

Cullompton Neighbourhood Plan Steering Group
Cullompton Town Council
The Town Hall
1 High Street
Cullompton
EX15 1AB

Planning Services

Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Tel: 01884 255255
Fax: 01884 234235
e-mail: dpd@middevon.gov.uk

Your Ref:

Date: 15 November 2019

My Ref:

Contact: Tristan Peat
Forward Planning Team Leader

Dear Sir/Madam,

Response to the Submission consultation on the Cullompton Neighbourhood Plan

Mid Devon District Council fully supports Cullompton Neighbourhood Plan Steering Group with its preparation of a Neighbourhood Plan.

The following comments are made within the bounds of this formal stage in the plan making process and seek to achieve general conformity with the strategic policies of the Mid Devon Local Plan Review (that is currently subject to its Examination).

In several instances we have identified areas where we advise modification / clarification is required. We do so in order to assist the Steering Group to deliver a plan that meets the legal requirements placed upon it and to ensure that policies do not conflict with other plans, respond to the community aspiration behind them and are able to be used as a basis for subsequent development management decisions as part of the development plan once adopted.

At examination, a neighbourhood plan will be judged on whether it complies with the Basic Conditions set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These are:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State
- b) The making of the neighbourhood plan contributes to the achievement of sustainable development
- c) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
- d) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- e) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

have been complied with in connection with the proposal for the neighbourhood plan.

Having regard to the Basic Conditions set out above, this document sets out Mid Devon District Council's formal response to this consultation. This response reiterates many of the comments made previously at Regulation 14 stage in relation to conformity issues between the Cullompton Neighbourhood Plan and the Local Plan Review (and which are included within the Neighbourhood Plan's Consultation Statement). They are provided in order to enable a robust neighbourhood plan that meets the basic conditions and can be utilised effectively in the determination of planning applications. Accordingly, this consultation response should be read in conjunction with the Council's Pre-Submission (Regulation 14) consultation submission dated 21 November 2017 (attached as Appendix 1).

Policy SD06

Mid Devon District Council welcomes the supportive tone of this policy and acknowledges Cullompton Neighbourhood Plan's aspirations to facilitate the delivery of a high quality, locally-led garden village. In recognition of this, it is suggested that the following amendments are made to the policy:

- Amendment to policy to reflect the Garden Village Expression of Interest. Amend first sentence to 'Proposals to develop a locally led garden village towards the east of Cullompton are supported'.
- Amendment to criterion (ii) to state 'complement and foster integration between the existing and new settlement areas.'
- Amendment to criterion (iii) to state 'secure sufficient physical connection between the proposed garden village and the existing town of Cullompton.'

Policy HT01 (Motorway Connection)

Mid Devon District Council welcomes the supportive tone of Policy HT01. However, the policy doesn't necessarily add value to the Council's approach given the overall objective of the policy is fulfilled under the Local plan Review Policy CU19 which is evidenced.

Policy HT03 (Improving our Cycle Network)

We note that this policy has been reworded since the pre-submission version of the plan and we note there is now no policy provision for bridleways. It is not clear why this is.

Policy HS03 (Creating Smaller Housing Units)

Policy not in conformity with the Local Plan Review. It is considered that criterion (i) is an unreasonable requirement to be placed on all conversions/modifications to existing larger dwellings or other redundant buildings and does not conform to the National Planning Policy Framework and the Local Plan Review.

Policy HS04

Policy not in conformity with the Local Plan Review. Policy weaker than the standards required by Policy DM5 of the Local plan Review and does not incorporate sufficient flexibility to take into account accessibility of the site, availability of public transport and the type, mix and use of the development.

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

Policy EN03 (Local Green Space)

Policy is not in conformity with the National Planning Policy Framework or the Local Plan Review. The NPPF states that 'The Local Green Space designation will not be appropriate for most green areas or open space'. A significant number of proposed Local Green Space designations have been identified within the plan. It is acknowledged there are a number of additional Local Green Space designations proposed and a 'Local Green Space Assessment' has been submitted alongside the plan although it is still considered that that additional evidence is required to ensure each proposed designation meets the criteria set out in Paragraph 100 of the NPPF. Of the sites listed, a clearer explanation of why they are demonstrably special to the local community is needed. In accordance with Paragraph 100 of the NPPF, it is unlikely that the Local Green Space designation will be appropriate for a number of the areas identified.

Policy TC02 (Character of the Built Environment)

We note the policy now includes reference to 'development proposals in or within the setting of the Conservation Area should demonstrate how they have taken the Cullompton Conservation Area Appraisal and Management Plan into account'. We recommend that this section of the policy is carefully worded to ensure conformity with the NPPF and relevant statute.

Policy WL02 – CCA Fields

It is acknowledged that a number of the amendments have been made to the policy to reflect Mid Devon District Council's Pre-Submission consultation response. However, the Council maintains that the policy does not conform to the strategic policies in the Local Plan Review and therefore does not meet the basic conditions that the independent examiner is required to consider under paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended). It is considered that Policy WL02 in the Cullompton Neighbourhood Plan may inhibit the preferred highway improvement scheme.

As currently worded the following criteria are considered to inhibit the delivery the Town Centre Relief Road. The following amendments are therefore suggested:

- Criterion (i) – it is unclear that is meant by 'current location'. There is a need to provide clarification in terms of whether the policy intent relates to the CCA fields as a whole or its broad location within the town.
- Criterion (ii) – Delete policy criterion as not in conformity with the Local Plan Review. This may have a negative impact on addressing flood risk issues by restricting flood flows.
- Criterion (v) – Amend policy criterion to state 'maintain as far as possible all current access routes to the fields to facilitate pedestrian access to the CCA fields and minimise the need to traverse any significant traffic routes'. Delete bullet point requiring continued use of the car park as this is not in conformity with the Local Plan Review. It is recommended that this is amended to require 'replacement car parking provision'.
- Criterion (vi) – This may have a negative impact on addressing flood risk issues by restricting flood flows as a result of boundary treatment such as fencing.
- Criterion (vii) and (viii) – There is a contradiction between these two criteria insofar as one requires the Relief Road development to include management plan in relation to arrangements

**Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk**

for the continued use of sports facilities and recreation during construction and the other requires the replacement of any recreation space lost with equivalent or better elsewhere, to be vested in the community.

- Criterion (ix) – Further clarification to policy criterion is required. It is unclear whether this relates to CCA fields as it currently exists or post construction of the Relief Road.
- Criterion (x) Delete policy criterion. Such a contribution could not be justified in connection with a relief road scheme. It would be contrary to the S122 of the CIL Regulations.
- Criterion (xi) – Delete criterion as it gives rise to concerns over whether a betterment can be justified as a policy requirement. The CCA fields is already within the floodplain. The Relief Road will provide wider sustainability benefits to the community that outweigh the flood risk and will need to ensure that the development will be safe for its lifetime taking into account the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, reduce flood risk overall.

Policy WL06 (Cullompton Swimming Pool Complex)

We support the revised wording of the policy.

The supporting text at paragraph 12.33 refers to a feasibility study by Mid Devon District Council dated from 2005. This document is likely to be out of date.

I hope these comments are useful in progressing the plan through the Independent Examination.

Yours sincerely,

Tristan Peat

Tristan Peat
Forward Planning Team Leader

**Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk**

To contact your local Councillor, his/her name and address can be obtained by visiting our website or telephoning Customer First on 01884 255255

Appendix 1: Mid Devon District Council Regulation 14 Pre-Submission Consultation Response

**Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk**

To contact your local Councillor, his/her name and address can be obtained by visiting our website or telephoning Customer First on 01884 255255

Cullompton Neighbourhood Plan Steering Group
Cullompton Town Council
The Town Hall
1 High Street
Cullompton
EX15 1AB

Planning Services

Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Tel: 01884 255255
Fax: 01884 234235
e-mail: dpd@middevon.gov.uk

Your Ref:

Date: 21 November 2017

My Ref:

Contact: Mr Tristan Peat
Forward Planning Team
Leader

Dear Lou Maddocks,

Response to the pre-submission consultation on the Cullompton Neighbourhood Plan

Mid Devon District Council fully supports Cullompton Neighbourhood Plan Steering Group with its preparation of a Neighbourhood Plan.

We wish to thank Cullompton Neighbourhood Plan Steering Group for consulting the authority on the Pre-Submission (Regulation 14) Neighbourhood Plan dated October 2017. The following comments are made within the bounds of this formal stage in the plan making process with the intention of assisting the Neighbourhood Plan Steering Group further with the preparation of the plan. Our comments seek to achieve general conformity with the strategic policies of the Mid Devon Local Plan Review (that is currently subject to its examination).

Within this response we are assuming that submission of the neighbourhood plan will follow the examination / adoption of the Mid Devon Local Plan Review as the plan in its current form has been written to cross refer to it. Comments therefore address conformity with the Local Plan Review. Should the Neighbourhood Plan instead seek to link with policies within the adopted Local Plan it will need adapting to do so and its conformity with it assessed. Should the decision be taken to continue to align with the Local Plan Review timescale, time between now and the Local Plan Review examination could be used to work collectively to address some of the matters set out in the following comments.

In several instances we have identified areas where we advise modification /clarification is required. We do so in order to assist the Steering Group deliver a plan that meets the legal requirements placed upon it and to ensure that policies do not conflict with other plans, respond to the community aspiration behind them and are able to be used as a basis for subsequent development management decisions as part of the development plan once adopted. Where our comments may require that the Cullompton Neighbourhood Plan Steering Group undertakes further work, we are willing to advise further on this should it be requested and consider what further support we might be able to provide.

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

At examination, a neighbourhood plan will be judged on whether it complies with the Basic Conditions set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. These are:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State
- b) The making of the neighbourhood plan contributes to the achievement of sustainable development
- c) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
- d) The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- e) Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Having regard to the Basic Conditions set out above, this document sets out Mid Devon District Council's formal response to this Pre-Submission consultation. This response reiterates many of the comments made previously in relation to conformity issues between the Cullompton Neighbourhood Plan and the Local Plan Review. They are provided in order to enable a robust neighbourhood plan that meets the basic conditions and can be utilised effectively in the determination of applications by officers at Mid Devon District Council.

Please note that the responses relate only to the content published in the Pre-Submission version of the Neighbourhood Plan. Specifically, comments made in relation to the swimming pool complex do not take into account any information on a potential land allocation for housing as this does not currently form part of the plan itself. We are aware that Hyas will provide independent advice to you shortly about this matter and set out options for your consideration. We understand that this is currently being prepared and will be issued by them shortly.

MDDC Comment No.	Issue/Policy in Plan	Comment
1.	Environmental Impact	The Draft Cullompton Neighbourhood Plan was subject to A Strategic Environmental Assessment and Habitats Regulation Assessment 'Screening' exercise in December 2015. The report concluded that based on the policies in the plan at the time, it is unlikely that there would be significant effects in relation to the SEA criteria or European sites identified. However, the plan has changed significantly since MDDC provided an initial screening opinion. I note that an SEA has now been prepared, however the screening report needs to be reassessed to reflect the changes made, particularly in relation to any likely impact on the integrity of European sites. This will include a period of consultation with the Environment Agency, Historic England and Natural England allowing sufficient time for them to provide a formal screening

**Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk**

		opinion.
2.	Paragraph 3.1 and 3.12	The Council notes the qualified support expressed in paragraph 3.12. However, the Neighbourhood Plan Steering Group may wish to reflect on the more explicit support expressed within the letter of 23 rd July 2016 submitted as part of the Garden Village Expression of Interest (Appendix B) which was submitted to the Government.
3.	SD04 (Solar Design in Housing Design)	Does not conform to Local Plan Review strategic policies. The proposed NP Policy requires this to apply to all new development, whereas Policy S9 of the Local Plan Review encourages renewable energy development where there is an acceptable local visual impact. It is recommended that the policy is amended to 'The principles of passive solar design and the use of renewable energy technologies and low energy systems should be <i>considered</i> for all new housing developments'.
4.	Page 23 (Garden Village)	Suggest amendment of the title to ' <i>Garden Village to the east of Cullompton</i> ' to reflect the Expression of Interest submitted to the Government.
5.	Policy SD06 (Garden Village Initiative)	Suggest amendment to policy to reflect the Garden Village Expression of Interest. Amend first sentence to ' <i>Proposals to develop a locally led garden village towards the east of Cullompton are supported</i> '. Suggest amendment to criterion (ii) to state ' <i>complement and foster integration between the existing and new settlement areas</i> '. Suggest amendment of criterion (iii) to state ' <i>secure sufficient physical connection between the proposed garden village and the existing town of Cullompton....</i> ' Suggest amendment to criterion (vi) to state ' <i>provide an appropriate range and scale of spaces for businesses to function effectively</i> .' The policy criterion as drafted is currently unclear.
6.	Paragraph 7.4 (Motorway Connections)	Suggest adding the following amendment to ensure the Cullompton NP reflects the latest information. ' <i>Mid Devon District Council has been working closely with statutory consultees to ensure emerging proposals for J28 M5 improvements are appropriately designed</i> .'
7.	Policy HT01 (Motorway Connection)	Mid Devon District Council welcomes the supportive tone of Policy HT01. However, the policy doesn't necessarily add value to the Council's approach given that the overall objective of the policy is fulfilled under the Local Plan Review policy CU19 which is evidenced.
8.	Policy HT02 (Improving our Public	Policy is in conformity with Local Plan strategic policies however the policy is generic and without detail. Consider the added value of the policy option. An alternative option to improve clarity could

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

	Transport Network)	be allocating the land specifically for a bus station; however this should be appropriately evidenced.
9.	Policy HT03 (Non-Car Travel)	Last sentence of the policy appears to be incomplete.
10.	Policy HT04 (Improving our Footpaths)	Further evidence is required to justify the 2000mm standard. It is recommended that this is discussed with Devon County Council to establish the appropriateness of the 2000mm width. Additional clarity is needed to define 'in association' with new development.
11.	Paragraph 8.6 (Housing)	Suggest deletion of '...both at the time of development and well into the future' from paragraph 8.6 given that this is unlikely to be possible.
12.	Policy HS01 (Housing Mix)	<p>The policy is lacking evidence to justify the figure of 10 or more dwellings. The Council also questions the need for development proposals to include a proposed housing mix that is based on an up-to-date local housing needs assessment, which will be maintained by Cullompton Town Council. It is not clear who will undertake this needs assessment and how this will be kept up to date. We suggest that the policy makes clear that this relates specifically to affordable housing needs.</p> <p>The policy also refers to the requirement for sites of 25 dwellings or more to provide at least 10% of all dwellings meeting the requirements of M4 (2) of the Building Regulations Category 2. This is weaker than current Local Plan Review Policy DM12 which requires sites of 10 houses of more providing 30% of the dwellings built to the Part M4 (2).</p>
13.	Policy HS02 (Social and Affordable Housing)	Conforms to Local Plan Review policies. Additional clarity is needed on what is meant by 'indistinguishable' given that this is broader than the Meeting Housing Needs Supplementary Planning Document which states 'visually indistinguishable'. If this is the policy intention, consider the added value of the policy as it is identical to the policies outline in the Meeting Housing Needs SPD.
14.	Policy HS03 (Creating Smaller Housing Units)	Additional clarity is needed in relation to Policy HS03 criterion (i), the policy doesn't currently make clear that this is specific to affordable housing need.
15.	Policy HS04 (Parking on Housing Schemes)	Policy not in conformity with the Local Plan Review. Policy weaker than the standards required by Policy DM5 of the Local Plan Review and does not incorporate sufficient flexibility to take into account accessibility of the site, availability of public transport and the type, mix and use of the development.
16.	Policy HS05 (Open Space on Housing)	Consider added value of the policy option given that the overall aims of the policy are met by Local Plan Review policies.

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

	Schemes)	
17.	Paragraph 8.28 (Gypsy and Traveller Sites)	In addition to the requirement for at least five pitches at North West Cullompton (CU1-CU6), at least 10 additional pitches are required as part of East Cullompton (CU7-CU12). Suggest amendment to the supporting text to reflect this.
18.	Policy EN02 (Improving the Public Rights of Way Network)	Consider the added value of policy option. Policy does not take into account the fact that some rights of way may be unsuitable for biodiversity enhancements. In any case, a number of policies including S1, S9 and DM26 encourage the improvement and extension of public rights of way whilst ensuring that biodiversity is protected and where possible, enhanced.
19.	Policy EN03 (Local Green Space)	Policy is not in conformity with the National Planning Policy Framework or the Local Plan Review. The NPPF states that 'The Local Green Space designation will not be appropriate for most green areas or open space'. A significant number of proposed Local Green Space designations have been identified within the plan. Additional evidence is therefore required to ensure each proposed designation meets the criteria set out in Paragraph 77 of the NPPF. Of the sites listed, a clearer explanation of why they are demonstrably special to the local community is needed. Clearly, much of the evidence/supporting text currently relates to play areas and not specifically to Local Green Space designations. Consequently, an amendment is suggested to relate the list of areas identified for consideration under Policy DM24 as opposed to Local Green Space policy. In accordance with Paragraph 77 of the NPPF, it is unlikely that the Local Green Space designation will be appropriate for a number of the areas identified.
20.	Policy TC02 (Character of the Built Environment)	Conforms to the Local Plan Review policies. However, policy not distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared. Objectives are covered by strategic and development management policies in the Local Plan Review.
21.	Policy TC04 (Service Arrangements in the Town Centre)	Suggest amendment to the policy to state 'Their use for car parking will be safeguarded and their capacity maintained unless it can be <i>demonstrated that that they are no longer needed or suitable alternative provision is made.</i> '
22.	Policy TC07 (Former Cullompton Cinema)	Consider amending the policy to allocate the land for community uses. This should be appropriately evidenced including the availability and deliverability of the site.
23.	Policy TC09 (Improving the Offer)	Suggested amendment to state 'visitor attraction <i>in</i> the side courts...' to aid clarity.
24.	Policy EJ01	Suggest amendment to 'Measures that improve access to and from

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

	(Improving Access to Commercial Areas)	the commercial areas (as identified on map 7) <i>to</i> increase safety of pedestrians'. However, greater clarity on the purpose of the policy is needed.
25.	Policy WL02 (CCA Fields)	<p>Policy does not conform to the strategic policies in the Local Plan Review. The Council recognises that careful consideration will need to be taken in finalising the route for the town centre relief road. Indeed, a public consultation exercise will need to take place before the final route of the road is determined. However, should the relief road be located through the CCA fields, the measures identified in Local Plan Policy CU19 will provide appropriate mitigation. It is considered that Policy WL02 in the Cullompton Neighbourhood Plan may inhibit highways improvement schemes in the event that the relief road needs to be located through the CCA fields.</p> <p>As currently worded several criterion are considered to inhibit the delivery of highway improvements in the event that the final relief road route needs to be located through the CCA fields. The following amendments are therefore suggested:</p> <ul style="list-style-type: none"> • Criterion (ii) – This may have a negative impact on addressing flood risk issues by restricting flood flows. • Criterion (iii) – Amendment to state '<i>have regard to the most sensitive ecological areas and habitats</i>'. • Criterion (v) – Amendment to state '<i>maintain as far as possible all current access routes to the fields to facilitate pedestrian access to the CCA fields and minimise the need to traverse any significant traffic routes</i>' • <i>Criterion vi</i>) - This may have a negative impact on addressing flood risk issues by restricting flood flows as a result of boundary treatment such as fencing. • Criterion (viii) – Delete criterion and replace with '<i>Prepare a management plan in relation to arrangements for the continued provision of sports facilities during construction.</i> • Criterion (ix) – Delete criterion. Betterment / improvements cannot be justified in connection with a relief road scheme and would be contrary to S122 of the CIL Regulations. Agreement with the CCA as worded is inappropriate as the Association is not the Local Planning Authority and as worded has the potential to ransom the highway scheme. Supporting text could refer to an expectation of consultation with the CCA. • Criterion (x) -.Delete criterion. Such a commuted sum could not be justified in connection with a relief road

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

		<p>scheme. It would be contrary to the S122 of the CIL Regulations.</p> <ul style="list-style-type: none"> • Criterion (xi) – The Mid Devon Local Plan Review refers to acceptability in terms of flood-risk, not flood risk reduction. (The latter being a more precise and greater level of requirement. There is concern whether a betterment can be justified as a policy requirement.
	Policy WL03 (Cullompton Rugby Club)	Insufficient evidence to justify inclusion of the policy. Additional clarity is needed on whether it is possible for the rugby club to relocate. Furthermore, it is currently unclear whether the policy is intended as a site allocation. Indeed, if this is the case there are no policy criteria that can be used to assess a development proposal against. In contrast, if the policy is not intended to be a site allocation, it is unclear how the steering group envisage the site coming forward.
	Policy WL04 (Usable Public Open Space)	Policy requires that public open space on new developments should be based on an up-to-date assessment of the needs of the area but provides no clarity on who is going to undertake and maintain this assessment. Furthermore, the policy requires that public open space should be provided in perpetuity along with an appropriate commuted sum for its long term maintenance (30 years). Whilst CIL will provide some funding for maintenance, it is unclear what mechanism will be used to secure any outstanding funding for maintenance. Most new areas of public open space are maintained by a management company and not Mid Devon District Council via a commuted sum.
	Paragraph 12.32 (Cullompton Swimming Pool Complex)	Supporting text refers to a feasibility study by Mid Devon District Council dated from 2005. This document is likely to be out of date.
	Policy WL07 (Cullompton Swimming Pool Complex)	<p>In principle, the community aspiration to provide a swimming pool in accordance with Local Plan Policy DM23 is supported. However, the policy as drafted is not in conformity with the Local Plan Review and lacks sufficient evidence.</p> <p>The policy, as currently worded does not allocate the dwellings. Robust and proportionate evidence is needed to justify the minimum number of dwellings needed, the location of any additional housing development and the feasibility of the swimming pool proposal, including any long term arrangements for maintenance.</p> <p>It is expected that the forthcoming report from Hyas will include</p>

Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk

		some guidance about how the future delivery of a swimming pool could be enabled through the preparation of the Cullompton Neighbourhood Plan.
	Policy WL09 (Dementia Friendly)	Conforms to Local Plan Review strategic policies. However, further clarity is needed of what is required by the policy.

Yours sincerely,



Mrs Jenny Clifford, Head of Planning, Economy and Regeneration

**Requests for alternative formats will be considered on an individual basis.
Please telephone 01884 255255 or email customerfirst@middevon.gov.uk**

To contact your local Councillor, his/her name and address can be obtained by visiting our website or telephoning Customer First on 01884 255255