



MID DEVON LOCAL PLAN REVIEW 2013 – 2033

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

Main Hearings - Hearing 4: Tuesday 19th February 2019

Matters and Issues

Development Management Policies

Statement of Mid Devon District Council

ISSUE 17 Does Policy DM19 (Protection of employment land) meet its stated purpose?

- 17.1 Policy DM19 meets its stated purpose of seeking to retain employment land. As stated in paragraph 4.58, one of Mid Devon's key objectives is a thriving economy. It also notes the need to reduce outward commuting. Further information, including the 2018 Employment Land Review Update which confirms Mid Devon's need for employment land is set out in the Council's response to Issue 8 of Hearing 1.
- 17.2 Policy DM19 is consistent with Paragraph 22 of the (2012) NPPF in that it avoids the long term protection of employment sites where there is no reasonable prospect of a site being used for that purpose. Policy DM19 sets out a mechanism for testing whether there is a reasonable prospect of employment use and adds additional flexibility of seeking other (i.e. non Class B) employment uses before non-employment (i.e. residential) use.
- 17.3 Policy DM19 is the same as Policy DM21 in the Development Management Policies DPD (LDO03), which was adopted in November 2013 and examined under the 2012 NPPF.
- 17.4 There were no objections to the Policy at the 2017 Proposed Modifications Consultation. There was only one objection at the 2015 consultation. This was from Willand Parish Council (44), who called for the Policy to be made stricter and require a longer period of marketing to be demonstrated. Whilst the Council has sympathy with Willand Parish Council's view, the Policy as drafted sets out a fair balance between the need to retain employment uses on the one hand and avoiding the long term protection of redundant sites on the other.