



**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 9</b>	<b>Might Draft Policy DM10 (Replacement Dwellings in Rural Areas) be more precise in its wording?</b>
----------------	---

- 9.1 Policy DM10 is sufficiently precise. In restricting the size of the replacement dwelling (except where there are unspent permitted development rights), the policy ensures that the character and amenity of the area is not harmed and the rural dwelling stock remains affordable for local residents. Permitted development rights will be removed for the replacement dwelling, although this would not prohibit extensions to the property under Policy DM11.
- 9.2 The NPPF (2012) states that policies relating to design should not be overly prescriptive. Flexibility within the policy, such as allowing repositioning within the plot footprint, allows for improved design outcomes.
- 9.3 Policy DM10 has been carried forward unaltered, from Policy DM12 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 DM12 has therefore been examined in the context of the 2012 NPPF and an unaltered version is now included in the Local Plan Review.