

APPENDIX A

CREDITON HOUSING ALLOCATIONS: Site summaries & current status

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
CRE1 Wellparks (AIDPD allocation AL/CRE/1)	Suitable, Available, Achievable	Northerly part of site most elevated and therefore sensitive to development. Some mitigation from adjacent developments to south, site to include 15 ha of Gl. Conservation area to west and local historic park and garden to east. Large part of site formed by grade 2 listed Wellparks farm complex. Design, layout and landscaping will mitigate impacts. Existing topography provides degree of screening. Contribution to Crediton's housing and employment need is significant given constraints elsewhere in town.	DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency HE raised concerns regarding impact on setting of listed farm buildings. Concerns raised regarding pedestrian access to town centre facilities.	Historic Environment Appraisal notes scope for harm, but mitigation was proposed as part of planning permission. Policy amended to include reference to enhanced pedestrian infrastructure (reflects provision agreed as part of planning permission). Site previously accepted as suitable for development by inspector.	185	Reserved matters approval April 2017, 185 dwellings and 1935 m ² B1/B8 employment uses. Commencement on site July 2017; 37 dwellings under construction as of March 2018.

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
CRE2 Red Hill Cross (AIDPD Allocation AL/CRE/2)	n/a – Existing Planning Permission at time of SHLAA. AIDPD Allocation.	Loss of agricultural land. Contribution to local housing need.	DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency HE raised concerns relating to impact on Shobrooke Park – need for Historic Impact Assessment. Need for enhanced pedestrian and cycle facilities.	Historic Environment Appraisal has now been prepared. Landscaping buffer required to reduce visual/landscape impacts. DCC in discussion with developers regarding pedestrian and cycle network improvements; policy updated to reflect this. Previous site allocation; AIDPD inspector concluded that there was no evident reason why an acceptable scheme could not be achieved. Same criteria from this policy will be used.	135	Previous outline permission lapsed in 2015. Expectation of site coming forward following approval at Pedlerspool (CRE5) – see below.
CRE3 Cromwells Meadow (AIDPD Allocation AL/CRE/3)	Suitable, Available, Achievable	Development may increase surface water run off – river Creedy nearby. SUDS expected to mitigate any negative flood risk impacts.	HE comments on potential impact on Shobrooke Park. Flood risk concerns. Issues raised regarding access.	Historic Environment Appraisal states less scope for harm due to existing development; landscaping proposed along eastern boundary. Flood risk assessment and Transport assessment for site will address relevant concerns at Planning application stage.	35	Approved (Full) March 2018, 49 dwellings. 14 units above proposed allocation.

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CRE4 The Woods Group (AIDPD Allocation AL/CRE/6)	Suitable, Available, Achievable	Previously developed site. No major –ve impacts	Supports brownfield site development		8	No application.

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CRE5 Pedlerspool (AIDPD Allocation AL/CRE/12)	Suitable, Available, Achievable	Far reaching views north and east. Significant landscaping and GI proposed. Potential impact on Creedy Country Park. Surface run off – SUDS to retain all from site. Significant contribution to housing needs.	DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency DCC suggest policy amendment to include provision of new primary school. Historic England highlight need to fully assess impact on nearby parks and gardens. Concerns over pedestrian/cycle access to town centre. Objections regarding landscape/visual impact. Flood risk concerns. Developer objections to housing numbers and other policy requirements, including G&T provision.	Policy amendment agreed regarding education provision. Historic Environment Appraisal undertaken with mitigation measures recommended. Policy updated to address pedestrian/cycle access concerns. Regarding landscape/visual impact, previous policy measures/standards agreed by inspector are carried forward. Site-specific Flood Risk assessment and drainage strategy required. G&T provision will help meet identified need in location accessible for health, education and employment opportunities. MDDC views approach to G&T provision as part of overall aim to develop sustainable integrated communities; approach is reflected in policy provisions for other larger and strategic sites in the district. If site acceptable for housing then it is also considered suitable for some traveller pitches.	200	17/00348/MOUT: outline application approved by committee September 2018 (subject to S106 agreement); 257 dwellings + up to 5 G&T pitches. S106 would secure land for relocation of Crediton Rugby Club and provision of site for new primary school. Outline approval would be 57 units over proposed allocation. <i>NB committee decision outside most recent complete monitoring year; expected inclusion in 18/19 monitoring figures subject to Section 106 agreement.</i>

LPR 2017 Site Ref/name	Strategic Housing Land Availability Assessment (SHLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
CRE6 Sports Fields	Suitable, Available, Achievable	Loss of recreational open space; development would only take place once rugby club relocated.	DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency Support from Rugby Club for relocation to pitch at Pedlerspool. Opportunities to enhance pedestrian/cycle infrastructure.	Policy states requirement for rugby club relocation prior to development of site. Policy amendment makes provision for developer contribution to pedestrian and cycle infrastructure.	120	Sports pitch provided as part of Pedlerspool approval (see CRE5 above). No application yet.
CRE7 Stonewall Lane	Suitable, Available, Achievable	Adjacent to Creedy Park – on local register of historic park and gardens.	Support from QE school. Upgrades to local highway and pedestrian infrastructure required.	Needs of pedestrians and cyclists to be addressed at planning application/design stage.	50	No application
CRE8 Land at Barn Park	Suitable, Available, Achievable ('Land at Hunniver's Lane')	No large –ve scores on any criteria	Footpath improvements required.	Pedestrian access to be addressed at planning application/design stage.	20	DCC owned site; sale agreed with Devon & Cornwall housing subject to granting of planning permission. Understand that developer has intention to submit application in near future (2019).

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CRE9 Land off Alexandra Close	Suitable and Achievable; Availability uncertain at time of SHLAA- subsequently confirmed	Some loss of farmland/grazing land, no other significant –ve impacts.	Issues raised relating to site access and design of dwellings.	Access and design concerns to be addressed at application stage.	15	No application.

APPENDIX B

CREDITON EMPLOYMENT ALLOCATIONS: Site summaries & current status

LPR 2017 Site Ref/name	Strategic Commercial Land Availability Assessment (SCLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (sqm. = square metres) (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
CRE1 Wellparks (AIDPD allocation AL/CRE/1)	Suitable, Available, Achievable (B1-B8 uses)	Northerly part of site most elevated and therefore sensitive to development. Some mitigation from adjacent developments to south, site to include 15 ha of GI. Conservation area to west and local historic park and garden to east. Large part of site formed by grade 2 listed Wellparks farm complex. Design, layout and landscaping will mitigate impacts. Existing topography provides degree of screening. Contribution to Crediton's housing and employment need is significant given constraints elsewhere in town.	HE raised concerns regarding impact on setting of listed farm buildings. Concerns raised regarding pedestrian access.	Historic Environment Appraisal notes scope for harm, but mitigation was proposed as part of planning permission. Policy amended to include reference to enhanced pedestrian infrastructure (reflects provision agreed as part of planning permission). Site previously accepted as suitable for development by inspector.	2,200 sqm. Commercial floorspace	Reserved matters approval April 2017, 185 dwellings and 1935 m ² B1/B8 employment uses. Commencement on site July 2017; 37 dwellings under construction as of March 2018.
CRE10 Land south of A377	Suitable, Available, Achievable (B1-B8, sui generis uses)	Flat site on approach to Crediton from the east, potential for screening. Parts of site floodplain grazing marsh. Close proximity of flood zone; SFRA shows potential surface water problems. Proximity to A377 and new link road.	Additional flood risk identified by EA since previous outline permissions.	FRA required	7,600 sqm: B1, B2, B8 or other suitable commercial uses.	Site part of previous allocation which subsequently gained outline permission. Majority of site now part of new Mole Avon County stores; opened autumn 2018.

APPENDIX C

RURAL HOUSING ALLOCATIONS (DESIGNATED VILLAGES): Site summaries & current status

Due to the large number of consultation responses, the table includes Council responses to some of the key issues raised by the consultation for each allocated site. For full details of the representations received relating to each site, please refer to the consultation summary in Local Plan Examination library. Where a designated village has no proposed allocation, further details are provided. All sites listed were deemed suitable, available and achievable by the SHLAA panel (or had existing planning permissions).

Village	LPR 2017 Site Ref/name	Sustainability Appraisal (SA): summary of key issues	Consultation: response to representations on key themes/issues DCC = Devon County Council (Highways Authority); HEA = Historic Environment Appraisal; EA = Environment Agency	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
Bampton	BA1 Newton Square	Existing allocation in a sustainable village centre location; brownfield land. Provides opportunity to make provision for the parking of delivery vehicles therefore supporting retail in Bampton.	HEA to address conservation area impact; FRA to address flood plain impact.	5	No application.
	BA2 Stone Crushing Works (Scott's Quarry)	Enclosed site, within settlement limit. Existing Brownfield site. Groundwater flooding? Mix of poor quality agricultural and brownfield land, however possible contamination. Mixed use – employment and housing provision.	Consented scheme has SUDS to manage flooding/run off.	18	Planning permission granted on appeal October 2013; 18 dwellings & 6 industrial units (B1 use) (12/01625/MFUL) Currently under construction, 6 dwellings commenced as of March 2018.

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	BA3 Ashleigh Park	Similar agricultural land class to alternative sites, however site has planning permission and therefore its delivery is more certain and is preferred in comparison to the alternatives.	Proposals must comply with SUDS/drainage requirements in policy.	7	Planning permission granted on appeal April 2013; 7 dwellings. Subsequent approval for 3 dwellings, December 2013. Completion of 3 dwellings, Feb 2017. Delivery of remaining 4 dwellings from allocation now considered unlikely given development footprint of 3 completed dwellings and topographical constraints of remaining land.
	BA4 School Close	Part of previously allocated site.		26	Residual from previously allocated site; larger part built out by 2015. Reserved matters approval September 2016; 26 dwellings. Still with permission only (not started) as of March 2018. Commencement confirmed before expiry of permission (September 2018); to be recorded in 18/19 monitoring year.

Village	LPR 2017 Site Ref/name	Sustainability Appraisal (SA): summary of key issues	Consultation: response to representations on key themes/issues DCC = Devon County Council (Highways Authority); HEA = Historic Environment Appraisal; EA = Environment Agency	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
Bow	BO1 Hollywell	Flat site which has the potential for only limited visual impact; can be accommodated within the existing pattern of built development, having buildings on its north, south and western boundaries.	Policy makes provision for alternative access options; addresses viability/deliverability concerns.	20	No application
	BO2 West of Godfreys Gardens	Less visual impact and more logical extension to built environment than alternative sites.	n/a	6	Approval April 2014, 6 dwellings. Fully built out March 2015.
Bradninch	BR1 Hele Road	Small site which would contribute to local housing need. Good relationship with the existing built environment, being adjacent to housing to the north and west. Logical extension to the built form. No alternative sites were promoted.	DCC confirm suitable access achievable. Site deemed suitable by SHLAA and Bradninch deemed suitable for a limited level of development to meet local needs as per LPR strategy. Site is not allocated as a potential car park; AIDPD only identified this as an option. Re-siting of bus stop can be considered at planning application stage.	7	No application

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Chawleigh	CH1 Barton	Site generally level and has an existing access provided as part of the adjacent School Close development. Site area reduced in size following options consultation to create separation from conservation area. Preferred over alternative site located in conservation area.	HEA notes potential impact on conservation area; however mitigation can be achieved by high quality design together with landscape buffer. Policy amended to reflect this.	20	No application

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Cheriton Bishop	CB1 Land off Church Lane	Other land put forward as options rejected due to heritage impact, loss of community facilities and distance from local facilities. This site has the benefit of linking the two parts of the village together. Although the site is outside of the Dartmoor National Park boundary, the area is typified by its strong cultural association with the National Park, forming part of the setting of the moor and is very important to its value and appreciation. However landscape impacts are likely to be low as there is existing housing along the southern and western boundaries and the site is relatively small (20 dwellings). It is expected that the backdrop of existing development, the requirement in Policy CB1 for a landscape buffer, together with general Local Plan policies provide sufficient mitigation.	Local Plan allocations aim to meet objectively assessed housing need. Quantum of development in keeping with the level proposed in other designated villages. New development can assist the viability of services/facilities within the village. Not in an area designated for landscape beauty; site located between modern housing. No objections from Dartmoor NPA. HEA states no anticipated impact on conservation area. Reduction in size of allocation so site more closely aligns with the existing built development. Provision of landscape buffer will help address visual impact. Overlooking/privacy issues addressed at planning application stage. Policy amended to address concerns regarding footpath and impact on hedgerow. DCC states widening of Church Lane essential to cater for increased traffic; transport assessment will consider mitigation required to address safety concerns. MDDC will use minimum parking standards. Policy requires 30% affordable housing. FRA/drainage strategy will set out flood risk mitigation.	20	No application

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Cheriton Fitzpaine	CF1 Barnhill Close	Small infill site, with an existing access and is surrounded on three sides by modern built development. The impact of developing this site is considered to be very low. Other sites in village rejected due to loss of community open space, topography, flood risk and heritage/conservation area impact.	Generally wide support at options consultation. Preferable to alternative Glebe site which was highlighted as green space of particular importance to the local community. Transport statement will be required to address highways impact/safety issues. No landscape designation; site sits between existing developments. HEA states good design can mitigate historic environment impact. Overlooking/privacy issues addressed at planning application stage. Development will help support current public transport services. Need for compliance with SUDS/drainage requirements in policy.	7	Outline application October 2017; 10 dwellings (17/01660/MOUT). Three more than proposed allocation. Officer recommends approval subject to S106 (October 2018).

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	CF2 Land adjacent to school	Provides opportunity to ensure short walking distances to the school, as well as establishing a link between the main part of the village and the nearby housing at White Cross. Other sites in village rejected due to loss of community open space, topography, flood risk and heritage/conservation area impact.	Generally wide support at options consultation. Preferable to alternative Glebe site which was highlighted as green space of particular importance to the local community. DCC raised no concerns regarding future school expansion/capacity. Transport statement will be required to address highways impact/safety issues. No significant visual/landscape character impact. HEA: no impact on heritage assets. Overlooking/privacy issues addressed at planning application stage. Development will help support bus service. Need for compliance with SUDS/drainage requirements in Local Plan policy.	22	Outline approval Jan 2018, 28 dwellings + 90 sqm. A1 (17/00173/MOUT). Reserved matters approval May 2018, proposal as outline (18/00705/MARM). 6 units more than proposed allocation. <i>N.B. RM approval outside most recent full monitoring year (April 2017 – March 2018).</i>
Coplestone	CO1 Old Abattoir	Site presents the opportunity to provide a car park to serve the railway station. The site also may contain contaminated land, which can be remediated as part of the redevelopment of the site. Nominally agricultural land, but in reality is partially brownfield, having previously contained various buildings, now demolished.	Alternative sites in the village received a significantly higher proportion of objection during the Options Consultation. DCC supports provision of car park to serve station. Affordable housing subject to viability.	30	Outline approval July 2017; 40 dwellings (16/01888/MOUT). Reserved matters approval November 2018, proposal as outline (18/00936/MARM). <i>N.B. RM approval outside most recent full monitoring year (April 2017 – March 2018).</i>

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Culmstock	CL1 Linhay Close	Existing allocation: site extended from the area currently allocated; small site with the potential for limited visual impact. Preferred over alternative sites due to landscape/visual and conservation area impacts.	Alternative sites at Culmstock Glebe and Rackfields received the greater levels of objection during the Options Consultation.	6	Application for 19 dwellings received November 2018 (18/01634/MFUL); awaiting decision as of December 2018.
	CL2 Hunter's Hill	Existing allocation: small site adjacent to modern housing. Preferred over alternative sites due to landscape/visual and conservation area impacts.	Alternative sites at Culmstock Glebe and Rackfields received the greater levels of objection during the Options Consultation.	10	Reserved matters approved February 2017; 13 dwellings (3 more than allocation) Commenced 2017; 3 units complete as of March 2018.
Halberton	HA1 Land adjacent to Fishers Way	Adjacent to modern development and will have limited visual impact. Preferred over alternative site that would have potential negative impact on conservation area.	Alternative site at The Pethers promoted but HA1 preferred; scores similarly for flood risk and built/historic environment impact. HA1 suggested as the preferred site of Halberton Parish Council, during the Options Consultation	10	Outline application for 10 dwellings received July 2018 (18/01091/MOUT); awaiting decision as of December 2018.

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Hemyock	<i>No allocated sites</i>	SA identified a preferred site 'Depot', but this has since been removed from the plan due to landownership/ deliverability issues. Alternative sites in village rejected due to visual and landscape impact within the Blackdown Hills AONB.	Depot site deleted from Proposed Submission Local Plan due to landownership/ deliverability issues.	n/a	n/a
Holcombe Rogus	<i>No allocated sites</i>	Proposed new inclusion in Policy S13 as village suitable for limited development. No reasonable alternative sites came forward during options consultation.	n/a	n/a	n/a
Kentisbeare	<i>No allocated sites</i>	An existing allocation (since 2010) was included in the options consultation; however it has not come forward for development so is not retained in Local Plan. There were no alternative deliverable sites identified by the SA.	n/a	n/a	n/a
Lapford	<i>No allocated sites</i>	Sites included in options consultation subsequently withdrawn by landowners.	n/a	n/a	n/a

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Morchard Bishop	MO1 Greenaway	Existing allocation adjacent to modern housing. Alternative sites rejected due to impact on conservation area and separation from village.	Significant support for allocated site over alternative options. Principle of developing site accepted via previous allocation. Warden controlled sheltered housing suggested, however such schemes generally not favoured as not viable without subsidy. Allocation not in an area covered by a landscape designation. HEA concludes that there are no anticipated heritage impacts. Sustainability concerns: Local Plan aims to meet objectively assessed housing need while balancing social, economic and environmental factors; Morchard Bishop has level of facilities suitable for a limited quantum of development. Need for compliance with SUDS/drainage requirements in Local Plan policy. As per Local Plan policies, development will not be permitted if there is an unacceptable negative impact on noise and air quality.	20	No application
Newton St Cyres	NE1 Court Orchard	On grade 2 agricultural land but has advantage over alternative sites of being able to deliver new site for relocated school. Alternative sites more visually prominent.	n/a	25	Reserved matters approved March 2017, 25 dwellings. Commenced May 2017, 14 dwellings under construction as of March 2018.

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Sampford Peverell	SP1 Former Tiverton Parkway Hotel	Modest sized, brownfield site which has lain derelict for a number of years. Previous planning permissions for care facility not implemented, however included provision for a new GP surgery. In order to ensure the delivery of this important local facility, it is proposed to allocate the site for a mixed use including housing. Alternative sites had potential for greater negative effects, including impact on the conservation area. Larger sites to the east were deemed to have a poor spatial relationship to the rest of the village.	Viability concerns: SHLAA has deemed site deliverable; residential element makes site more likely to come forward. Site in lowest category of groundwater flooding risk.	10	No application at this stage.

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	SP2 Higher Town	Elevated site with potential for landscape or visual impacts. Site was not included in 2015 Local Plan Proposed Submission; however inclusion of Junction 27 allocation as a proposed modification led to a requirement for suitable additional housing sites in proximity to J27 site. SP2 was considered a suitable site with better sustainability credentials than alternative sites in the local area.	Concerns raised during 2017 consultation over process of introducing site into modified plan (timescales/local engagement etc.); however, site was part of options consultation in 2014 and received only 3 objections at the time with the parish council favouring Higher Town over other sites. Accepted that it is not possible to dictate occupants of the new housing will work at J27; however, additional allocation reflects increase in housing need associated with employment provision at J27. Some loss of hedgerow would be required to enable access; careful design and replacement hedgerow will mitigate impacts. Proposals must comply with Local Plan policies covering noise, air and light pollution. The allocation is not in an area covered by a landscape designation. HEA identifies heritage impact; mitigation measures are proposed in policy, including Green Infrastructure (GI). GI also helps mitigated visual impact on higher parts of site. Line of GI has been adjusted in response to resident's feedback. Within the village, pedestrian and cycle links are good, however breaks in footpath are recognised; proposal provides opportunity to enhance pedestrian and cycle infrastructure ensuring safe access to village centre and school can be achieved. Confirmation from DCC that access is achievable. A Transport Assessment will be required to ensure full consideration of the impact of the development on the transport network. Need for compliance with SUDS/drainage requirements in Local Plan policy. DCC state that there is sufficient	60	Outline application (revised) for 60 dwellings received August 2017. (17/01359/MOUT). No decision as of October 2018.

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Sandford	SA1 Fanny's Lane	Extension of existing allocation (now completed), enclosed on three sites by existing development within the settlement. Alternative site was on elevated, steeply sloping land making Fanny's Lane site preferable.	HEA identifies potential impacts on listed building and conservation area; mitigation in form of landscape buffer and policy requirement for careful design. This also places constraints on any increase in housing numbers. Highways authority state that a statement would be required at application stage and any traffic mitigation measures addressed.	27	Approval February 2014 for 19 dwellings (13/00498/MFUL), completed October 2015. Proposed allocation includes consented/completed site of 19 in addition to unconsented element proposed for 8 dwellings (27 in total). No application for unconsented part of allocation.

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Silverton	SI1 Old Butterleigh Road	Site can be accommodated within the existing pattern of built development. Small area of flood zone 2 and 3 to remain undeveloped. Land to west of this site not included as this would result in the loss of allotments and is generally more elevated resulting in potential visual and landscape impacts. Other alternative sites rejected due to access issues, conservation area impact and loss of agricultural land.	FRA to accompany planning application; will need to demonstrate that the development is safe, flood resistant and set out relevant mitigation measures. DCC state that the access road would need to be widened with the inclusion of frontage works to provide defensible space for pedestrians. HEA concluded that there are no anticipated heritage impacts. Planning application will require wildlife survey. Parking provision will be in line with standards in Local Plan. Silverton Parish Council support allocation.	8	Approval Oct 2018, 5 dwellings (17/01751/FULL); 3 fewer units than proposed allocation. <i>Outside monitoring year.</i>
	SI2 The Garage	Within the conservation area but as a small brownfield site is deemed to score better in sustainability terms than alternatives proposed elsewhere in village (see above)	Support for allocation from Silverton Parish Council.	5	Approval Oct 2018, 5 dwellings (17/01395/FULL). <i>Outside monitoring year.</i>
Thorverton	TH1 South of Broadlands	Grade 1 agricultural land. Larger site originally put forward; DCC advised western portion preferred given better opportunity for pedestrian access. No other alternative sites were considered.	Thorverton Parish Council supports allocation of site. Promoter suggests site is extended to include eastern portion; preferable to avoid relocation of allotments. DCC advise increased size of allocation would require additional costs to upgrade road.	12	Outline approval August 2018, 16 dwellings (17/00878/MOUT). 4 above proposed allocation. <i>Outside monitoring year.</i>

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Uffculme	UF1 West of Uffculme	SA identified distance from village facilities as a potential issue for this site. Conclusions from Appeal Inspector's decision led to amendments in SA with more positive scoring for built/historic environment impact and community health and wellbeing. Other alternative sites rejected due to issues including overlooking, access, impact on landscape character and presence of minerals consultation zone.	DCC state that expansion of Uffculme Primary School will be necessary to accommodate the development.	60	Outline granted on appeal April 2016, ARM approval Dec 2017; 60 dwellings (15/00108/MOUT, 17/01370/MARM) Section 106 agreement includes obligations relating to education contributions. N.B. Appeal allowed for 30 dwellings (outline) on adjacent site 2/10/17 (not included as part of allocation).

Village	LPR 2017 Site Ref/name	Sustainability Appraisal (SA): summary of key issues	Consultation: response to representations on key themes/issues DCC = Devon County Council (Highways Authority); HEA = Historic Environment Appraisal; EA = Environment Agency	Allocation Total (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
Willand	WI1 Land East of M5	Sits alongside modern housing development on flat land with good access. A sufficient quantity of land is allocated, in order to ensure provision of a buffer to mitigate any noise impact from the nearby motorway. Alternative sites were not considered to have as good a relationship with the existing pattern of development in Willand	Larger site promoted, however would be above the limited level of development acceptable for a village allocation. Willand, as a settlement with a range of services and facilities is an appropriate location for a development of this size. FRA and drainage strategy will mitigate flood risk impacts; proposals must also comply with SUDS requirements in Local Plan policy. DCC states that sufficient capacity exists at local school; however MDDC will seek developer contributions. The allocation is within acceptable walking distance of existing and proposed retail facilities. Policy includes protection of the trees adjacent to the site along with retention of existing footpath.	42	Outline application refused March 2017 for 259 dwellings on larger site incorporating proposed allocation (16/01811/MOUT); appeal dismissed November 2017. Outline application refused October 2018 for 125 dwellings on larger site incorporating proposed allocation (18/00175/MOUT).
Yeoford	<i>No allocated sites</i>	One site considered at options consultation stage. Site not proposed for allocation due to proximity to conservation area, topography and highways/access issues.	n/a	n/a	n/a

APPENDIX D

RURAL AREAS EMPLOYMENT ALLOCATIONS: Site summaries & current status

LPR 2017 Site Ref/name	Strategic Commercial Land Availability Assessment (SCLAA)	Sustainability Appraisal (SA): summary of key issues	Consultation responses	Response to consultation issues, other officer advice/ technical input and any additional information	Allocation Total (sqm = square metres) (in plan period; includes commitments)	Current status of site Figures refer to situation at end of most recent full monitoring year (April 2017 – March 2018), unless stated.
BA2 Stone Crushing Works (Scott's Quarry), Bampton	N/A	Enclosed site, within settlement limit. Existing Brownfield site. Groundwater flooding? Mix of poor quality agricultural and brownfield land, however possible contamination. Mixed use employment and housing provision.	DCC = Devon County Council (Highways Authority); HE = Historic England; EA = Environment Agency Concerns over design of commercial units. Surface run-off concerns in relation to phase 1.	Consented scheme has SUDS to manage flooding/run off.	355	Planning permission granted on appeal October 2013; 18 dwellings & 6 industrial units (B1 use) (12/01625/MFUL) Currently under construction, 6 dwellings complete as of March 2018. Industrial units completed 2016/17 monitoring year.
WI2 Willand Industrial Estate, Willand	Available and suitable (B1-B8). Panel queried demand for site in Willand.	Visual impact. Part greenfield, part brownfield site. Provides opportunity for local employees, reduce out-commuting etc. Willand is designated village – potential air quality impacts from HGVs etc., policy should mitigate.	Pallex objected to proposed reduction in site area from previous allocation. Devonshire Homes argued for housing allocation instead of employment uses. Objections to further development around Willand generally.	Proposed allocation increased to size of current AIDPD allocation. Would facilitate relocation of Pallex. Recent permissions indicate demand for employment land in Willand.	22,000	Phase 1 largely complete. Access issues for phase 2 resolved. No application for phase 2.