

MID DEVON DISTRICT COUNCIL LOCAL PLAN REVIEW 2013-2033

HEARING STATEMENT

HEARING 5B: OTHER 2017 PROPOSED MODIFICATIONS

ON BEHALF OF LIGHTWOOD LAND

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. INTRODUCTION

- 1.1 This Hearing Statement has been prepared by Pegasus Group on behalf of Lightwood Land in respect of the Mid Devon District Council Local Plan Review (2013-2033). This Statement seeks to respond to the questions raised by Mr Paul Griffiths (Inspector) in relation to Hearing 5B: Other 2017 Proposed Modifications.
- 1.2 Lightwood has a major contractual interest in the identified East Cullompton urban extension which is the largest allocation proposed within the Local Plan Review and as a result is a key component of Mid Devon District Council's (the Council's) Vision and Objectives and under Policies S1, S2 and S11.
- 1.3 Pegasus Group, acting on behalf of their client, have made representations on the emerging Local Plan at the Regulation 18 and 19 stages. Our responses to the questions and issues raised should be read in conjunction with these representations and the associated evidence base for the East Cullompton Urban Extension (Policy CU7).
- 1.4 Pegasus, on behalf of Lightwood, wish to take a full and active part in the hearing session on **Wednesday 20th February 2019** in relation to all parts of Hearing 5b. Our responses to the questions and issues raised are set out within the remainder of this Statement.
- 1.5 This hearing statement has considered the questions and the Local Plan against the requirements of Paragraph 182 of the National Planning Policy Framework (2012) which considers a plan to be "*sound*" if it is:
- **Positively prepared;**
 - **Justified;**
 - **Effective; and**
 - **Consistent with national policy.**

2. HEARING STATEMENT

2.1 Within this section of the Statement we identify the relevant question/matter (in *italics*) and provide our response within the subsequent paragraphs. All references are consistent with those set out in Matters and Issues document (ID10) issued on the 14th December 2018.

Are there any matters raised in other representations on the 2017 Proposed Modifications that require further discussion?

2.2 Lightwood consider there are a small number of other matters which require further discussion. These matters are issues we raised within our 2017 representations on the Proposed Main Modifications and which have not been covered by our respective Hearing Statements 1, 2 and 4.

Policy DM13: Dwelling Sizes

2.3 As noted within our previous representations DM13 has been deleted and its provisions incorporated within Draft Policy DM12. Accordingly we are supportive of this position.

Site Allocations Cullompton Section

2.4 Although we have highlighted this within the Hearing 2 Statement, the East of Cullompton allocation is presented within the Plan as an urban extension to the existing Market Town and this is consistent with the scale of the allocation.

2.5 However, since the Main Modifications consultation the Garden Village status has been confirmed and there is a need for the Plan to be amended consistently throughout to be based on the latest information.

2.6 This is important in part because Garden Village status and initial plan-making funding is predicated on development comprising a new settlement and as such recognition on this basis.

Key Diagram

2.7 As noted within our 2017 Representations the Key Diagram should be updated to identify the location of Culm Garden Village to the east of the M5 consistent with the Governments 2017 decision.