



**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 19<sup>th</sup> February 2019**

**Matters and Issues**

**Development Management Policies**

**Statement of Mid Devon District Council**

<b>ISSUE 8</b>	<b>Is Draft Policy DM9 sufficient in light of advice in the (previous version of) the Framework?</b>
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**8) Is Draft Policy DM9 sufficient in light of advice in the (previous version of) the Framework?**

8.1 Policy DM9 is sufficient in light of advice in the 2012 NPPF for the reasons set out below. It contains sensible criteria for the determination of development proposals where criteria for permitted development do not apply and where planning permission is still required. Policy DM9 also needs to read and used alongside other policies of the Local Plan review.

*Residential development*

8.2 Policy DM9 is consistent with the 2012 NPPF paragraph 55, third bullet since the conversion of redundant or disused rural buildings is one of the special circumstances stated in the 2012 NPPF where new isolated homes in the countryside may be permitted.

*Enhancement of setting*

8.3 Additionally, the Policy DM9 refers to buildings which positively contribute to an area's rural character, which is consistent with the 2012 NPPF paragraph 55, third bullet where development would lead to an enhancement to the immediate setting. The requirement in Policy DM9 clause b) that the building can be converted without significant alteration, extension or rebuilding seeks to avoid proposals that would be likely to change the character of the rural building or create intrusive features in the rural landscape.

*Support a prosperous rural economy*

- 8.4 Policy DM9 also supports the conversion of rural buildings for tourism and employment uses and in this regard is consistent with the 2012 NPPF paragraph 28, first bullet, which makes specific reference to the conversion of existing buildings in rural areas to support the sustainable growth and expansion of all types of business and enterprise.

*Biodiversity*

- 8.5 Policy DM9 criterion d) encourages net gains in biodiversity where possible and as such consistent with the 2012 NPPF paragraph 9 second bullet.

*Heritage*

- 8.6 While Policy DM9 does not include specific reference to conserving and enhancing historic assets it needs to be read and used alongside other Local Plan Review policies relevant to heritage matters such as S9 (clause g), and DM25 development affecting heritage assets.

*Policy DM9 and 'sound' Local Plan Part 3 Policy DM11*

- 8.7 Policy DM9 has been carried forward in almost identical form from Policy DM11 in the adopted Local Plan Part 3 Development management policies DPD (**LDO03**). This DPD was subject to an examination in public in March 2013 and has been found sound by a Planning Inspector for the Secretary of State. Local Plan Part 3 Policy DM11 has therefore been examined in the context of the 2012 NPPF and an almost identical version is now included in the Local Plan Review.
- 8.8 The only difference between Policy DM9 and Local Plan Part 3 Policy DM11 is the inclusion of the word 'and' at the end of clause c).