



Mid Devon Local Plan Review 2013-33

Schedule of Additional Modifications and Policies Map changes following 2019 Examination Main Hearings

Date: November 2019

Additional modifications are identified in *italics* and are shown as either ~~struckthrough~~ for deletions or underlined for additions to the text of the Local Plan Review Proposed Submission (incorporating modifications) January 2017.

No.	Policy/ paragraph	Page	Change	Reason
1.	General		Minor formatting/typographic corrections throughout the Plan. These have not been identified individually in this schedule.	To aid clarity and consistency throughout the Plan and to reflect other MMs and AMs that are proposed.
2.	Preparation of the Local Plan	6	Paragraph 1.6, amend as follows: “The National Planning Policy Framework (NPPF) was <i>originally</i> introduced in March 2012 and replaced multiple national policy statements and guidance with an overarching planning policy document.”	To provide clarity. There have been subsequent revisions of the NPPF (latest Feb 2019), however the plan does not reference this update as it has been examined under the original 2012 version of the framework.
3.	Preparation of the Local Plan	7	Paragraph 1.8, amend as follows: <u>“Under ‘transitional arrangements’ introduced alongside recent revisions to the NPPF, the Local Plan Review has been examined under the original 2012 version of the NPPF.”</u>	To provide clarity. Clarifies that plan is examined under 2012 version of the NPPF.
4.	Preparation of the Local Plan	7/8	Paragraph 1.11, amend as follows: “The HRA concludes that the development proposed in the Local Plan alone, <u>and in combination with other plans and projects</u> , will not result in adverse effects on the integrity of European Sites around Mid Devon. However uncertainties exist regarding the potential for North Devon and Torridge Local Plan to have significant effects on the integrity of the Culm Grasslands SAC as a result of increased air pollution. Therefore it is not yet possible to conclude that there will be no likely significant effects as a result of implementing the new Mid Devon Local Plan in combination with the North Devon	To provide clarity. The updated HRA concludes that there are no adverse effects of the Plan, either on its own or in combination with other plans (including the North Devon and Torridge Plan).

			and Torrige Local Plan. Further work has been commissioned to determine this impact; the HRA will be updated to reflect the latest evidence.							
5.	Preparation of the Local Plan	8	Text under paragraph 1.13 (fourth bullet point), amend as follows: "A population of 78,600 <u>79,800</u> (2013 Mid Year Estimate <u>2016 Devon County Council PPSA Estimates</u>)"	Update population estimate based on latest available figure from DCC						
6.	Vision and Spatial Strategy	9	Paragraph 1.15, amend as follows: "The vision (<u>in conjunction with the</u> and -spatial strategy) describes how the sustainable development of Mid Devon will bring positive benefits to local communities through promoting community well-being, supporting economic success, conserving and enhancing the area and respecting environmental limits:	To provide clarity and correct grammatical error.						
7.	Neighbourhood Planning	13	Paragraph 1.19, amend as follows: "The Council will support local communities wishing to pursue neighbourhood planning. Cullompton, Crediton, and Silverton <u>and Tiverton</u> Halberton were the first to initiate neighbourhood planning in Mid Devon."	To provide clarity. Halberton is no longer part of the Tiverton Neighbourhood Plan area.						
8.	Superseded Policies	18/19	Table 2, update as follows: <table border="1" data-bbox="582 941 1601 1372"> <tr> <td>AL/CU/15</td> <td>Cullompton Air Quality</td> <td>Replaced in part by: S11 Cullompton Also, each site allocation within Cullompton is required in their policy to have a transport assessment and implement a travel plan to minimise the carbon footprint and air quality impacts</td> </tr> <tr> <td>AL/BO/2</td> <td>Bow, South of Iter Cross</td> <td>Deleted: No evidence of demand for employment allocation. Long-term protection of the allocation would be contrary to paragraph 22 of the National Planning Policy Framework.</td> </tr> </table>	AL/CU/15	Cullompton Air Quality	Replaced in part by: S11 Cullompton Also, each site allocation within Cullompton is required in their policy to have a transport assessment and implement a travel plan to minimise the carbon footprint and air quality impacts	AL/BO/2	Bow, South of Iter Cross	Deleted: No evidence of demand for employment allocation. Long-term protection of the allocation would be contrary to paragraph 22 of the National Planning Policy Framework.	Correct of typographical error. References to NPPF paragraphs removed to avoid confusion with post-2012 updates to the framework.
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9.	Superseded Policies	20	<p>Table 3, update as follows:</p> <table border="1"> <tr> <td>DM14</td> <td>Design of housing</td> <td>Replaced in part by: DM1 High quality design Replaced by: DM12 Housing Standards Design of housing</td> </tr> <tr> <td>DM15</td> <td>Dwelling sizes</td> <td>Replaced by: DM13 Dwelling sizes Replaced by: DM12 Housing Standards Replaced in part by: DM1 High quality design</td> </tr> </table>	DM14	Design of housing	Replaced in part by: DM1 High quality design Replaced by: DM12 Housing Standards Design of housing	DM15	Dwelling sizes	Replaced by: DM13 Dwelling sizes Replaced by: DM12 Housing Standards Replaced in part by: DM1 High quality design	To reflect proposed main modification resulting in removal of policy DM12. Parts of this policy are now included in DM1.
DM14	Design of housing	Replaced in part by: DM1 High quality design Replaced by: DM12 Housing Standards Design of housing								
DM15	Dwelling sizes	Replaced by: DM13 Dwelling sizes Replaced by: DM12 Housing Standards Replaced in part by: DM1 High quality design								
10.	Sustainable development principles	22	<p>Second paragraph, amend as follows:</p> <p>The NPPF (2012), Paragraph 7 states that: "There are three distinct dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p>	References to NPPF paragraphs removed to avoid confusion with post-2012 updates to the framework.						
11.	Sustainable development principles	22	<p>Third paragraph, amend as follows:</p> <p>The NPPF (2012), Paragraphs 8 and 9 clarify that "These roles should not be undertaken in isolation because they are mutually dependent" and:</p>	References to NPPF paragraphs removed to avoid confusion with post-2012 updates to the framework.						

12.	Overall provision of housing and employment	23	Paragraph 2.1b, amend as follows: The <u>SHMA</u> concludes that there is no need for further upward adjustment to reflect market signals or other such factors.	To correct typographical error.										
13.	Overall provision of housing and employment	23	Paragraph 2.2, amend as follows: “ 7,8607,200 dwellings are required over the plan period, equating to 393360 dwellings per year. The following table sets out the situation at 31st March 2018-2016-2014 , indicating a remaining need for about 3,5124,9245,511 dwellings to be allocated.”	To reflect most recently available housing land monitoring data (March 2018).										
14.	Overall provision of housing and employment	23	Table 4, update as follows: <table border="1" data-bbox="600 630 1601 941"> <tr> <td>Local Plan requirement</td> <td>7,8607,200</td> </tr> <tr> <td>Completions since 2013</td> <td>1,730924320</td> </tr> <tr> <td>Commitments (dwellings under construction or with planning permission)</td> <td>2,6182,0121,369</td> </tr> <tr> <td>Uncommitted requirement</td> <td>3,5124,9245,511</td> </tr> </table>	Local Plan requirement	7,8607,200	Completions since 2013	1,730924320	Commitments (dwellings under construction or with planning permission)	2,6182,0121,369	Uncommitted requirement	3,5124,9245,511	To reflect most recently available housing land monitoring data (March 2018).		
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15.	Overall provision of housing and employment	23	Table 5, update as follows: <table border="1" data-bbox="600 1013 1601 1310"> <thead> <tr> <th>Location</th> <th>Requirement</th> <th>Completions (from 1 April 2013 – 31 March 201820162014)</th> <th>Commitments (at 1 April 201820162014)</th> <th>Remainder</th> </tr> </thead> <tbody> <tr> <td>Tiverton</td> <td>2,3582,160 (30%)</td> <td>47826193</td> <td>1,275745522</td> <td>6051,3521,54 5</td> </tr> </tbody> </table>	Location	Requirement	Completions (from 1 April 2013 – 31 March 201820162014)	Commitments (at 1 April 201820162014)	Remainder	Tiverton	2,3582,160 (30%)	47826193	1,275745522	6051,3521,54 5	To reflect most recently available housing land monitoring data (March 2018).
Location	Requirement	Completions (from 1 April 2013 – 31 March 201820162014)	Commitments (at 1 April 201820162014)	Remainder										
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16.	Overall provision of housing and employment	24	<p>Paragraph 2.4, amend as follows:</p> <p><i>"The Local Plan allocates 10% makes provision for 17% more housing than is required, to provide flexibility and account for unforeseen circumstances that might prevent some sites from coming forward as expected such as not all commitments translating into completions. The availability of land for housing, taking account of existing commitments and allocations is set out in the following trajectory. The development of existing commitments is forecast to take three years, spread evenly across that period.</i></p>	To reflect most recently available housing land monitoring data (March 2018) and more accurately state that % housing delivered over requirement is total Local Plan provision rather than only what is allocated. Reference to existing commitments forecast to deliver over three years no longer accurate. An updated housing trajectory is set out in the Council's Local Plan Review Housing Land Supply Update (June 2019).																				
17.	Overall provision of housing and employment	24	Chart 1, update as follows:	To reflect most recently available housing land monitoring data (March 2018) and the updated housing trajectory set out in the Council's Local Plan Review Housing Land Supply Update (June 2019).																				

			<p>Overall Housing Trajectory 2013-2033</p> <table border="1"> <caption>Estimated data for Overall Housing Trajectory 2013-2033</caption> <thead> <tr> <th>Year</th> <th>Tiverton</th> <th>Cullompton</th> <th>Crediton</th> <th>Rural</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>2013/14</td><td>100</td><td>80</td><td>60</td><td>80</td><td>320</td></tr> <tr><td>2014/15</td><td>80</td><td>70</td><td>40</td><td>80</td><td>270</td></tr> <tr><td>2015/16</td><td>100</td><td>50</td><td>30</td><td>70</td><td>250</td></tr> <tr><td>2016/17</td><td>100</td><td>80</td><td>40</td><td>70</td><td>290</td></tr> <tr><td>2017/18</td><td>130</td><td>250</td><td>0</td><td>120</td><td>500</td></tr> <tr><td>2018/19</td><td>100</td><td>100</td><td>100</td><td>280</td><td>580</td></tr> <tr><td>2019/20</td><td>150</td><td>80</td><td>100</td><td>250</td><td>580</td></tr> <tr><td>2020/21</td><td>150</td><td>120</td><td>100</td><td>330</td><td>700</td></tr> <tr><td>2021/22</td><td>180</td><td>150</td><td>70</td><td>120</td><td>520</td></tr> <tr><td>2022/23</td><td>180</td><td>140</td><td>60</td><td>50</td><td>430</td></tr> <tr><td>2023/24</td><td>180</td><td>240</td><td>180</td><td>0</td><td>600</td></tr> <tr><td>2024/25</td><td>180</td><td>280</td><td>170</td><td>0</td><td>630</td></tr> <tr><td>2025/26</td><td>140</td><td>380</td><td>70</td><td>0</td><td>590</td></tr> <tr><td>2026/27</td><td>130</td><td>320</td><td>0</td><td>0</td><td>450</td></tr> <tr><td>2027/28</td><td>200</td><td>300</td><td>0</td><td>0</td><td>500</td></tr> <tr><td>2028/29</td><td>200</td><td>300</td><td>0</td><td>0</td><td>500</td></tr> <tr><td>2029/30</td><td>100</td><td>300</td><td>0</td><td>0</td><td>400</td></tr> <tr><td>2030/31</td><td>100</td><td>300</td><td>0</td><td>0</td><td>400</td></tr> <tr><td>2031/32</td><td>100</td><td>300</td><td>0</td><td>0</td><td>400</td></tr> <tr><td>2032/33</td><td>20</td><td>230</td><td>0</td><td>0</td><td>250</td></tr> </tbody> </table>	Year	Tiverton	Cullompton	Crediton	Rural	Total	2013/14	100	80	60	80	320	2014/15	80	70	40	80	270	2015/16	100	50	30	70	250	2016/17	100	80	40	70	290	2017/18	130	250	0	120	500	2018/19	100	100	100	280	580	2019/20	150	80	100	250	580	2020/21	150	120	100	330	700	2021/22	180	150	70	120	520	2022/23	180	140	60	50	430	2023/24	180	240	180	0	600	2024/25	180	280	170	0	630	2025/26	140	380	70	0	590	2026/27	130	320	0	0	450	2027/28	200	300	0	0	500	2028/29	200	300	0	0	500	2029/30	100	300	0	0	400	2030/31	100	300	0	0	400	2031/32	100	300	0	0	400	2032/33	20	230	0	0	250	
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Location/Site	Policy	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	Total
Tiverton																						
Eastern Urban Extension	TIV1-TIV5														25	100	100	100	100	100	25	550
Howden Court	TIV9										10											10
Roundhill	TIV10								12	8												20
Phoenix Lane	TIV12							4				25	31									60
Tidcombe Hall (contingency)	TIV13																					0
Blundells School	TIV16								12	25	25	50	50	38								200
Commitments							107	149	136	143	135	108	100	100	100	100	97					1275
Completions		93	70	98	89	128																478
Tiverton Total		93	70	98	89	128	107	149	152	180	178	183	181	138	125	200	197	100	100	100	25	2593
Cullompton																						
NW Cullompton	CU1-CU6							49	100	100	150	150	176	100	100	100	100	100	100	25		1350
East Cullompton	CU7-CU12											50	125	175	200	200	200	200	200	200		1750
Ware Park and Footlands	CU14												25	13								38
Colebrook	CU21							12	25	25	38											100
Commitments							91	71	53	25	12											252
Completions		87	78	44	98	238																545
Cullompton Total		87	78	44	98	238	91	71	114	150	137	238	275	376	313	300	300	300	300	225	4035	
Crediton																						
Red Hill Cross	CRE2										12	50	50	23								135
Woods Group	CRE4											8										8
Pedlerspool	CRE5							12	25	25	50	50	38									200
Sports Fields	CRE6									12	50	50	8									120
Stonewall Lane	CRE7										25	25										50
Land at Barn Park	CRE8							12	8													20
Alexandra Close	CRE9							12	3													15
Commitments							103	99	54	29	10											295
Completions		58	31	18	17	12																136
Crediton Total		58	31	18	17	12	103	99	90	65	59	183	175	69	0	0	0	0	0	0	0	979
Rural sites																						
Newton Square	BA1										5											5
Hollywell	BO1									12	8											20
Hele Road	BR1							7														7
Barton	CH1									12	8											20
Land off Church Lane	CB1									12	8											20
Barnhill Close	CF1							7														7
Linhay Close	CL1							6														6
Land adj Fishers Way	HA1							10														10
Greenaway	MO1									12	8											20
Former Tiverton Parkway Hotel	SP1							10														10
Higher Town	SP2							12	25	23												60
Fannys Lane	SA1							8														8
Old Butterleigh Road	SI1						8															8
The Garage	SI2						5															5
South of Broadlands	TH1							12														12
Land east of M5	WI1							12	25	5												42
Commitments							273	242	255	26												796
Completions		82	137	128	100	124																571
Rural Sites Total		82	137	128	100	124	273	255	339	124	65	0	0	0	0	0	0	0	0	0	0	1627
Total (Mid Devon - all areas)		320	316	288	304	502	574	574	695	519	439	604	631	583	438	500	497	400	400	400	250	9234
Five year totals						1730			2801					2756					1947			
Cumulative five year totals						1730			4531					7287					9234			

19.	Overall provision of housing and employment	26	Delivery of housing will be monitored <i>annually continuously</i> with information published <i>annually</i> in the Authority's Monitoring Report <i>each December</i> .	To more accurately reflect the Council's monitoring procedures.																					
20.	Overall provision of housing and employment	27	<p>Table 7, update as follows:</p> <table border="1"> <tr> <td>A</td> <td>Local Plan requirement 2013-2033</td> <td>7,200 7,860</td> </tr> <tr> <td>B</td> <td>Implied annual rate 2013-2033 (A ÷ 20)</td> <td>360 393</td> </tr> <tr> <td>C</td> <td>Local Plan requirement to date, 2013-2014 (B * 1) Local Plan requirement to date, 2013-2016 (B * 3) <u>Local Plan requirement to date, 2013-2018 (B * 5)</u></td> <td>360 1,179 1,965</td> </tr> <tr> <td>D</td> <td>Completions April 2013-March 20141618</td> <td>320 924 1,730</td> </tr> <tr> <td>E</td> <td>Shortfall to date, 2013-20141618 (C – D)</td> <td>40 255 235</td> </tr> <tr> <td>F</td> <td>Local Plan requirement 2015-2020 (B * 5) Local Plan requirement 2016-2021 (B * 5) <u>Local Plan requirement 2018-2023 (B * 5)</u></td> <td>1,800 1,965</td> </tr> <tr> <td>G</td> <td>5 year supply requirement (E + F)</td> <td>1,840 2,220 2,200</td> </tr> </table>	A	Local Plan requirement 2013-2033	7,200 7,860	B	Implied annual rate 2013-2033 (A ÷ 20)	360 393	C	Local Plan requirement to date, 2013-2014 (B * 1) Local Plan requirement to date, 2013-2016 (B * 3) <u>Local Plan requirement to date, 2013-2018 (B * 5)</u>	360 1,179 1,965	D	Completions April 2013-March 2014 1618	320 924 1,730	E	Shortfall to date, 2013-2014 1618 (C – D)	40 255 235	F	Local Plan requirement 2015-2020 (B * 5) Local Plan requirement 2016-2021 (B * 5) <u>Local Plan requirement 2018-2023 (B * 5)</u>	1,800 1,965	G	5 year supply requirement (E + F)	1,840 2,220 2,200	To reflect most recently available housing land monitoring data (March 2018) and the updated five year housing land supply calculation (based on 'Sedgefield' method) set out in the Council's Local Plan Review Housing Land Supply Update (June 2019)
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G	5 year supply requirement (E + F)	1,840 2,220 2,200																							
21.	Overall provision of housing and employment	27	<p>Paragraph 2.7, amend as follows:</p> <p>"Over the entire plan period (2013-2033) there is provision for 17% 40% more housing than required, as explained in paragraph 2.4. <u>Within certain year brackets, such as</u></p>	To reflect most recently available housing land monitoring data (March 2018) and the updated five year																					

			2021/22-2025/26-2023/24-2027/28 and 2026/27-2030/31-2028/29-2032/33 , this is substantially higher, as shown in the table below. The table indicates that even applying the a 20% buffer in the short term, there is flexibility in the plan to ensure sufficient housing will come forward for the Council to demonstrate a five year supply in accordance with national policy.”	housing land supply calculation (based on ‘Sedgefield’ method) set out in the Council’s Local Plan Review Housing Land Supply Update (June 2019)																
22.	Overall provision of housing and employment	27	Table 8, update as follows: <table border="1" data-bbox="600 427 1617 737"> <thead> <tr> <th></th> <th>2015-2020 2016/17-2020/21 2018/19-2022/23</th> <th>2020-2025 2021/22-2025/26 2023/24-2027/28</th> <th>2025-2030 2026/27-2030/31 2028/29-2032/33</th> </tr> </thead> <tbody> <tr> <td>Requirement</td> <td>2,2002,2201,840</td> <td>1,3641,9651,800</td> <td>5731,1361,800</td> </tr> <tr> <td>Trajectory</td> <td>2,8012,6512,169</td> <td>2,7562,5602,487</td> <td>1,9471,9941,746</td> </tr> <tr> <td>Surplus</td> <td>272015%</td> <td>1023038%</td> <td>240769%</td> </tr> </tbody> </table>		2015-2020 2016/17-2020/21 2018/19-2022/23	2020-2025 2021/22-2025/26 2023/24-2027/28	2025-2030 2026/27-2030/31 2028/29-2032/33	Requirement	2,200 2,220 1,840	1,364 1,965 1,800	573 1,136 1,800	Trajectory	2,801 2,651 2,169	2,756 2,560 2,487	1,947 1,994 1,746	Surplus	272 0 15 %	102 30 38 %	240 76 9 %	To reflect most recently available housing land monitoring data (March 2018) and the updated five year housing land supply calculation (based on ‘Sedgefield’ method) set out in the Council’s Local Plan Review Housing Land Supply Update (June 2019)
	2015-2020 2016/17-2020/21 2018/19-2022/23	2020-2025 2021/22-2025/26 2023/24-2027/28	2025-2030 2026/27-2030/31 2028/29-2032/33																	
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Surplus	272 0 15 %	102 30 38 %	240 76 9 %																	
23.	Overall provision of housing and employment	27	Paragraph 2.9, amend as follows: “The Local Plan makes provision for 1,374 774 628 dwellings over and above the identified requirement.”	To reflect most recently available housing land monitoring data (March 2018) and updated housing trajectory set out in the Council’s Local Plan Review Housing Land Supply Update (June 2019)																
24.	Overall provision of housing and employment	28	Paragraph 2.10, amend as follows: “When including windfalls, the Council will assume a minimum of 104 129 dwellings per year, which <u>is calculated in line with the most recently published version of the Exeter housing market area Housing and Economic Land Availability Assessment (HELAA) methodology (April 2017)-was accepted by the Strategic Housing Land Availability Assessment Panel (SHLAA Panel) in the Mid Devon SHLAA Report (2013).</u> ”	The site assessment process previously known as the Strategic Housing Land Availability Assessment (SHLAA) has been renamed as the Housing and Economic Land Availability Assessment (HELAA). This minor amendment reflects the change in terminology and also ensures that the assumed windfall figure reflects the most recent version																

				of the HELAA methodology (2017).																								
25.	Overall provision of housing and employment	28	<p>Paragraph 2.11, amend as follows:</p> <p>“The Local Plan allocates three two one ‘contingency sites’ for housing. These <u>This</u> developments will only be permitted if housing delivery across the district falls below defined ‘action levels’ or the Council is unable to demonstrate a five year housing supply in accordance with national policy. The release of the contingency sites will be the Council’s preference if the supply of housing is insufficient, but proposals on other sites will also be considered on their merits according to the presumption in favour of sustainable development set out in national policy.”</p>	To reflect proposed main modification MM35 - removal of contingency status of Policy CU21 Land at Colebrook. The LPR now provides one remaining contingency site (Tidcombe Hall TIV13).																								
26.	Overall provision of housing and employment	28	<p>Table 9, update as follows:</p> <table border="1" data-bbox="600 715 1592 1326"> <thead> <tr> <th>Location</th> <th>Completions (sqm)</th> <th>Commitments (sqm)</th> <th>Local Plan allocations (of which remains unconsented) provision (sqm)</th> </tr> </thead> <tbody> <tr> <td>Tiverton</td> <td><u>4,218,550</u></td> <td><u>43,216,805</u></td> <td><u>37,000</u> (8,981)38,000</td> </tr> <tr> <td>Cullompton</td> <td><u>9,273,598</u></td> <td><u>29,808,669</u></td> <td><u>57,000</u> (30,702)65,000</td> </tr> <tr> <td>Crediton</td> <td><u>2,045,520</u></td> <td><u>6,863,205</u></td> <td>9,820 (5,429)</td> </tr> <tr> <td>Junction 27</td> <td>0</td> <td>0</td> <td><u>42,550</u> (42,550)</td> </tr> <tr> <td>Rural</td> <td><u>30,977,419</u></td> <td><u>48,476,733</u></td> <td><u>22,355</u> (0)13,0008,800</td> </tr> </tbody> </table>	Location	Completions (sqm)	Commitments (sqm)	Local Plan allocations (of which remains unconsented) provision (sqm)	Tiverton	<u>4,218,550</u>	<u>43,216,805</u>	<u>37,000</u> (8,981) 38,000	Cullompton	<u>9,273,598</u>	<u>29,808,669</u>	<u>57,000</u> (30,702) 65,000	Crediton	<u>2,045,520</u>	<u>6,863,205</u>	9,820 (5,429)	Junction 27	0	0	<u>42,550</u> (42,550)	Rural	<u>30,977,419</u>	<u>48,476,733</u>	<u>22,355</u> (0) 13,000 8,800	To reflect most recently available commercial land monitoring data (March 2018). As a significant amount of allocated commercial land now has planning permission or is being/has been developed (so included in the completions and commitments figures), a separate figure is included in the final column to show the remaining total for allocations that do not yet have planning consent. The previous table did not make clear whether the figure given was the total allocation or only the remaining unconsented allocation. This minor modification therefore provides clarity by making this distinction clear. Also provides
Location	Completions (sqm)	Commitments (sqm)	Local Plan allocations (of which remains unconsented) provision (sqm)																									
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Totals	<u>46,5139,787</u>	<u>128,36343,259</u>	<u>168,725 (87,662)</u> 159,370 <u>121,620</u>					
27.	Overall provision of housing and employment	29	<p>Paragraph 2.15, amend as follows:</p> <p>"To provide flexibility of provision and allow for growth, the Local Plan makes provision for about 10²⁰% more commercial floorspace than is required across the district's settlements."</p>	It is unclear where the previously quoted figure comes from. It is clearer to simply state that there is more provision for commercial floorspace than required; the text is amended therefore to reflect this fact.				
28.	S2 Amount and distribution of development	33	<p>Paragraph 2.24, amend as follows:</p> <p>"Air quality should improve when following the opening of the Crediton Link Road opens and as a proportion of HGV and other traffic is drawn away from Exeter Road to the Lords Meadow Industrial Estate; however but the housing target for Crediton only amounts to 10% of the district total due to the traffic and topographical constraints that exist."</p>	Update to reflect that Crediton Link Road has been completed.				
29.	S3 Meeting Housing Needs	35	<p>Paragraph 2.26, amend as follows:</p> <p>"As recognised in the National Planning Policy Framework (NPPF) (2012) "every effort should be made objectively to identify and then meet the housing needs....of an area"."</p>	Clarifies that quote relates to the 2012 version of the framework.				
30.	S3 Meeting Housing Needs	35	<p>Paragraph 2.27 (first, fourth and final sentence), amend as follows:</p> <p>"The Council's Corporate Plan <u>aims to "facilitate the housing growth that Mid Devon needs, including affordable housing" and "ensure good design and quality of new housing and associated environment".</u> has 'Better Homes' as one of its five main objectives and the long term vision is "To ensure that the housing needs of our residents are met through the provision of affordable homes and good quality housing in both the public and private sector"..."The SHMA concluded that 124⁹⁶ units of affordable housing are needed per year to meet existing "backlog" need and future needs arising in the district."...<u>"Additional affordable housing will also continue to come forward as windfalls resulting from Homes England Homes and Communities Agency investment, exception sites and delivery of housing on Council-owned land."</u></p>	<p>First sentence amended to reflect updated Corporate Plan (2016).</p> <p>Fourth sentence amended to accurately reflect the findings of the SHMA, following the PAS Technical Advice Note (Objectively Assessed Need and Housing Targets June 2014): only newly formed households should be taken into account in the calculation, as the backlog and existing</p>				

				<p>households already live in housing units which would be freed up when housed and do not create any new need in terms of future total requirements. Reference to backlog in sentence was made in error.</p> <p>Final sentence amended to reflect Homes England replacing HCA.</p>
31.	S3 Meeting Housing Needs	36	<p>Paragraph 2.29, amend as follows:</p> <p><i>"Policy DM12 (Design of Housing) requires all new housing development to be designed in a way that allows adaptation according to the changing needs of occupiers."</i></p>	<p>The removal of this requirement (criterion d) from Policy DM12 was originally in response to Home Builders Federation comment that the policy did not reflect the ministerial statement. This change was included in the 2017 Proposed Submission version of the Local Plan Review. In response to the Inspector's Post hearing advice note, Policy DM12 is proposed to be deleted with amended policy criteria incorporated into Policy DM1 (See Main Modification MM49).</p>
32.	S4 Ensuring Housing Delivery	38	<p>Policy S4, amend as follows:</p> <p>"If this is insufficient to deliver the necessary level of housing, <u>an</u> identified contingency sites will be permitted to boost housing supply."</p>	<p>In line with proposed main modification MM35 (removal of contingency status of Policy CU21 Land at Colebrook), the LPR now includes a single contingency site. Policy text is amended to reflect this.</p>

33.	S4 Ensuring Housing Delivery	38	Paragraph 2.32, amend as follows: “...If housing delivery falls below the action level this will be addressed through proactive development management to bring forward allocated and permitted sites, and then through the release of <u>a</u> deliverable contingency sites. However, there will be variation of delivery across the years so it is important that the action level when the designated contingency sites will come forward will not trigger their <u>its</u> release in response to normal variations in completions...”	In line with proposed main modification MM35 (removal of contingency status of Policy CU21 Land at Colebrook), the LPR now includes a single contingency site. Supporting text is amended to reflect this.
34.	S4 Ensuring Housing Delivery	39	Paragraph 2.33, amend as follows: “The National Planning Policy Framework requires local planning authorities ensure that there is a supply of specific deliverable housing sites with a capacity equivalent to 105% or of five years’ worth of the annual housing target”... “If that is insufficient or will not deal with the issue quickly enough, the Council will permit the development of one or more of the <u>a</u> contingency sites in order to boost short term housing supply.”	To reflect the NPPF (2012) requirement for a 5% buffer and to correct a typographical error. To reflect proposed main modification MM35 (removal of contingency status of Policy CU21 Land at Colebrook); the LPR now includes a single contingency site.
35.	S5 Public Open Space	41	Paragraph 2.27, amend as follows: “To comply with legislation, no more than five such planning obligations will be required for a single project.”	To reflect 2019 amendments to CIL regulations.
36.	S7 Town Centres	44	Paragraph 2.48, amend as follows: “A masterplan will sets-out the principles to be followed in subsequent planning applications.”	Amendment to remove ‘s’ from ‘sets’ which is due to a typographical error.
37.	S8 Infrastructure	47	Paragraph 2.55 (second sentence), amend as follows: “More information about the means of funding infrastructure can be found in the <u>most recent</u> Infrastructure Plan (2014) and the ‘Regulation 123’ list for CIL, available on the <u>Council’s</u> website.”	Amendment agreed within Statement of Common Ground (SCG-10) between MDDC, DCC and HE to future proof the supporting text of the policy, reflecting the fact that Infrastructure Plans are living documents and are updated on a regular basis. Also, minor

				additional amendment to clarify information is available on the MDDC website.															
38.	S10 Tiverton	51	Paragraph 2.60, amend as follows: "Recent completions and current commitments total over 1,750 1,000 600 dwellings."	To reflect current commitments and past completions in Tiverton as per March 2018 housing monitoring data.															
39.	S11 Cullompton	54	Paragraph 2.68, amend as follows: One contingency site is allocated in the town, providing a level of flexibility to address any potential shortfall in completions as set out in Policy S4.	To reflect proposed main modification MM35 - removal of contingency status of Policy CU21 Land at Colebrook.															
40.	S11 Cullompton	54	Table under paragraph 2.69, update as follows: <table border="1" data-bbox="607 746 1599 1323"> <thead> <tr> <th>Site</th> <th>Policy</th> <th>Site area (ha)</th> <th>Use</th> <th>Local Plan page(s)</th> </tr> </thead> <tbody> <tr> <td>North West Cullompton</td> <td>CU1-6</td> <td>103</td> <td>1350 1200 dwellings and 10,000 21,000 sqm. commercial floorspace</td> <td>88-96</td> </tr> <tr> <td>East Cullompton</td> <td>CU7-12</td> <td>160</td> <td>1750 2,100 dwellings (within the plan period) and 20,000 sqm.</td> <td>97-106</td> </tr> </tbody> </table>	Site	Policy	Site area (ha)	Use	Local Plan page(s)	North West Cullompton	CU1-6	103	1350 1200 dwellings and 10,000 21,000 sqm. commercial floorspace	88-96	East Cullompton	CU7-12	160	1750 2,100 dwellings (within the plan period) and 20,000 sqm.	97-106	To reflect proposed main modification MM35 - removal of contingency status of Policy CU21 Land at Colebrook.
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East Cullompton	CU7-12	160	1750 2,100 dwellings (within the plan period) and 20,000 sqm.	97-106															

						commercial floorspace			
			Knowle Lane	CU13	9.8	296 ³¹⁵ dwellings	106-107		
			Ware Park & Footlands	CU14	2.1	38 dwellings	107-108		
			Land at Exeter Road	CU15	1.4	24 ⁴⁵ dwellings	108-109		
			Cummings Nursery	CU16	5.3	100 ¹²⁰ dwellings	109-110		
			Week Farm	CU17	10.7	15,000 sqm. commercial floorspace	110-111		
			Venn Farm	CU18	4.4	12,000 ^{9,000} sqm. commercial floorspace	111-112		
			Colebrook (contingency)	CU21	4.8	100 dwellings	115-116		
41.	S12 Crediton	56	Paragraph 2.73, amend as follows: "The total housing target for Crediton (786 ⁷⁸³ 720 dwellings) represents 10% of the district's total requirement."					Correct typographical error.	

42.	S13 Rural areas	58	<p>Paragraph 2.78, amend as follows:</p> <p>“483330 dwellings have been allocated and are considered available, suitable and achievable, capable of coming forward within the first 10 years of the plan.”</p>	To correct previous error. Now shows correct allocation total for rural areas.															
43.	Site allocations	63	<p>Table 10, update as follows:</p> <table border="1" data-bbox="600 427 1608 1110"> <thead> <tr> <th data-bbox="600 427 857 635">Use</th> <th data-bbox="857 427 1086 635">Completions 1 April 2013 – 31 March 201820162014</th> <th data-bbox="1086 427 1256 635">Commitments at 31 March 201820162014</th> <th data-bbox="1256 427 1420 635">Net requirement</th> <th data-bbox="1420 427 1608 635">Uncommitted Allocations to 2033</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 635 857 730">Housing (dwellings)</td> <td data-bbox="857 635 1086 730"><u>1,730</u>924320</td> <td data-bbox="1086 635 1256 730"><u>2,618</u>2,0121,369</td> <td data-bbox="1256 635 1420 730"><u>3,512</u>4,9245,511</td> <td data-bbox="1420 635 1608 730"><u>4,886</u>5,6486,139</td> </tr> <tr> <td data-bbox="600 730 857 1110">Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</i></td> <td data-bbox="857 730 1086 1110"><u>46,513</u>9,787</td> <td data-bbox="1086 730 1256 1110"><u>128,363</u>43,259</td> <td data-bbox="1256 730 1420 1110"><u>-27,876</u> 100,954</td> <td data-bbox="1420 730 1608 1110"><u>87,662</u>121,620</td> </tr> </tbody> </table>	Use	Completions 1 April 2013 – 31 March 2018 20162014	Commitments at 31 March 2018 20162014	Net requirement	Uncommitted Allocations to 2033	Housing (dwellings)	<u>1,730</u> 924 320	<u>2,618</u> 2,012 1,369	<u>3,512</u> 4,924 5,511	<u>4,886</u> 5,648 6,139	Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</i>	<u>46,513</u> 9,787	<u>128,363</u> 43,259	<u>-27,876</u> 100,954	<u>87,662</u> 121,620	To reflect most recently available housing and commercial land monitoring data (March 2018).
Use	Completions 1 April 2013 – 31 March 2018 20162014	Commitments at 31 March 2018 20162014	Net requirement	Uncommitted Allocations to 2033															
Housing (dwellings)	<u>1,730</u> 924 320	<u>2,618</u> 2,012 1,369	<u>3,512</u> 4,924 5,511	<u>4,886</u> 5,648 6,139															
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44.	Tiverton	64	<p>Table 11, update as follows:</p> <table border="1" data-bbox="600 1177 1608 1343"> <thead> <tr> <th data-bbox="600 1177 920 1343">Use</th> <th data-bbox="920 1177 1149 1343">Commitments at 31 March 201820162014</th> <th data-bbox="1149 1177 1323 1343">Completions since 2013 from 1 April 2013</th> <th data-bbox="1323 1177 1476 1343">Uncommitted Allocations</th> <th data-bbox="1476 1177 1608 1343">Total</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Use	Commitments at 31 March 2018 20162014	Completions since 2013 from 1 April 2013	Uncommitted Allocations	Total						To reflect most recently available housing and commercial land monitoring data for Tiverton (March 2018). Also clarifies period over which completions have been recorded; ensures consistency					
Use	Commitments at 31 March 2018 20162014	Completions since 2013 from 1 April 2013	Uncommitted Allocations	Total															

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		<u>- 31 March 2018</u>																	
Housing (dwellings)	<u>1,275,745</u> 522	<u>478,261</u> 93	<u>8401,540</u> 1,643	<u>2,593</u> 2,546 <u>2,258</u>															
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45.	Tiverton	64	<p>Paragraph 3.4, amend as follows:</p> <p>“Nine Seven Six sites are allocated for housing in Tiverton, excluding one two contingency sites at Tidcombe Hall and Wynnard’s Mead that will be permitted to come forward if the Council’s housing supply proves insufficient, as set out in Policy S4... Although the housing growth of the town is therefore dependent on this site coming forward, there is limited risk associated with this because there is a good track record of joint working between the Council and the site promoters, with half of the site covered by an adopted masterplan, and applications for in excess of approximately 1,000 dwellings pending determination now with planning permission of resolution to grant subject to a section 106 agreement.”</p>	Now refers to 9 sites to accurately reflect the number of allocated housing sites, including those already with planning approval. Removal of reference to Wynnard’s Mead reflects the modification to delete this contingency site following the 2015 Proposed Submission consultation. Reference to current status of Tiverton EUE allocation (TIV1-5) amended to reflect current situation.															
46.	Tiverton	64	Table 12, update as follows:	To accurately show current total of unconsented allocations. Reflects most recently available housing land monitoring data (March 2018).															

			Site	Policy	Gross site area (ha)	Net site area (ha)	No. dwellings allocated without permission	
			Eastern Urban Extension	TIV1-TIV5	153	64.86	550 1250 1520	
			Moorhayes Park	TIV8	0.4	0.4	8	
			Howden Court	TIV9	0.47	0.38	10	
			Roundhill	TIV10	0.4	0.4	20	
			Palmerston Park	TIV11	0.9	0.72	25	
			Phoenix Lane	TIV12	1.4	1	60	
			Blundells School	TIV16	14	6	200	
			Total				840 1,540 1643	
47.	Tiverton	65	Paragraph 3.5, amend as follows: “A number of housing sites were allocated in the previous Local Plan and already have planning approval, but are either not yet under construction or only recently implemented . These sites are retained as Local Plan allocations to ensure that policy criteria still apply in the event that revised schemes are submitted or planning permission lapses. <i>The table below shows allocated sites with existing planning permission. Development at Moorhayes Park (TIV8) has recently been completed so is not shown in this table.</i> ”				Provides clarity by making reference in text to Table 13. Also reflects updates to this table (see below).	
48.	Tiverton	65	Table 13 and table title, update as follows:				Updated to reflect most recently available housing land monitoring data (March 2018). The Moorhayes Park (TIV8) allocation has been developed so is not included in the table	
			Site with planning permission	Policy	Site area	Dwellings with planning permission		

			<table border="1"> <tr> <td>Eastern Urban Extension</td> <td>TIV1-5</td> <td>153</td> <td></td> <td><u>1030330</u></td> </tr> <tr> <td>Farleigh Meadows</td> <td>TIV6</td> <td>8.2</td> <td></td> <td><u>259255</u>300</td> </tr> <tr> <td>Town Hall</td> <td>TIV7</td> <td>0.5</td> <td></td> <td><u>3958</u>59</td> </tr> <tr> <td><i>Moorhayes Park</i></td> <td><i>TIV8</i></td> <td><i>0.4</i></td> <td></td> <td><i>4</i></td> </tr> <tr> <td>Palmerston Park</td> <td>TIV11</td> <td>0.9</td> <td></td> <td>26</td> </tr> <tr> <td>Total</td> <td></td> <td>8.7</td> <td></td> <td><u>1,354693</u>359</td> </tr> </table> <p>Table 13: Housing allocations with planning permission (position at 31 March 201820162014)</p>	Eastern Urban Extension	TIV1-5	153		<u>1030330</u>	Farleigh Meadows	TIV6	8.2		<u>259255</u> 300	Town Hall	TIV7	0.5		<u>3958</u> 59	<i>Moorhayes Park</i>	<i>TIV8</i>	<i>0.4</i>		<i>4</i>	Palmerston Park	TIV11	0.9		26	Total		8.7		<u>1,354693</u> 359	but is now referenced in paragraph 3.5 above.
Eastern Urban Extension	TIV1-5	153		<u>1030330</u>																														
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Total		8.7		<u>1,354693</u> 359																														
49.	Tiverton	65	<p>Table 14, update as follows:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Policy</th> <th>Gross site area (ha)</th> <th>Net site area (ha)</th> <th>Floorspace (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Eastern Urban Extension</td> <td>TIV1-5</td> <td>153</td> <td>6</td> <td>30,000</td> </tr> <tr> <td>Phoenix Lane</td> <td>TIV12</td> <td>1.4</td> <td>1</td> <td>7,0008,000</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td><u>37,000</u>38,000</td> </tr> </tbody> </table>	Site	Policy	Gross site area (ha)	Net site area (ha)	Floorspace (sq.m)	Eastern Urban Extension	TIV1-5	153	6	30,000	Phoenix Lane	TIV12	1.4	1	7,000 8,000	Total				<u>37,000</u> 38,000	To amend a previous typographical error which showed an incorrect total for allocated floorspace in Tiverton.										
Site	Policy	Gross site area (ha)	Net site area (ha)	Floorspace (sq.m)																														
Eastern Urban Extension	TIV1-5	153	6	30,000																														
Phoenix Lane	TIV12	1.4	1	7,000 8,000																														
Total				<u>37,000</u> 38,000																														
50.	Tiverton	69	<p>Paragraph 3.18 (final sentence), amend as follows:</p> <p>“The aim will be to integrate these sustainable transport provisions into the wider Tiverton <u>area</u> and surrounding <u>provision countryside</u> as far as possible.”</p>	Correct typographical error and more accurately reflect adopted EUE masterplan.																														
51.	TIV15 Tiverton Infrastructure	83	<p>Paragraph 3.59, amend as follows:</p> <p>“The Council’s Regulation 123 list and accompanying policy on the use of Section 106 agreements, sets out the mechanism <u>willto</u> be used to fund infrastructure.”</p>	Correct typographical error.																														

52.	TIV15 Tiverton Infrastructure	83	Paragraph 3.60, amend as follows: "Devon County Council's Waste Plan (<i>adopted December 2014</i>), which had hearings as part of its examination in July 2014 , allocates a site in Tiverton for the delivery of an Energy from Waste plant."	Update to reflect adoption of DCC Waste Plan.															
53.	TIV16 Blundells School	84	Policy TIV16 (criteria f), amend as follows: "Site contamination assessment and remediation <u>measures</u> to mitigate risks associated with former and current land-uses including the scrapyards and former poultry factory measures ;"	Correct typographical error (word 'measures' in wrong place)															
54.	Cullompton	86	Table 15, update as follows: <table border="1"> <thead> <tr> <th>Use</th> <th>Commitments at 31 March 201820162014</th> <th>Completions from 1 April 2013 – 31 March 201820162014</th> <th>Uncommitted Allocations (within the plan period)</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Housing (dwellings)</td> <td>252,209199</td> <td>545,48787</td> <td>3,2383,118 3,533</td> <td>4,035 3,814 3,819</td> </tr> <tr> <td>Commercial (employment, retail and leisure) square metres floorspace</td> <td>29,80819,669</td> <td>9,2733,598</td> <td>30,702 57,00066,000</td> <td>69,783 80,267 89,267</td> </tr> </tbody> </table>	Use	Commitments at 31 March 2018 2016 2014	Completions from 1 April 2013 – 31 March 2018 2016 2014	Uncommitted Allocations (within the plan period)	Total	Housing (dwellings)	252,209 199	545,487 87	3,238 3,118 3,533	4,035 3,814 3,819	Commercial (employment, retail and leisure) square metres floorspace	29,808 19,669	9,273 3,598	30,702 57,000 66,000	69,783 80,267 89,267	To reflect most recently available housing and commercial land monitoring data for Cullompton (March 2018).
Use	Commitments at 31 March 2018 2016 2014	Completions from 1 April 2013 – 31 March 2018 2016 2014	Uncommitted Allocations (within the plan period)	Total															
Housing (dwellings)	252,209 199	545,487 87	3,238 3,118 3,533	4,035 3,814 3,819															
Commercial (employment, retail and leisure) square metres floorspace	29,808 19,669	9,273 3,598	30,702 57,000 66,000	69,783 80,267 89,267															
55.	Cullompton	86	Paragraph 3.64, amend as follows: " Seven Six sites are allocated for housing in Cullompton, excluding one contingency site at Colebrook that will be permitted to come forward if the Council's housing supply proves insufficient, as set out in Policy S4 . All housing sites are considered achievable in principle, corresponding to a Cullompton map that accompanies this document.	To reflect proposed main modification MM35 - removal of contingency status of Policy CU21 Land at Colebrook. Revised total of allocated sites in Cullompton includes the CU21 allocation.															

			Four sites are wholly or partially without planning permission and these are shown below.”																																														
56.	Cullompton	86	<p>Table 16, update as follows:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Policy</th> <th>Gross Site Area (ha)</th> <th>Net site area (ha)</th> <th>Allocated dwellings</th> </tr> </thead> <tbody> <tr> <td>North West Cullompton</td> <td>CU1-6</td> <td>95100</td> <td>6065</td> <td>12001,350</td> </tr> <tr> <td>East Cullompton</td> <td>CU7-12</td> <td>160</td> <td>96</td> <td>21001,700 <u>1,750</u></td> </tr> <tr> <td><i>Knowle Lane</i></td> <td><i>CU13</i></td> <td>9.8</td> <td>5.9</td> <td>30</td> </tr> <tr> <td>Ware Park & Footlands</td> <td>CU14</td> <td>2.1</td> <td>1.3</td> <td>38</td> </tr> <tr> <td><u>Land at Colebrook</u></td> <td><u>CU21</u></td> <td><u>4.8</u></td> <td><u>2.9</u></td> <td><u>100</u></td> </tr> <tr> <td>Exeter Road</td> <td>CU15</td> <td>1.4</td> <td>1.1</td> <td>45</td> </tr> <tr> <td>Cummings Nursery</td> <td>CU16</td> <td>5.3</td> <td>3.2</td> <td>120</td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td>35333,118 <u>3,238</u></td> </tr> </tbody> </table>	Site	Policy	Gross Site Area (ha)	Net site area (ha)	Allocated dwellings	North West Cullompton	CU1-6	95 100	60 65	1200 1,350	East Cullompton	CU7-12	160	96	2100 1,700 <u>1,750</u>	<i>Knowle Lane</i>	<i>CU13</i>	9.8	5.9	30	Ware Park & Footlands	CU14	2.1	1.3	38	<u>Land at Colebrook</u>	<u>CU21</u>	<u>4.8</u>	<u>2.9</u>	<u>100</u>	Exeter Road	CU15	1.4	1.1	45	Cummings Nursery	CU16	5.3	3.2	120	Total				3533 3,118 <u>3,238</u>	Updated to reflect March 2018 monitoring data and removal of contingency status of Policy CU21 Land at Colebrook by proposed main modification MM35. Also corrects error in previous total for East Cullompton.
Site	Policy	Gross Site Area (ha)	Net site area (ha)	Allocated dwellings																																													
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57.	Cullompton	87	<p>Paragraph 3.65, amend as follows:</p> <p><i>“Knowle Lane (Policy CU13) has planning permission for 285266 dwellings. Part of the site remains undeveloped and this is represented in Table 16. Similarly Exeter Road (Policy CU15) has permission for 24 dwellings with the remainder shown above; there is uncertainty about the remainder of the site (it was originally allocated for 45 dwellings) and the balance is no longer shown above. Cummings Nursery (Policy</i></p>	To reflect changes to the current development status of allocated sites in line with the most recently available housing land monitoring data (March 2018).																																													

			<i>CU16) now has commenced construction with permission for 100 dwellings. The remaining housing sites have been granted planning approval and are now wholly or partially implemented. These sites are: Knowle Lane (CU13), Land at Exeter Road (CU15) and Cummings Nursery (CU16)."</i>	
58.	Cullompton	87	Paragraph 3.66, amend as follows: "Land for commercial development is allocated within the north-west and east Cullompton urban extensions. Allocated sites and also at Week Farm and Venn Farm in the Kingsmill area <u>now have planning permission.</u> "	To reflect changes to the current development status of allocated sites in line with the most recently available commercial land monitoring data (March 2018).
59.	CU3 North West Cullompton Environmental Protection and Green Infrastructure	92	Paragraph 3.80, amend as follows: "The requirement to extend the town cemetery, which adjoins this site, will need to be <u>has</u> been recognised in the proposals <u>and has been extended.</u> "	To reflect the latest position regarding the already extended town cemetery.
60.	CU3 North West Cullompton Environmental Protection and Green Infrastructure	92	Paragraph 3.81, amend as follows: "The role of landscaping and tree-planting in flood prevention and carbon reduction should also be recognised in the development."	In order to provide greater clarity over the extent of carbon reduction that can be delivered through this means.
61.	CU5 North West Cullompton Carbon Reduction and Air Quality	94	Paragraph 3.89, amend as follows: "The Government has made a commitment to achieving zero carbon housing by 2016, with all emissions from regulated sources such as heating, hot water and lighting to be reduced to zero by this time. While changes to construction are to be introduced through the Building Regulations, Policy CU5 ensures that other methods of carbon reduction are also considered and incorporated into the development where appropriate, such as carbon offsetting, travel plans and design which encourages sustainable ways of living."	To reflect updated national policy position and targets.

62.	CU9 East Cullompton Environmental Protection and Green Infrastructure	101	Paragraph 3.108, amend as follows: <i>“Tree planting will also act to collect carbon dioxide, helping to reduce the overall carbon footprint of the scheme.”</i>	In order to provide greater clarity over the extent of carbon reduction that can be delivered through this means.										
63.	CU11 East Cullompton Carbon Reduction and Air Quality	103	Paragraph 3.113, amend as follows: <i>“The Government has made a commitment to achieving zero carbon housing by 2016, with all omissions from regulated sources such as heating, hot water and lighting to be reduced to zero by this time. While changes to construction are to be introduced through the Building Regulations, Policy CU11 ensures that other methods of carbon reduction are also considered and incorporated into the development where appropriate, such as carbon offsetting, travel plans and design which encourages sustainable ways of living.”</i>	To reflect updated national policy position and targets.										
64.	CU19 Town Centre Relief Road	113	Paragraph 3.143, amend as follows: “Additional housing development has now taken place at Knowle Lane and Tiverton Road, contributing to <u>the delivered</u> Junction 28 improvements and funding for the Town Centre Relief Road, but work on the road has not yet commenced.”	In line with Statement of Common Ground (SCG10) agreed between Mid Devon District Council, Devon County Council and Highways England. Clarifies that this sentence refers to the implemented Junction 28 improvements.										
65.	Crediton	117	Table 18, update as follows: <table border="1"> <thead> <tr> <th>Use</th> <th>Commitments at 31 March 201820162014</th> <th>Completions from 1 April 2013 – 31 March 201820162014</th> <th>Uncommitted Allocations</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Housing (dwellings)</td> <td>2952452164</td> <td>13610758</td> <td>548583633</td> <td>979 93590 7</td> </tr> </tbody> </table>	Use	Commitments at 31 March 2018 20162014	Completions from 1 April 2013 – 31 March 2018 20162014	Uncommitted Allocations	Total	Housing (dwellings)	295 2452164	136 10758	548 583633	979 93590 7	To reflect most recently available housing and commercial land monitoring data for Crediton (March 2018).
Use	Commitments at 31 March 2018 20162014	Completions from 1 April 2013 – 31 March 2018 20162014	Uncommitted Allocations	Total										
Housing (dwellings)	295 2452164	136 10758	548 583633	979 93590 7										

			Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available—figures presented remain position at 31st March 2014)</i>	<u>6,863,551</u>	<u>2,045,598</u>	<u>5,4299,820</u>	<u>14,337,13,969</u>																																					
66.	Crediton	117	<p>Paragraph 3.153, amend as follows:</p> <p>“Nine housing sites are allocated in Crediton, including Wellparks <u>and Cromwells Meadow</u> and Red Hill Cross which have<u>has</u> have planning permission. All housing sites are considered achievable in principle, corresponding to a Crediton map that accompanies this document. <u>Sites without planning permission are shown in Table 19 below.</u>”</p>					To reflect changes to the current development status of allocated sites in line with the most recently available housing land monitoring data (March 2018).																																				
67.	Crediton	117	<p>Table 19, update as follows:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>Policy</th> <th>Gross Site Area (ha)</th> <th>Net site area (ha)</th> <th>Local Plan allocations</th> </tr> </thead> <tbody> <tr> <td>Wellparks</td> <td>CRE1</td> <td>7.9</td> <td>4.74</td> <td>185</td> </tr> <tr> <td>Red Hill Cross</td> <td>CRE2</td> <td>3.1</td> <td>1.86</td> <td>135</td> </tr> <tr> <td>Cromwells Meadow</td> <td>CRE3</td> <td>2.4</td> <td>1.44</td> <td>35</td> </tr> <tr> <td>The Woods Group</td> <td>CRE4</td> <td>0.17</td> <td>0.17</td> <td>8</td> </tr> <tr> <td>Pedlerspool</td> <td>CRE5</td> <td>23.5</td> <td>14.1</td> <td>200</td> </tr> <tr> <td>Sports Fields</td> <td>CRE6</td> <td>5.5</td> <td>3.3</td> <td>120</td> </tr> </tbody> </table>					Site	Policy	Gross Site Area (ha)	Net site area (ha)	Local Plan allocations	Wellparks	CRE1	7.9	4.74	185	Red Hill Cross	CRE2	3.1	1.86	135	Cromwells Meadow	CRE3	2.4	1.44	35	The Woods Group	CRE4	0.17	0.17	8	Pedlerspool	CRE5	23.5	14.1	200	Sports Fields	CRE6	5.5	3.3	120	Updated to reflect most recently available housing land monitoring data (March 2018). Cromwells Meadow now has planning approval.	
Site	Policy	Gross Site Area (ha)	Net site area (ha)	Local Plan allocations																																								
Wellparks	CRE1	7.9	4.74	185																																								
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			Stonewall Lane	CRE7	3.2	1.92	50						
			Land at Barn Park	CRE8	1.64	1.3	20						
			Land off Alexandra Close	CRE9	0.63	0.504	15						
			Total				548583768						
68.	CRE4 Woods Group, Exeter Road	120	Paragraph 3.165, amend as follows: The design of the site is important as the site lies in part within the Conservation Area and adjoins listed buildings. buildings , whilst the site contains a number of unlisted buildings of strong traditional local character. The retention and conversion of these buildings would enhance the character of the conservation area. The loss of these buildings would be considered unacceptable without special justification.					To correct typographical error.					
69.	Rural Areas	130	Table 21, update as follows:					To reflect most recently available housing and commercial land monitoring data for rural areas (March 2018).					
			Use	Commitments at 31 March 201820162014	Completions from 1 April 2013 to 31 March 201820162014	Uncommitted Allocations	Total						
			Housing (dwellings)	432535796	82347571	330407260	8441,289-1,627						
			Commercial (employment, retail and leisure) square metres floorspace <i>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</i>	20,73348,476	4,11930,977	8,8000	33,65279,453						

70.	Rural Areas	130	Paragraph 3.186, amend as follows: “Twenty- one <u>five</u> housing sites are allocated in rural areas and are considered achievable in principle, corresponding to rural settlement maps that accompany this document.”	To accurately reflect the total number of allocated housing sites (including those already with planning approval).																																																						
71.	Rural Areas	130	Table 22, update as follows: <table border="1"> <thead> <tr> <th>Parish/location</th> <th>Policy</th> <th>Site</th> <th>Gross Site Area (ha)</th> <th>Net site area (ha)</th> <th>Uncommitted Local Plan allocations</th> </tr> </thead> <tbody> <tr> <td>Bampton</td> <td>BA1</td> <td>Newton Square</td> <td>0.25</td> <td>0.25</td> <td>5</td> </tr> <tr> <td>Bow</td> <td>BO1</td> <td>Hollywell</td> <td>1.2</td> <td>0.96</td> <td>20</td> </tr> <tr> <td>Bow</td> <td>BO2</td> <td>West of Godfreys Gardens</td> <td>0.23</td> <td>0.23</td> <td>6</td> </tr> <tr> <td>Bradninch</td> <td>BR1</td> <td>Hele Road</td> <td>0.3</td> <td>0.3</td> <td>7</td> </tr> <tr> <td>Chawleigh</td> <td>CH1</td> <td>Barton</td> <td>1.25</td> <td>1</td> <td>20</td> </tr> <tr> <td>Cheriton Bishop</td> <td>CB1</td> <td>Land off Church Lane</td> <td>1.49</td> <td>1.52</td> <td>2030</td> </tr> <tr> <td>Cheriton Fitzpaine</td> <td>CF1</td> <td>Barnshill Close</td> <td>0.3</td> <td>0.3</td> <td>7</td> </tr> <tr> <td>Cheriton Fitzpaine</td> <td>CF2</td> <td>Land adj school</td> <td>1.1</td> <td>0.88</td> <td>22</td> </tr> </tbody> </table>	Parish/location	Policy	Site	Gross Site Area (ha)	Net site area (ha)	Uncommitted Local Plan allocations	Bampton	BA1	Newton Square	0.25	0.25	5	Bow	BO1	Hollywell	1.2	0.96	20	Bow	BO2	West of Godfreys Gardens	0.23	0.23	6	Bradninch	BR1	Hele Road	0.3	0.3	7	Chawleigh	CH1	Barton	1.25	1	20	Cheriton Bishop	CB1	Land off Church Lane	1.49	1.52	2030	Cheriton Fitzpaine	CF1	Barnshill Close	0.3	0.3	7	Cheriton Fitzpaine	CF2	Land adj school	1.1	0.88	22	To reflect changes to the current development status of allocated sites in line with the most recently available housing land monitoring data (March 2018).
Parish/location	Policy	Site	Gross Site Area (ha)	Net site area (ha)	Uncommitted Local Plan allocations																																																					
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			<i>Copplestone</i>	<i>CO1</i>	<i>Old Abbatoir</i>	<i>1.5</i>	<i>1.2</i>	<i>30</i>	
			Culmstock	CL1	Linhay Close	0.23	0.23	6	
			<i>Culmstock</i>	<i>CL2</i>	<i>Hunter's Hill</i>	<i>0.4</i>	<i>0.4</i>	<i>10</i>	
			Halberton	HA1	Land adj Fishers Way	0.6	0.48	10	
			<i>Hemyock</i>	<i>HE1</i>	<i>Depot</i>	<i>0.55</i>	<i>0.44</i>	<i>10</i>	
			Morchard Bishop	MO1	Greenaway	1.2	0.96	20	
			<i>Newton St Cyres</i>	<i>NE1</i>	<i>Court Orchard</i>	<i>2.7</i>	<i>1.62</i>	<i>25</i>	
			Sampford Peverell	SP1	Former Tiverton Parkway Hotel	0.45	0.36	10	
			<i>Sampford Peverell</i>	<i>SP2</i>	<i>Higher Town</i>	<i>6</i>	<i>3.6</i>	<i>60</i>	
			Sandford	SA1	Fanny's Lane	1.5	1.2	<i>278</i>	
			Silverton	SI1	Old Butterleigh Road	0.35	0.35	8	
			Silverton	SI2	The Garage	0.11	0.11	5	
			Thorverton	TH1	South of Broadlands	0.7	0.56	12	
			<i>Uffculme</i>	<i>UF1</i>	<i>West of Uffculme</i>	<i>3.49</i>	<i>2.1</i>	<i>60</i>	
			Willand	WI1	Land east of M5	2.9	1.74	<i>420</i>	
			Total					330 <u>347</u> <u>0</u>	

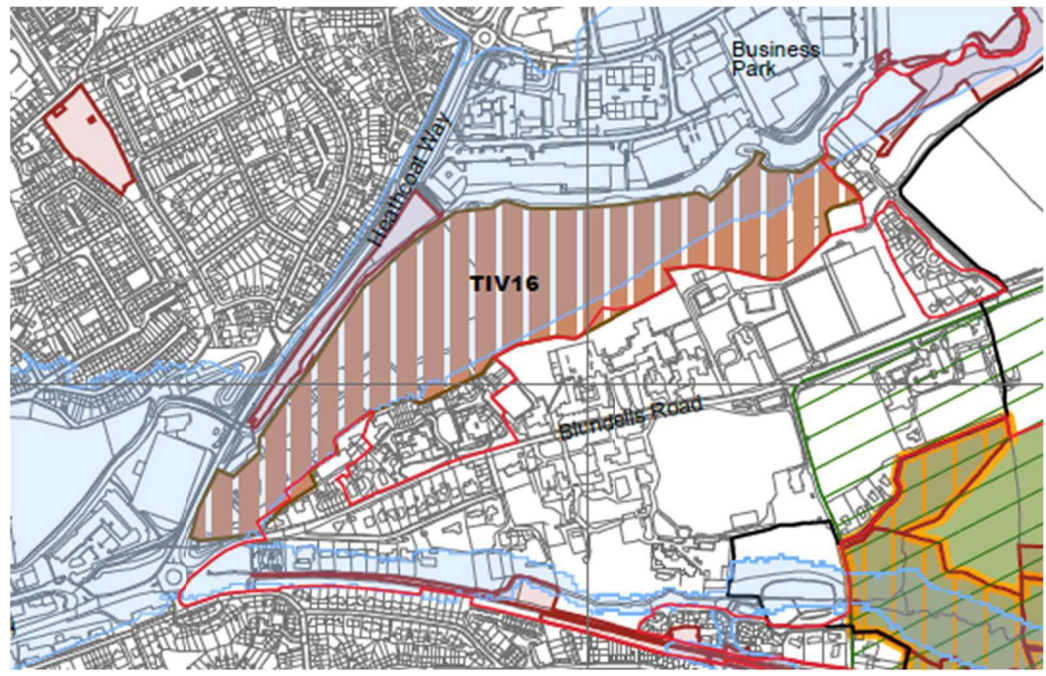
72.	Rural Areas	131	<p>Paragraph 3.187, amend as follows:</p> <p>“Three^{Five}The nine allocated housing sites <i>not listed in the table above</i> already have planning approval <i>or have recently been implemented, and these are set out below. Seven of these sites have existing planning permissions and are set out in the table below.</i> The figures for these sites are based on the position as at 31st March 2014²⁰¹⁶2018. <i>Development of the remaining two sites (Ashleigh Park BA3 and West of Godfreys Gardens BO2) has recently been completed so these sites are not included in the table below. In addition, the site at Fanny’s Lane, Sandford (SA1) has been partially completed; the remainder of the allocation is shown in table 22 above. The site, ‘West of Uffculme’ was granted permission on appeal, but fell outside the monitoring year and hence is included in table 22.”</i></p>	To reflect changes to the current development status of allocated sites in line with the most recently available housing land monitoring data (March 2018).																																								
73.	Rural Areas	131	<p>Table 23, update as follows:</p> <table border="1" data-bbox="600 660 1615 1353"> <thead> <tr> <th data-bbox="600 660 1146 794">Site</th> <th data-bbox="1146 660 1249 794">Policy</th> <th data-bbox="1249 660 1368 794">Site area</th> <th data-bbox="1368 660 1615 794">Dwellings with planning permission</th> </tr> </thead> <tbody> <tr> <td data-bbox="600 794 1146 890">Stone crushing works (Scott’s Quarry), Bampton</td> <td data-bbox="1146 794 1249 890">BA2</td> <td data-bbox="1249 794 1368 890">3.41 <u>0.45</u></td> <td data-bbox="1368 794 1615 890">18</td> </tr> <tr> <td data-bbox="600 890 1146 948">Ashleigh Park, Bampton</td> <td data-bbox="1146 890 1249 948">BA3</td> <td data-bbox="1249 890 1368 948">0.3</td> <td data-bbox="1368 890 1615 948">7</td> </tr> <tr> <td data-bbox="600 948 1146 1005">School Close, Bampton</td> <td data-bbox="1146 948 1249 1005">BA4</td> <td data-bbox="1249 948 1368 1005">0.7</td> <td data-bbox="1368 948 1615 1005">26</td> </tr> <tr> <td data-bbox="600 1005 1146 1062">West of Godfreys Gardens, Bow</td> <td data-bbox="1146 1005 1249 1062">BO2</td> <td data-bbox="1249 1005 1368 1062">0.23</td> <td data-bbox="1368 1005 1615 1062">6</td> </tr> <tr> <td data-bbox="600 1062 1146 1120">Fanny’s Lane, Sandford</td> <td data-bbox="1146 1062 1249 1120">SA1</td> <td data-bbox="1249 1062 1368 1120">1.12</td> <td data-bbox="1368 1062 1615 1120">19</td> </tr> <tr> <td data-bbox="600 1120 1146 1177"><u>Land adjacent school, Cheriton Fitzpaine</u></td> <td data-bbox="1146 1120 1249 1177"><u>CF2</u></td> <td data-bbox="1249 1120 1368 1177"><u>1.1</u></td> <td data-bbox="1368 1120 1615 1177"><u>28</u></td> </tr> <tr> <td data-bbox="600 1177 1146 1235"><u>The Old Abattoir, Copplestone</u></td> <td data-bbox="1146 1177 1249 1235"><u>CO1</u></td> <td data-bbox="1249 1177 1368 1235"><u>1.5</u></td> <td data-bbox="1368 1177 1615 1235"><u>40</u></td> </tr> <tr> <td data-bbox="600 1235 1146 1292"><u>Hunter’s Hill, Culmstock</u></td> <td data-bbox="1146 1235 1249 1292"><u>CL2</u></td> <td data-bbox="1249 1235 1368 1292"><u>0.4</u></td> <td data-bbox="1368 1235 1615 1292"><u>13</u></td> </tr> <tr> <td data-bbox="600 1292 1146 1353"><u>Court Orchard, Newton St Cyres</u></td> <td data-bbox="1146 1292 1249 1353"><u>NE1</u></td> <td data-bbox="1249 1292 1368 1353"><u>2.7</u></td> <td data-bbox="1368 1292 1615 1353"><u>25</u></td> </tr> </tbody> </table>	Site	Policy	Site area	Dwellings with planning permission	Stone crushing works (Scott’s Quarry), Bampton	BA2	3.41 <u>0.45</u>	18	Ashleigh Park, Bampton	BA3	0.3	7	School Close, Bampton	BA4	0.7	26	West of Godfreys Gardens, Bow	BO2	0.23	6	Fanny’s Lane, Sandford	SA1	1.12	19	<u>Land adjacent school, Cheriton Fitzpaine</u>	<u>CF2</u>	<u>1.1</u>	<u>28</u>	<u>The Old Abattoir, Copplestone</u>	<u>CO1</u>	<u>1.5</u>	<u>40</u>	<u>Hunter’s Hill, Culmstock</u>	<u>CL2</u>	<u>0.4</u>	<u>13</u>	<u>Court Orchard, Newton St Cyres</u>	<u>NE1</u>	<u>2.7</u>	<u>25</u>	To reflect changes to the current development status of allocated sites in line with the most recently available housing land monitoring data (March 2018). Also corrects error in site area for BA2.
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			<u>West of Uffculme, Uffculme</u>	<u>UF1</u>	<u>3.49</u>	<u>60</u>	
			Total			<u>4476-210</u>	
74.	Rural Areas	131	Paragraph 3.189, amend as follows: "The remaining land <u>(Phase 2) now has outline planning permission and is subject to a reserved matters application. is available, suitable and achievable.</u> "				To reflect changes to the current development status of allocated site WI2 in line with the most recently available commercial land monitoring data (March 2018).
75.	BA4 School Close, Bampton	134	Policy BA4 (criteria a), amend as follows: "26 dwellings with <u>308%</u> affordable housing;				To correct error in affordable housing requirement. This policy and criteria was based on outline permission 10/00510/MOUT, however an incorrect figure was used based on a draft S106 agreement.
76.	BA4 School Close, Bampton	134	Paragraph 3.194b, amend as follows: "An application for 26 dwellings and associated vehicular and pedestrian accesses was granted outline permission by the Council in April 2013 subject to conditions. The permission includes <u>107</u> affordable units and consequently, the policy provides the criteria to be applied as a starting point, should any revised scheme be submitted."				Planning permission is for 7 affordable units (see above change to policy text).
77.	DM2 Renewable and Low Carbon Energy	155	Paragraph 4.6, amend as follows: "Any wind turbine proposals will be considered in the context of the 18 June 2015 Written Ministerial Statement <u>national policy</u> which requires planning applications for such development should to only be granted <u>if the development site is in an area identified of as</u> suitable for wind energy development are identified in Local or Neighbourhood Plans."				To better reflect the wording of the Written Ministerial Statement (18 June 2015) and to recognise that this requirement is now incorporated into the National Planning Policy Framework. Also in response to Willand Parish Council (44) representation which identified a typographical error with the inclusion of the word 'of' in the sentence.

78.	DM5 Parking	159	<p>Policy DM5, amend as follows:</p> <p>"The Council will seek parking provision and infrastructure for electric vehicles <u>infrastructure</u> according to the following standards, the variation of which must be justified on a case-by-case basis."</p>	To make clear that separate standards apply to both parking provision and infrastructure for electric vehicles.
79.	DM11 Residential extensions and ancillary development	169	<p>Policy DM11 (criterion a), amend as follows:</p> <p>"a) Respect the character, scale, setting and design of existing dwellings"</p>	To make clear that the policy criterion applies to the consideration of the building subject to an extension as well as other existing dwellings in the area. This is reflected in criterion c in any case so is therefore a matter of ensuring consistency throughout the policy.
80.	DM28 Other Protected Sites	193	<p>Paragraph 4.102, amend as follows:</p> <p>"Policy DM29<u>DM28</u> affords protection to sites of significant wildlife or geological importance."</p>	Factual correction. Text relates to DM28 not DM29
81.	DM28 Other Protected Sites	193	<p>Paragraph 4.103, amend as follows:</p> <p>"The protected sites listed in Policy DM29<u>DM28</u> are identified on the Policies Map where they are within or adjoining a defined settlement."</p>	Factual correction. Text relates to DM28 not DM29
82.	DM29 Enforcement	194	<p>Paragraph 4.106, amend as follows:</p> <p>"To ensure that enforcement is managed proactively and in a way that is appropriate to Mid Devon the Council will <u>has published</u> a Local Enforcement Plan. This document will sets out the Council's approach to enforcement, including timescales for action and stating <u>states</u> in detail how the Council will respond to suspected breaches of planning control."</p>	To reflect the publication of the Local Enforcement Plan.

83. Tiverton Policies Map

Replace policy code AL/TIV/9 with TIV16

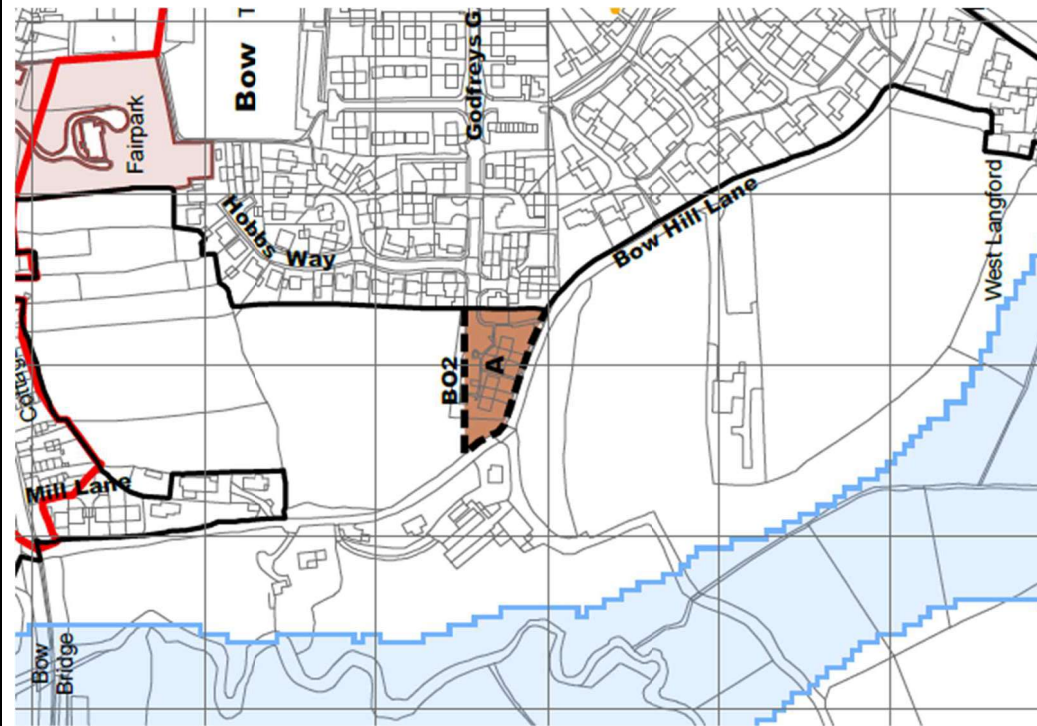


Amendment for greater clarity. AL/TIV/9 instead of TIV16 was added in error.

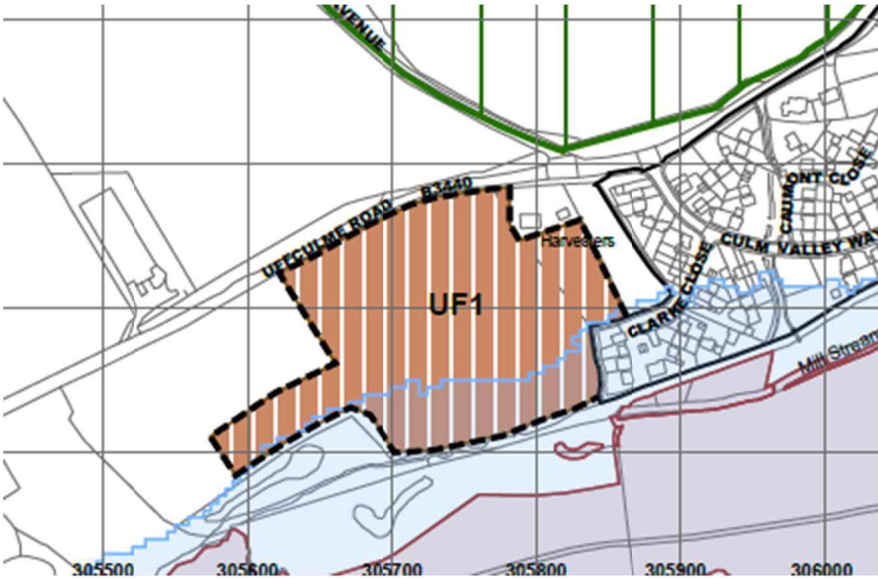
84.

Bow Policies Map

Settlement limited to be extended to include BO2



Amendment for greater clarity and consistency between policies.

85.	Uffculme Policies Map	<p>Policy code UF1 to be placed on the map and settlement limit extended to include UF1 proposal.</p> 	<p>Amendment for greater clarity and consistency between policies. UF1 policy code was not noted on the policies map in error.</p>
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86.	Sampford Peverell Policies Map		Policy code SP2 to be placed on the map and amendment to Green Infrastructure area proposed.	SP2 policy code was not noted on the policies map in error. The area of the Green Infrastructure has been extended to further limit the impact on the setting of the listed building (Map appended). See proposed main modification MM45.
87.	Policies Map General		Update policies map with new Mineral Consultation Area boundaries.	Amendment following the new Mineral Consultation Area boundaries adopted in the Devon Minerals Plan (February 2017).