



Gladman Developments Limited

Mid Devon Local Plan Review 2013-2033 Examination

Hearing Statement in Respect of Site Allocations: Crediton and Rural Areas

This Hearing Statement should be read in combination with Gladman Development Limited's representations to the Mid Devon Local Plan Review Publication Draft. The previously submitted representations address several of the issues highlighted within the Site Allocations: Crediton and Rural Areas Hearing 3 and associated questions. The following provides additional text from Gladman in relation the questions raised under this Matter.

Questions

2) Is the approach to rural areas and the countryside in Draft Policies S13 and S14 a reasonable one?

- 1.1.1 Gladman consider that Policies S13 and S14 are unsound. The Local Plan Review unreasonably restricts new development in rural areas and is considered to unnecessarily stifle sustainable growth opportunities on the edge of settlements. This is at odds with national policy, seeking to boost significantly the supply of housing and applying a presumption in favour of sustainable development.
- 1.1.2 Taken both individually and together, these policies in effect create a 'presumption against development' in the countryside which severely restricts development outside settlement boundaries. Gladman object to the use of the chosen approach to draw tight development limits around sustainable settlements where this provides no flexibility in line with the presumption in

favour of sustainable development. It leads to an approach whereby countryside policies are brought forward that are more akin to the outdated national policy approach to protect the countryside for its own sake. Local policies should recognise that sustainable development opportunities exist beyond the built limits of sustainable settlements and that such proposals have the ability to be brought forward for development when the need arises in a manner that respects the intrinsic character and beauty of the countryside that is advocated by the NPPF 2012.

- 1.1.3 The Local Plan should be amended to be flexible enough to be able to accommodate new development outside of existing development boundaries, to allow the Council to quickly address any issues in shortfall in housing supply against the plan requirement. Gladman recommend that the Council should incorporate a criteria-based policy to achieve this as such an approach would allow the plan to protect itself against unsustainable development at the same time being open and flexible to additional development opportunities to come forward to meet identified needs.