



Local Plan Review
Proposed Submission
Consultation

Summary

February 2015





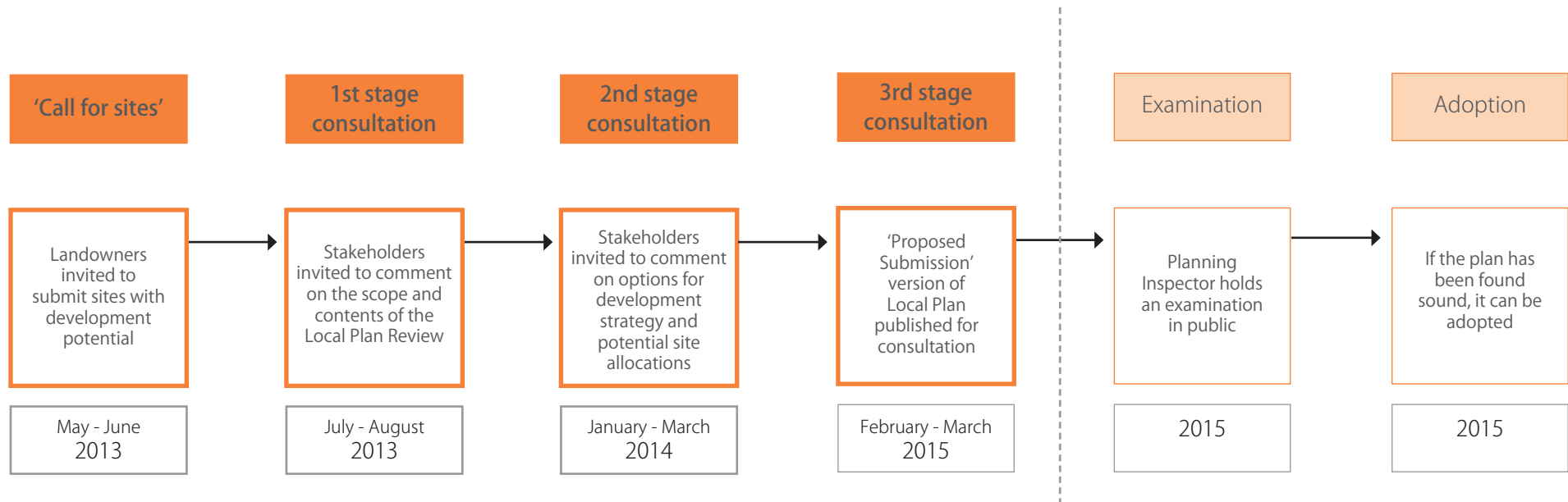
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To replace the Mid Devon Adopted Local Plan



Consultations and Timetable



Introduction

The Mid Devon Local Plan currently includes:

- Core Strategy 2006-2026 (adopted 2007)
- Allocations and Infrastructure Development Plan Document (adopted 2010)
- Development Management Policies (adopted 2013).

The Local Plan Review will supersede these and will be an up-to-date plan based on the latest evidence and Government guidance. The Council aims to adopt the new Local Plan later this year.

The proposed submission consultation for the Local Plan Review is the third stage of consultation, the first having taken place in July-August 2013 and the second in January - March 2014. Following the initial consultation on the scope and broad options for the development strategy in Mid Devon, the Council produced more detailed options for the direction of development and site allocations in the second consultation. The Local Plan Review Proposed Submission has now been drawn up and published for consultation. This summary draws out the key points from the proposed submission document.



Recent consultation event about a site allocated in the existing Local Plan



Mid Devon Context

The population of Mid Devon has grown at a faster rate over the past 20 years than England, the South West or Devon. The 2011 Census shows that Mid Devon's population rose by 11% since 2001 from 69,900 to 77,500. This trend is expected to continue. The Council must plan to meet the needs of a growing and changing population over the timescale of the new Local Plan.

The vision and spatial strategy which underlie the whole plan essentially seek to protect Mid Devon's environment from the adverse effects of development whilst ensuring that the needs for housing, employment, recreation and services are met.

The Local Plan Review has to be prepared in accordance with the Government's National Planning Policy Framework <http://planningguidance.planningportal.gov.uk/>

The Sustainability Appraisal (incorporating the Strategic Environmental Assessment) has been published alongside the local plan and you are invited to make comments on that document too.

Development Strategy

The document includes 14 policies on development strategy, setting out the overarching principles that should guide development. Policy areas include affordable housing, the provision of gypsy and traveller sites, protection of the town centres, securing public open space and protection of the environment. The list of villages suitable for limited development has been revised to include Bampton and Holcombe Rogus, while Burlescombe and Westleigh have been removed from the list.

There is a requirement of 7,200 dwellings and 154,000 metres of commercial floorspace to meet the needs of the district up to 2033. The proposed submission document provides more detail about how these figures have been reached.

The strategic site to the east of Junction 28, Cullompton, has been identified as the strategic option for the direction of future housing and employment growth in Mid Devon. This option was suggested by Cullompton Town Council and Mid Devon District Council believe that of the options available, this is the most sustainable location for strategic growth in the district. The plan also allocates a range of other sites in Tiverton, Cullompton, Crediton and the rural areas to meet the housing and employment needs of Mid Devon, this is discussed further in the 'allocations' section of this summary.

Site Allocations

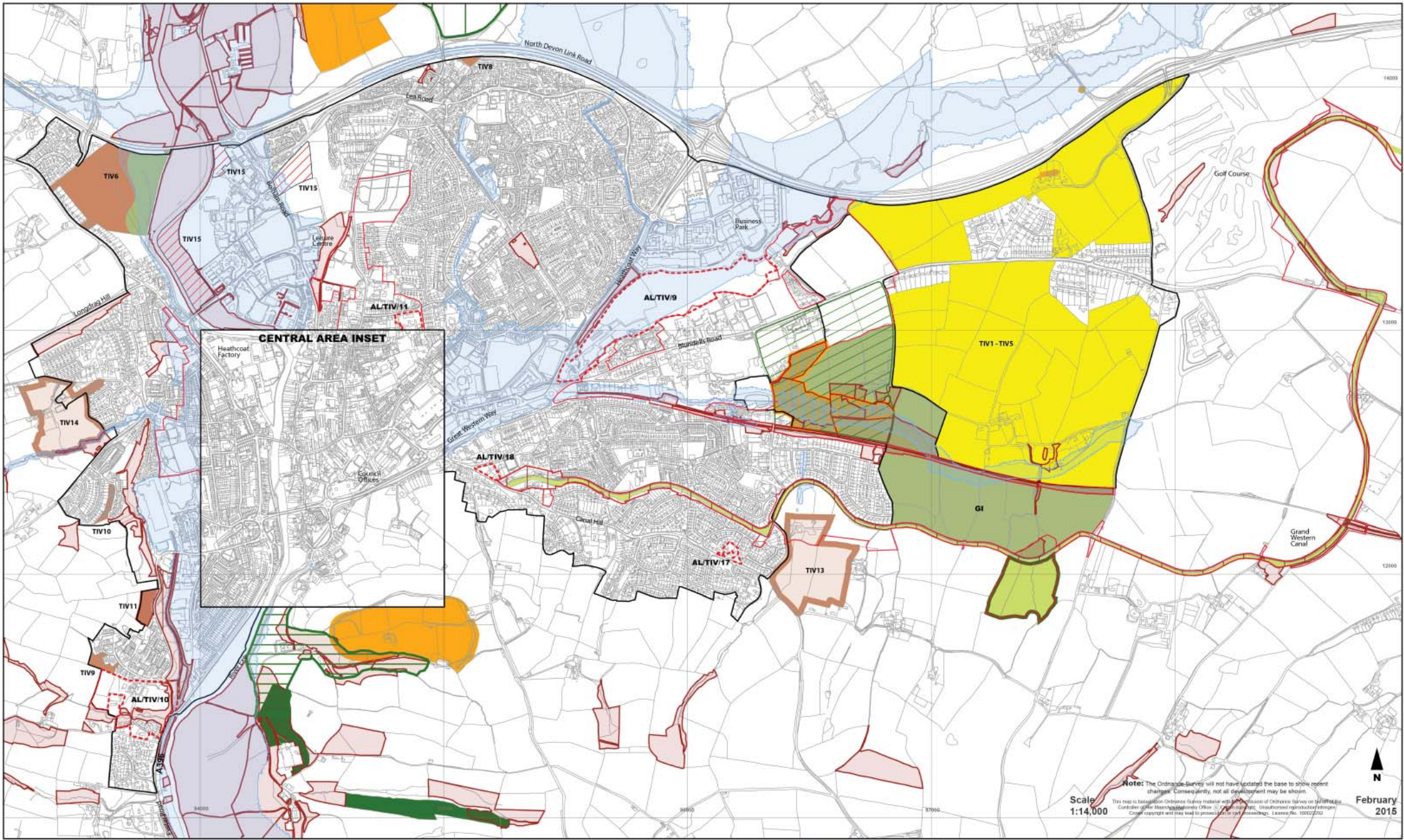
This section of the plan contains the sites proposed to be allocated in Mid Devon to meet the district's housing and commercial land requirements. These sites are spread between Tiverton, Cullompton, Crediton and the rural areas.

Tiverton

In Tiverton seven sites are proposed to be allocated for housing providing about 30% of the district's growth. The majority of Tiverton's housing is to be provided through the strategic site Eastern Urban Extension (TIV1-5). Half of this site has an adopted masterplan and planning applications for development have already been submitted. Also, two additional contingency sites at Tidcombe Hall and Wynnard's Mead which are proposed to be allocated and will be permitted to come forward if the Council's housing supply proves insufficient, this process is set out in Policy S4 of the Local Plan Review. Two sites in Tiverton are proposed to be allocated to deliver employment up to 2033 through a range of uses. This includes the redevelopment of Phoenix Lane in the centre of Tiverton as a high quality shopping, leisure and residential area with accessible public space.

Cullompton

Cullompton will develop as a fast growing market town and will become the principal focus of development for the district in the medium to long term with about 50% of the district's growth. Six sites are proposed to be allocated for housing in Cullompton. Cullompton has the largest proposed strategic site allocation to the east of J28 which was suggested by the Town Council and gained the most support in public consultation out of the options for a strategic location for growth in Mid Devon. A strategic allocation to the north-west of Cullompton which was allocated in the previous Local Plan is also proposed to be retained. One contingency site at Colebrook is proposed to be allocated which will be permitted to come forward if the Council's housing supply proves insufficient, this process is set out in Policy S4 of the Local Plan Review. Cullompton Town Council is preparing a neighbourhood plan which may contain policies and site allocations additional to those in the Local Plan. The neighbourhood plan is subject to a separate process of consultation and examination. The Local Plan takes precedence over any neighbourhood plan where strategic policies are concerned. Four sites in Cullompton are proposed to be allocated to deliver employment up to 2033 through a range of uses. This includes commercial development within the North-West and East Cullompton Urban Extensions.



Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

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Scale 1:14,000

February 2015

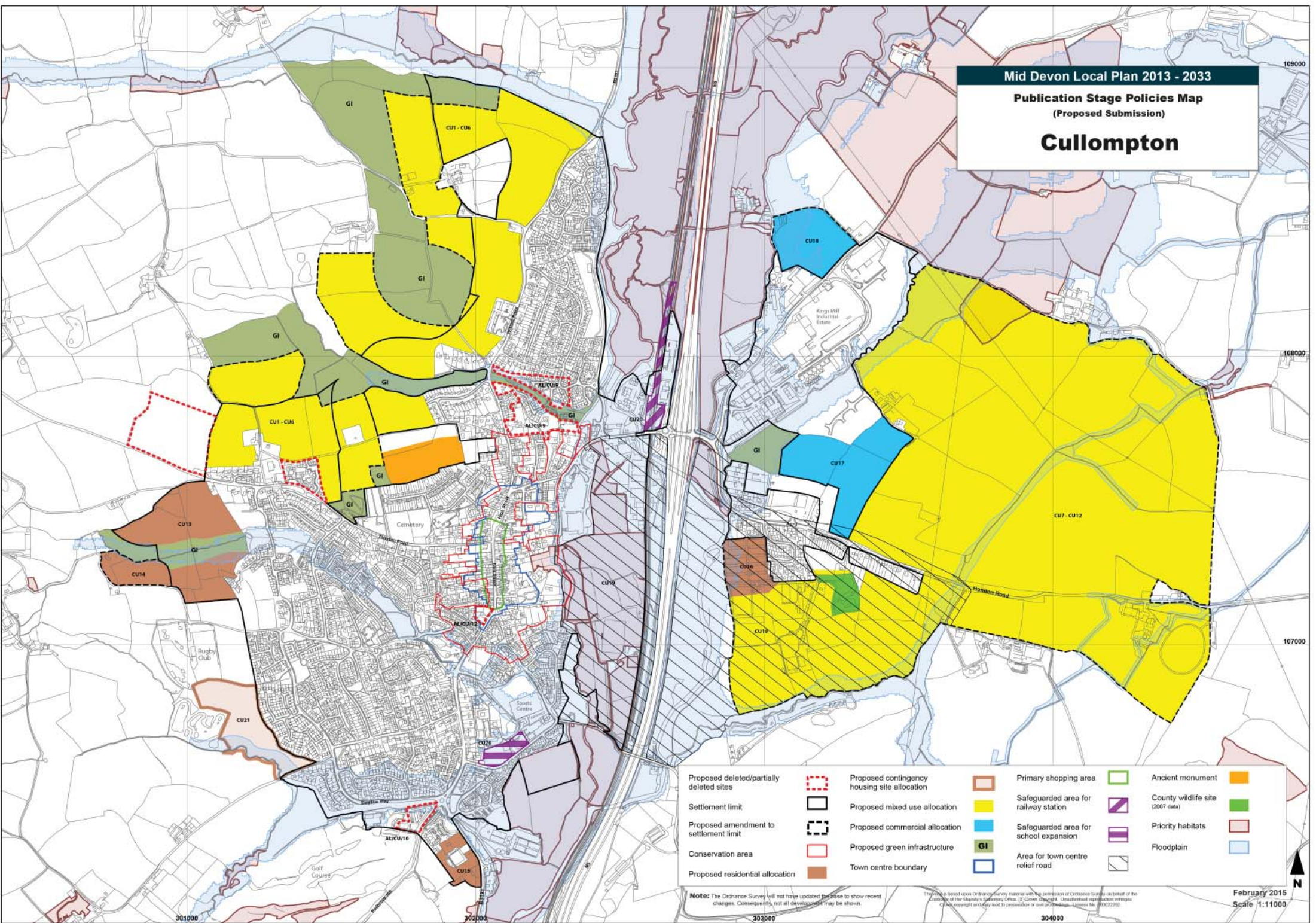
Mid Devon Local Plan 2013 - 2033

Publication Stage Policies Map
(Proposed Submission)

Tiverton

- | | | | | | | | |
|-----------------------------------|--|-------------------------------|--|---|--|--|--|
| Settlement Limit | | Proposed Mixed Use Allocation | | County Wildlife Site (2007 data) | | Site of Special Scientific Interest | |
| Proposed Residential Allocation | | Proposed Green Infrastructure | | Local Nature Reserve | | Priority Habitats | |
| Proposed Contingency Housing Site | | Conservation Area | | National Register of Historic Parks and Gardens | | Safeguarded Areas for School Expansion | |
| Ancient Monument | | Ancient Woodlands | | Local Register of Historic Parks and Gardens | | Proposed Deleted Sites | |
| | | | | Tidcombe Lane Fen Catchment Area | | Floodplain | |

Cullompton



Proposed deleted/partially deleted sites		Proposed contingency housing site allocation		Primary shopping area		Ancient monument		
Settlement limit		Proposed mixed use allocation		Safeguarded area for railway station		County wildlife site (2007 data)		
Proposed amendment to settlement limit		Proposed commercial allocation		Safeguarded area for school expansion		Priority habitats		
Conservation area		Proposed green infrastructure		Area for town centre relief road		Floodplain		
Proposed residential allocation		Town centre boundary						

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Crediton

Nine housing sites are proposed to be allocated in Crediton. The total housing target for Crediton represents 10% of the district's total requirement. This is lower than might be expected for a town of this size, but environmental constraints such as steep topography around the town, limit Crediton's expansion and the development can be more sustainably located elsewhere. Two sites in Crediton will deliver employment up to 2033. This includes commercial development in the mixed use site 'Wellparks'.

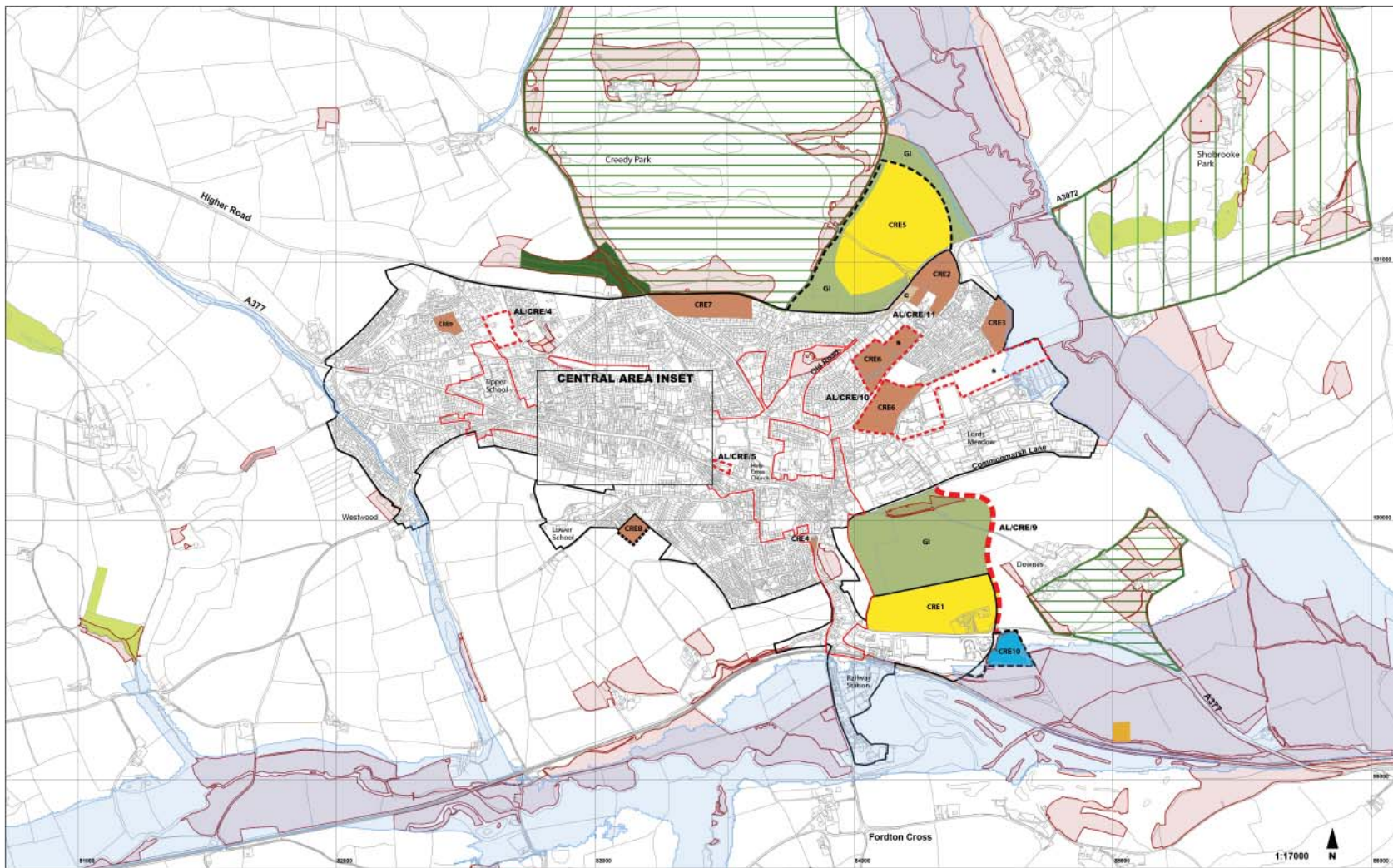
Rural Areas

Twenty-one housing sites are proposed to be allocated in villages as defined in Policy S13 of the Local Plan Review. Most housing allocations in rural areas are expected to deliver around 20 dwellings per hectare due to the low density character of existing village development. Evidence shows that employment in rural areas is more likely to come forward on unallocated sites, which is enabled by development management policies. Only two rural sites are proposed for commercial development. Both sites have been allocated in previous Local Plans and are retained.

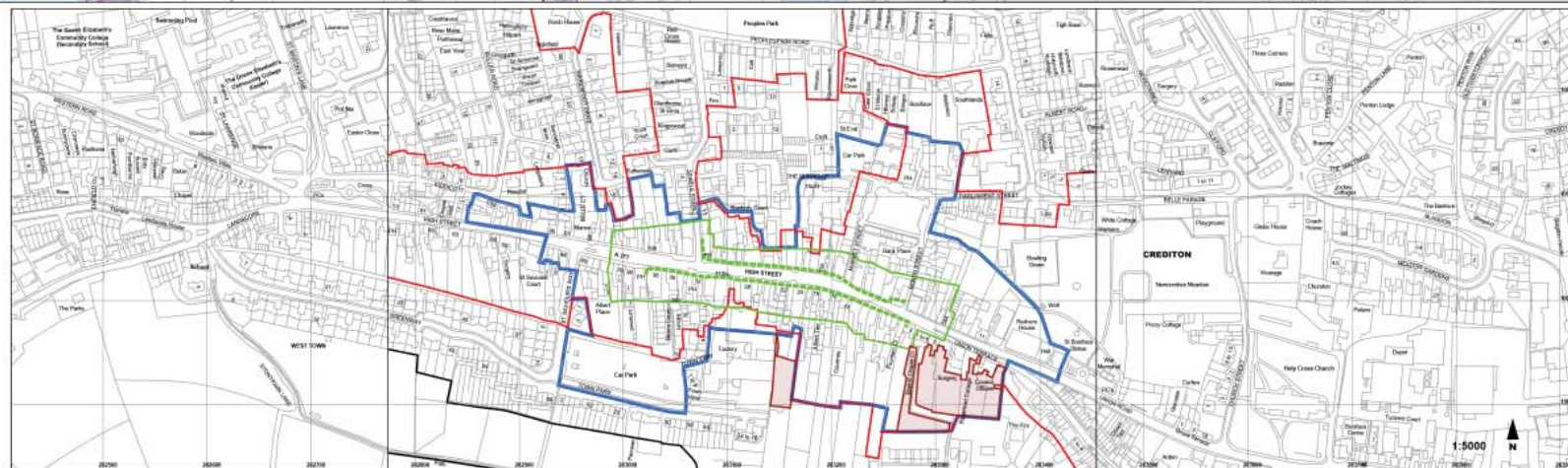
Publication Stage Policies Map

(Proposed Submission)

Crediton



- Proposed Deleted Sites 
- Proposed Deleted School Site 
- Proposed Deleted Roads (indicative route) 
- Settlement Limit 
- Proposed Amendment to Settlement Limit 
- Conservation Area 
- Proposed Residential Allocation 
- Proposed Commercial Allocation 
- Proposed Mixed Use Allocation 
- Proposed Green Infrastructure 
- Town Centre Boundary 
- Primary Shopping Area 
- Primary Shopping Frontage 
- Ancient Monument 
- Cemetery 
- National Register of Historic Parks and Gardens 
- Local Register of Historic Parks and Gardens 
- County Wildlife Site (2007 data) 
- Ancient Woodlands 
- Regionally Important Geological Sites (RIGS) 
- Priority Habitats 
- Floodplain 



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Managing Development

The Council only recently adopted its plan for managing development entitled the Local Plan Part 3 in 2013, which included detailed policies on matters such as car parking and design criteria. The majority of the development management policies have been retained, however some amendments have been made through the Local Plan Review due to recent changes, such as the Government's review of housing standards, affordable housing obligations and new guidance on renewable energy development. Other changes include the removal of Bampton's Town Centre boundary with the reclassification of Bampton as a village, and greater support for self-build housing.



Next Steps/Getting Involved

Consultation takes place from 9 February to 30 March 2015 and is an opportunity for you to make formal representations on the Local Plan.

The final decision on the content of the plan and whether it can be adopted by the Council, rests with the Inspector and any representations received during the consultation will be sent to the Independent Inspector for their consideration. They will hold an Examination into the submitted Plan. If you wish to speak at the Examination you can request this through your representation. You can also ask to be notified of when the plan is submitted to the Inspector for examination, the publication of the recommendations from the Inspector and the adoption of the Local Plan Review through your representation.

For more information on the representations procedure and to view the full range of consultation documents please go online at

www.middevon.gov.uk/localplanreview

or view hard copies at Council offices and public libraries.



The following public exhibitions are being held:

LOCATION	VENUE	DATE	TIME
Tiverton	Town Hall	Tuesday 17 February	4pm - 7pm
Crediton	MDDC Area Office	Saturday 21 February	9.30am - 12.30pm
Crediton	MDDC Area Office	Tuesday 24 February	4pm - 7pm
Tiverton	Town Hall	Saturday 28 February	9.30am - 12.30pm
Cullompton	The Walronds	Tuesday 3 March	4pm - 7pm
Cullompton	The Walronds	Thursday 5 March	4pm - 7pm
Cullompton	The Walronds	Saturday 14 March	9.30am - 12.30pm

Responses should be submitted through an online survey at

www.middevon.gov.uk/localplanreview

e-mailed to

localplanreview@middevon.gov.uk

or posted to

Local Plan Review, Forward Planning, Mid Devon District Council,
Phoenix House, Phoenix Lane, Tiverton EX16 6PP

When making a representation you must include your name and full postal address, otherwise your comments cannot be registered. Addresses will only be used to inform people about the new plan and other planning matters.

Contact us

For any queries please contact the Forward Planning Team.

Tel: (01884) 234334 / 234922

Email: planningconsultations@middevon.gov.uk

Requests for alternative formats will be considered on an individual basis.

Please telephone 01884 255255 or email customerservices@middevon.gov.uk

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