



Local Plan Review  
Proposed Submission  
Consultation  
(incorporating proposed modifications)

# Summary

January 2017



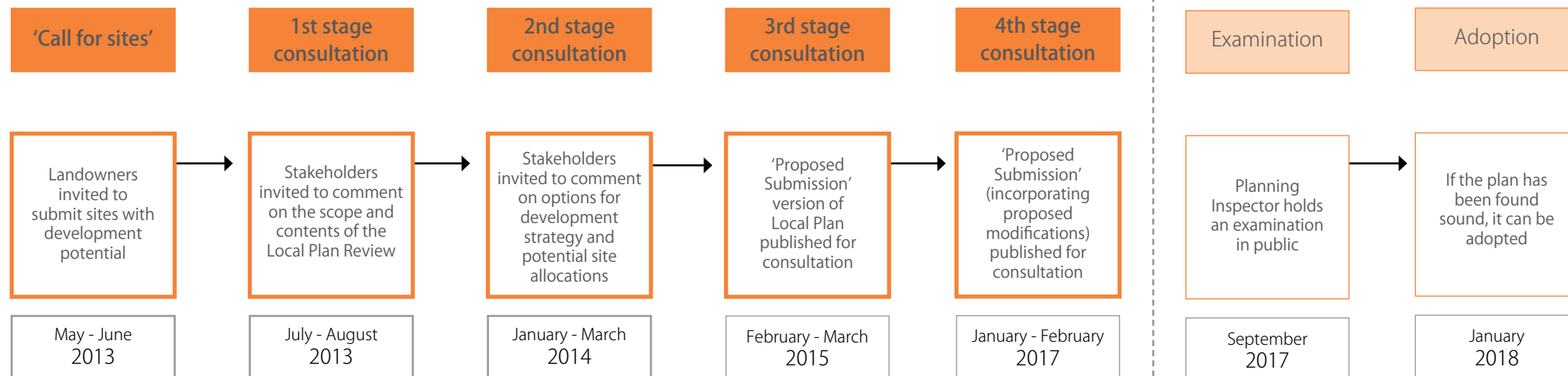
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## To replace the Mid Devon Adopted Local Plan



## 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 in January 2018.

The Proposed Submission (incorporating proposed modifications) consultation for the Local Plan Review is the fourth stage of consultation, the first having taken place in July - August 2013, the second in January - March 2014 and the third in February - April 2015. Following the initial consultation on the scope and broad options for the development strategy in Mid Devon, the Council produced more detailed options for direction of development and site allocations in the second consultation. Consultation on the Local Plan Review Proposed Submission document was held between 9 February 2015 and 27 April 2015. At that time it was intended, that once these comments had been considered, the Local Plan would have been submitted to the Planning Inspectorate later that year. However, following consultation the need for additional technical work was identified in order to ensure that the

evidence base would be more robust prior to submission. Since the spring 2015 consultation there have also been changes to national guidance and the supporting local plan evidence base which have led to the need for additional modifications. The plan has also been updated to reflect the decision taken on 22 September 2016 to propose an allocation of land at Junction 27 of the M5 for high quality tourism, leisure, retail and associated additional housing.

The Local Plan Review Proposed Submission (incorporating Proposed Modifications) has now been updated and published for consultation. This summary draws out the key points from the proposed submission document.

**Please note that the consultation invites comments on proposed modifications only, and not the wider unchanged content of the Local Plan review.**



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 69,990 to 77,750. 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>

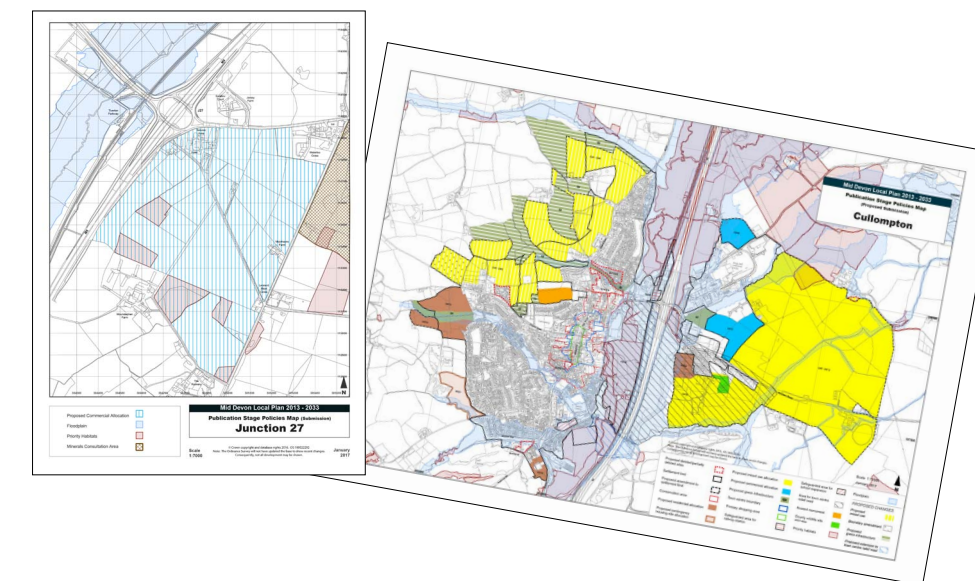
An addendum to the Sustainability Appraisal (incorporating the Strategic Environmental Assessment) has also been published alongside the local plan and you are invited to make comments on that document too.

## 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.

There is a requirement for 7,860 dwellings and 147,000 square metres of commercial floorspace to meet the needs of the district up to 2033. The proposed submission document (incorporating proposed modifications) 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 housing 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. Furthermore, the Local Plan Review has been updated to incorporate the decision taken by Council on 22 September 2016 to propose an allocation of land at Junction 27 of the M5 for high quality tourism, leisure and retail.





# Site Allocations

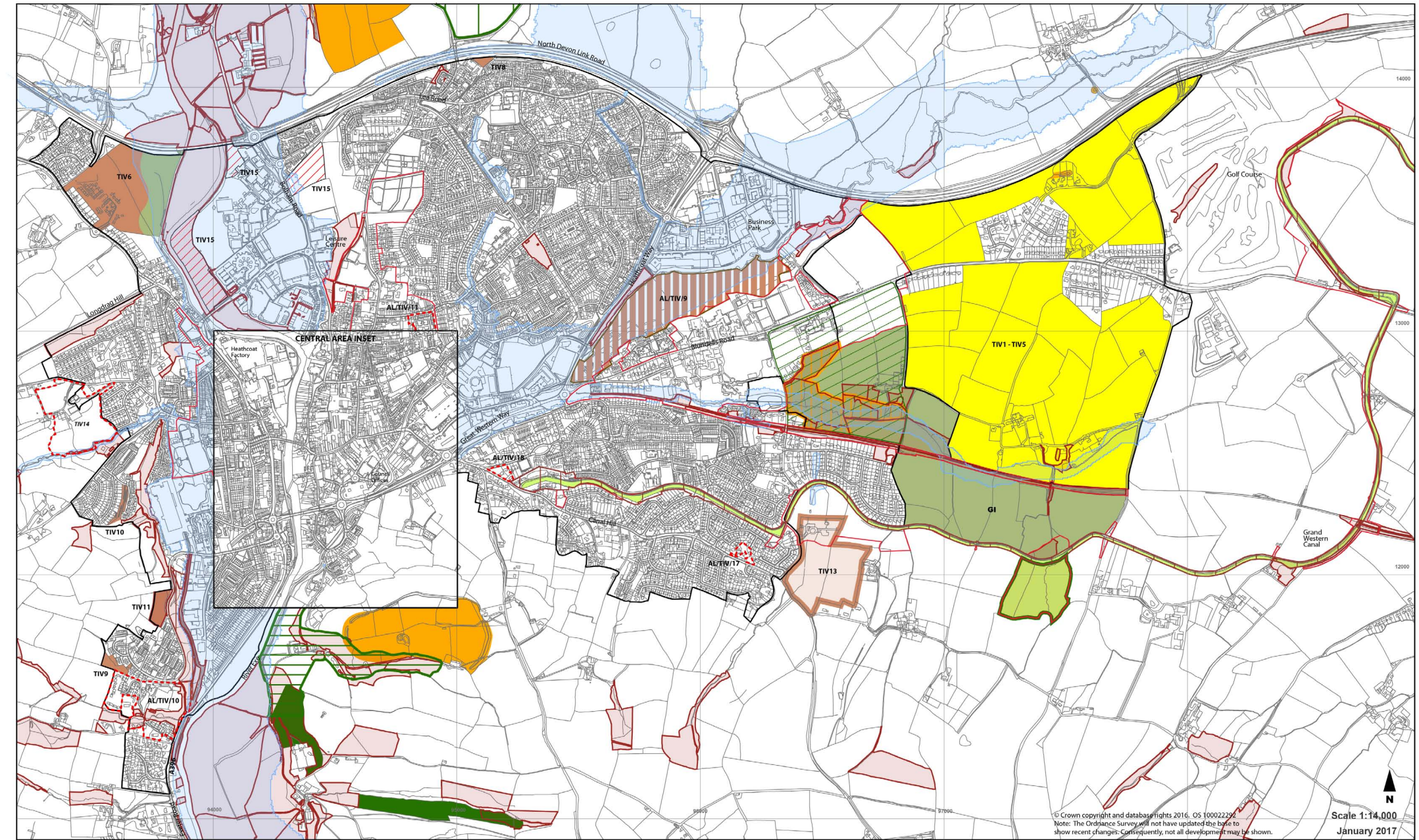
This section of the plan contains the sites proposed to be allocated in Mid Devon to meet the district's housing and commercial land requirements. These sites are spread between Tiverton, Cullompton, Crediton, Junction 27 of the M5 and rural areas.

## Tiverton

In Tiverton nine 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 has planning permission for 330 dwellings. Also, a contingency site at Tidcombe Hall is 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. 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.

## Cullompton

Cullompton will develop as a fast growing market town and will become the principle 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.



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

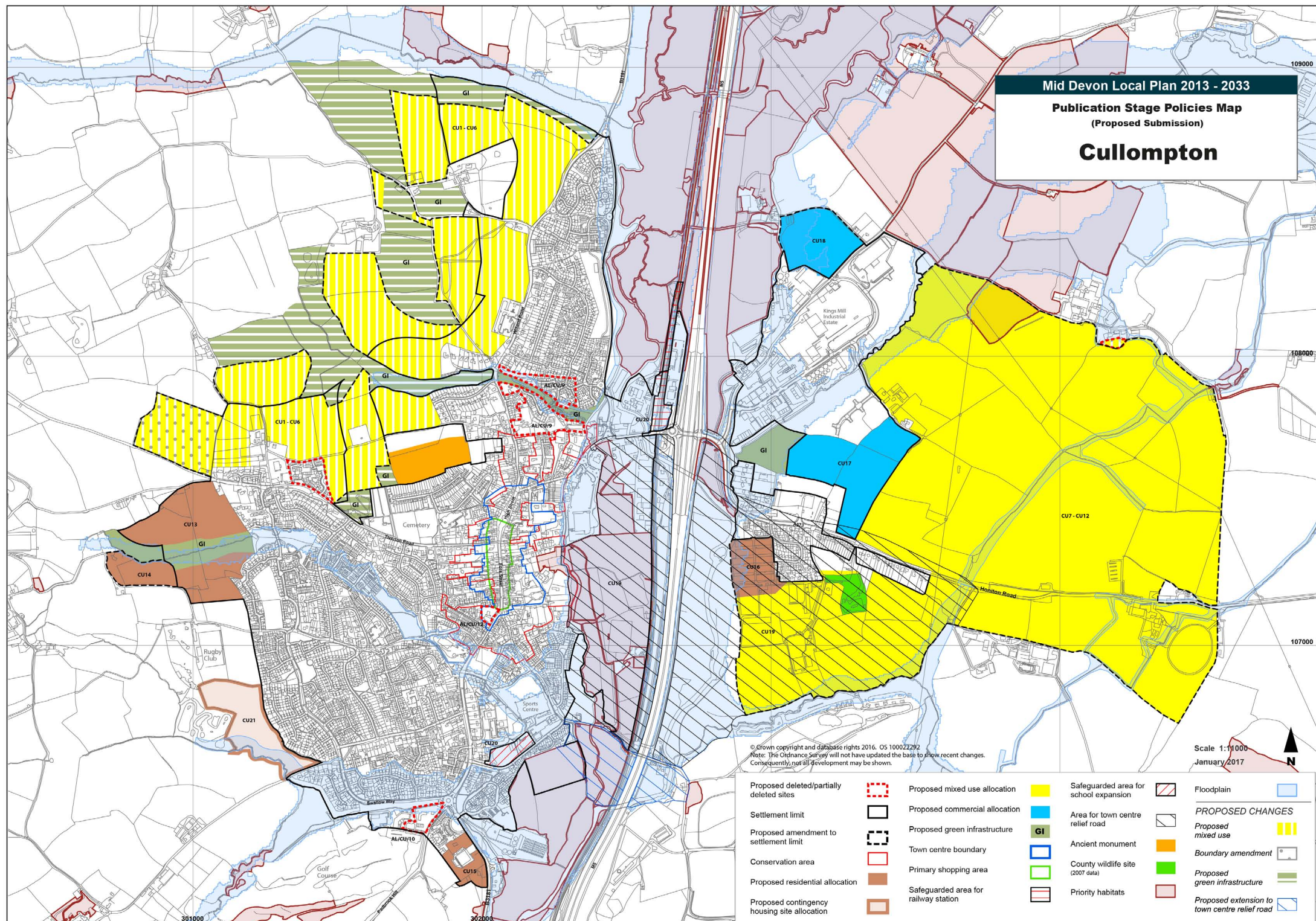
**Mid Devon Local Plan 2013 - 2033**

**Publication Stage Policies Map**  
(Proposed Submission)

**Tiverton**



Mid Devon Local Plan 2013 - 2033  
**Publication Stage Policies Map**  
 (Proposed Submission)  
**Cullompton**



# 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-six 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. Since the Local Plan Review Proposed Submission consultation in 2015, an additional site at Higher Town, Sampford Peverell is proposed to be allocated for 60 dwellings in order to help meet the additional housing requirement arising from the proposed tourism, leisure and retail proposal at Junction 27 of the M5. In addition, the Local Plan Review has been updated to reflect the appeal decision on 11th April 2016 granting outline planning permission for 60 houses at land west of Uffculme.

# Junction 27, M5

At its meeting of 22 September 2016 Council resolved to allocate land at Junction 27 of the M5 for tourism, leisure, and retail with associated additional housing. The proposed allocation makes provision for the following elements:

- Travel Hub (7ha) – Motorway/roadside services; electric car hub; hotel.
- Agronomy Visitor Centre (9ha) – exhibition space and hall, gallery; research and education space; regional visitor centre and hotel. The agronomy centre will include up to 1,000 square metres of ancillary retail.
- Outdoor Adventure Zone (6ha) – Surf lake/lagoon; beach; high ropes adventure area.
- Outlet Shopping Village (6ha) – Designer outlet shopping centre retailing controlled goods comprising discontinued/end-of-range lines, seconds and surplus/sample stock. The Outlet Shopping Village to include up to 14,000 square metres of controlled comparison goods and up to 2,000 square metres of A3 uses.







# Managing Development

The Council 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 process such as the removal of Bampton's Town Centre boundary with the reclassifications of Bampton as a village, and greater support for self-build housing. Since the Local Plan Review Proposed Submission consultation in 2015, a number of changes have been made to reflect changes in Government guidance including the creation of National Space Standards and the Written Ministerial Statement on Wind Energy. The updated Local Plan Review also proposes two additional Local Green Space designations at Millennium Green, Bampton and Millennium Green, Sandford.



# Next Steps/Getting Involved

Consultation takes place from 3 January to 14 February 2017 and is an opportunity for you to make formal representations on the proposed modifications to the Local Plan Review.

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](http://www.middevon.gov.uk/localplanreview)

or view hard copies at Council main office and public libraries during normal opening hours.





Public exhibitions are being held as follows:

LOCATION	VENUE	DATE	TIME
<b>Willand</b>	Village Hall	Wednesday 18 January	3pm - 6pm
<b>Tiverton</b>	Phoenix House	Saturday 21 January	9.30am - 12.30pm
<b>Crediton</b>	Boniface Centre	Wednesday 25 January	12pm - 3pm
<b>Uffculme</b>	Magelake Hall	Thursday 26 January	4pm - 7pm
<b>Cullompton</b>	Town Hall	Monday 30 January	12pm - 3pm
<b>Sampford Peverell</b>	Village Hall	Wednesday 1 February	3pm - 6pm

Responses should be submitted through an online survey at

[www.middevon.gov.uk/localplanreview](http://www.middevon.gov.uk/localplanreview)

e-mailed to

[localplanreview@middevon.gov.uk](mailto:localplanreview@middevon.gov.uk)

or posted/delivered 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. Please note that the consultation invites comments on proposed modifications only, and not the wider unchanged content of the Local Plan Review.

#### Contact us

For any queries please contact the Forward Planning Team.

Tel: (01884) 234334

Email: [planningconsultations@middevon.gov.uk](mailto: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](mailto:customerservices@middevon.gov.uk)

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