remains available such a condition is necessary. It seeks to implement policy DM8 and the NPPF and therefore it is relevant to planning. Furthermore, as it seeks to resist the loss of a specific dwelling, it is relevant to that dwelling and, as the occupation of an owner or occupier can be easily established, such a condition would be enforceable. Finally, it is reasonable to resist the loss of essential housing permitted as an exception to normal planning policy. On this basis, the policy is justified and consistent with national policy.
- 7.5 The Inspector's attention is also respectfully drawn to the Inspector's Report into the examination of the Mid Devon Local Plan Part 3: Development Management Policies. No changes have been proposed to the policy since this was found sound and adopted in 2013.