

Village allocations

Policy/para	Summary of main issues raised	Comments made by (customer ID in brackets)	Proposed changes
BA1 Newton Square, Bampton	Objection – development harms elements identified as important within Conservation Area Appraisal, which have not been considered within the Sustainability Appraisal; Historic Environment Appraisal needs to be undertaken to assess if there is harm and if so to suggest mitigation.	Historic England (1170)	A Historic Environment Appraisal has been undertaken that indicates that the impact on the setting of listed buildings is likely to be minimal.
	Site lies in floodplain; any development must take account of surface water build up.	Individual (2075)	Site is located entirely within Flood Zone 1 (least probability of flooding). However, given proximity to Shuttern Brook any planning application would need to be accompanied by a Flood Risk Assessment and Drainage Strategy which would need to take account of and ensure there is no increase in surface water flooding. Proposals would also need to comply with policy DM1 which sets requirements over SUDs and drainage.
	Strongly opposed to any building in/around Bampton.	Individual (5261)	Bampton, along with other villages defined in Policy S13 provides a level of services/facilities and is therefore suitable for a limited level of development.
BA2 Stone Crushing Works (Scott's	Sensitive design required.	Individual (2075)	This site already has planning permission. Any subsequent applications will need to comply with Policy DM1 'High quality design'.

Quarry), Bampton	Further development must not exacerbate surface water run-off; inclusion of SUDs and sewage improvements.	Individual (2075)	National planning policy requires that development should not increase flooding elsewhere, including setting out that there is no increase in the volume of surface water or the rate of surface water run-off. The scheme which has consent includes a Sustainable Urban Drainage system. Any revision to the proposal would need to comply with policy DM1 which sets requirements over SUDs and drainage.
	Strongly opposed to any building in/around Bampton.	Individual (5261)	Bampton, along with other villages defined in Policy S13 provides a level of services/facilities and is therefore suitable for a limited level of development.
	Viability of employment development uncertain – Bampton as a place for employment as tested by market and planning system is poor.	Harcourt Kerr (1090)	The existing employment units on the site are all occupied, whilst the units remaining to be built have permission. Permission has recently been granted for variation of conditions which demonstrates the commercial interest in the site. Tenants are lined up for all the units yet to be built.
BA3 Ashleigh Park, Bampton	Development must not exacerbate surface water flooding.	Individual (2075)	National planning policy requires that development should not increase flooding elsewhere. Specifically there should be no increase in the volume of surface water or rate of surface water run-off. Proposals would also need to comply with policy DM1 which sets requirements over SUDs and drainage.
	Strongly opposed to any building in/around Bampton.	Individual (5261)	Bampton, along with other villages defined in Policy S13 provides a level of services/facilities and is therefore suitable for a limited level of development.

BO1 Land adjacent Hollywell, Bow	Site allocation not supported, as considers that site unlikely to be developed for some time.	Bow Parish Council (47)	The landowner's submission indicated that the site is immediately available for development. Understand that the parish council's concern about deliverability of the site is founded on the likelihood that the landowner would not wish to see the property demolished to achieve the access. Therefore policy wording amended following discussions with Devon County Council to state alternative access options will be considered providing they are to the satisfaction of the highway authority.
BO2 West of Godfreys Gardens, Bow	Supports allocation.	Bow Parish Council (47)	Support noted.
BR1 Hele Road, Bradninch	Access is on dangerous bend/poor visibility and access is shared which could reduce capacity; concern about volume of traffic along Hele Road and use of dated traffic data.	Bradninch Town Council (86); Individual (5256, 5840)	The highway authority has confirmed that a suitable access can be achieved to the north of the site.
	No need for further housing in Bradninch, given recent affordable housing development.	Bradninch Town Council (86); Individual (5256)	The plan sets out to meet the district's housing need across the period 2013-33. A central part of the strategy involves the provision of a limited number of small development allocations in villages which have availability of essential services/facilities.
	Site unlikely to be deliverable given sloping/wet nature of land, third party land ownership, avoidance of main sewer and low number of units proposed.	Individual (5213)	The site has been assessed by a panel of housing industry experts (the SHLAA panel) who have confirmed that they believe the site to be deliverable.
	Concern about parking, which is at a premium locally.	Individual (5840)	Comments noted. Any new development will need to meet the minimum standards for parking provision as set out in Policy DM5 'Parking'.

	This is a site designated by the Town Council in the plan for a car park.	Individual (559)	A number of possible locations for car parks (including this site) were included as options during the preparation of the Allocations and Infrastructure DPD in 2007. However, it was noted that these would only be included in the final version if it was clear they could be implemented. None were eventually allocated for these reasons. The Parish Plan (having been prepared in 2010) erroneously states that these sites were allocated as car parks in the adopted plan.
	Bus stop may need to be re-sited, though options for doing so are problematic.	Individual (5840)	Options for the relocation of the bus stop will be considered at the planning application stage.
CH1 Barton, Chawleigh	Proposed allocation has potential to harm setting of Grade 1 church and conservation area; historic appraisal needed to reassess impact, if harm concluded set out mitigation, if harm still present justify allocation.	Historic England (1170)	A Historic Environment Appraisal has been prepared which notes the possibility for harm given that the development area is potentially in the line of sight from the conservation area and the Grade 1 St James church. However, it states that mitigation can be achieved by high quality design together with a landscape buffer on the east side of the site. An amendment is proposed to include a design solution which respects the setting of the conservation area and listed buildings.
CB1 Land off Church Lane, Cheriton Bishop	Supports proposals but requests reduction in area and inclusion of landscaping along northern boundary.	Cheriton Bishop Parish Council (42)	Agreed. Minor modification proposed to reduce the allocation from 30 to 20 dwellings and on a plot of 1.4ha applying a boundary which more closely aligns with the existing pattern of built development. Policy also now includes provision of landscape buffer along the northern boundary to protect the privacy of adjoining residents given topography of site. This modification is not considered to make any changes to the SA score based on the framework provided within the SA however it is considered beneficial for the reasons above.

	Removal of hedge along frontage for footpath provision/road widening unacceptable on traffic/environmental grounds; footpath should instead be provided on inside of hedge.	Cheriton Bishop Parish Council (42); Individual (4489, 4672, 4316)	Highway authority has confirmed that widening of the road is essential for two vehicles to pass. The supporting text has been amended to state that a design solution which provides the footpath on the inside of replacement planting will be looked upon favourably at planning application stage.
	Requests proposal takes account of permitted affordable housing in village, including those within Teignbridge District Council jurisdiction.	Cheriton Bishop Parish Council (42); Individual (5298, 5320, 5330, 4361, 5661, 4672, 4252, 4210, 5781, 4634, 4083, 4296, 4220)	Of the villages listed in proposed policy S13, Cheriton Bishop has had the lowest level of completions since 2006 (9, the highest being 97). Even with the inclusion of the committed scheme in Teignbridge, for 18 dwellings, and the figures for Dartmoor area (2 complete, 1 permitted), the total quantum of development is still in keeping with the level that has taken place and is proposed throughout the other designated villages.
	Supports proposals, seems preferable to others given integration with existing built form and central village location.	Individual (4489)	Support noted.
	Approves of affordable housing in village but not on this site.	Individual (5661, 4168)	Comment noted.

	<p>Objects as development would result in increased traffic along Church Lane/concern about road width (including construction traffic); there are existing issues of road safety (including for pedestrians) and parking problems (which will be exacerbated by Government limitations on parking provision).</p>	<p>Individual (5269, 4163, 5359, 4122, 5320, 5330, 4326, 4361, 5661, 4499, 4672, 4252, 4168, 4167, 4630, 5781, 4634, 4083, 5356, 4220)</p>	<p>The highway authority states that the development will significantly increase traffic along Church Lane and the widening of the road is essential to cater for this increase. A transport assessment will determine what mitigation, if any, will be needed to its junction with the main road in terms of capacity. There is only one accident recorded as “slight” on the road between Glebelands and junction with Church Lane, according to the reported personal injury accident records, which is not considered to be of material consideration of traffic on Church lane. Any other safety concerns can be addressed through section 106 agreements should they be identified agreed and considered necessary. The increase in traffic and the accident record are not considered to be of such a level as to warrant a recommendation that the allocation be removed from the plan. The development will need to provide a minimum level of parking provision in accordance with Policy DM5 ‘Parking’. Mid Devon now uses minimum parking standards, rather than the previous maximum standards in place under the pre-NPPF planning system. The developer will be able to provide more spaces than the policy if desired.</p>
	<p>Objects as unacceptable impact on privacy of neighbouring dwellings/overlooking/loss of light; plan does not show all adjoining properties giving false impression of impact.</p>	<p>Individual (5269, 4163, 5359, 4122, 5320, 4326, 4361, 4168, 4630, 5781, 4634)</p>	<p>Loss of light, overlooking and privacy will be considered at the design stage when determining the planning application. The application will need to comply with Policy DM12 ‘Design of housing’ and generally applied standards for privacy. However, a landscape buffer is now to be provided along the northern boundary given the difference in topography. The base map has also been updated to show the two new properties now constructed immediately to the north of the site.</p>

Objects due to loss of view.	Individual (4122, 4361)	Loss of view is not a material consideration in planning.
Objects as land is steeply, not gently sloping.	Individual (4163, 5320, 5330, 4361, 4499, 4630, 5781, 4634, 4083)	There are variations in the steepness of the slope across different parts of the site, but these are not considered to be prohibitive to delivery.
Objects as steep land likely to be prohibitively expensive to develop.	Individual (4252)	A panel of housing industry experts (the SHLAA panel) has stated that they believe the site to be financially viable and therefore deliverable.
Objects to scale of development/questioned density of site, and would result in unacceptable impact on character of village.	Individual (4163, 5359, 5320, 4326, 4361, 5661, 4672, 4167, 4630, 4210, 4316, 5781, 4634, 4083, 4296, 4220)	The site is located between modern housing on its northern and southern boundaries, and no impact is considered likely on the conservation area further to the north. However, to ensure the site fits in with the existing pattern of built development the site size has been reduced and the number of dwellings dropped accordingly.
Objects as most homes will be large/executive and unaffordable for local residents.	Individual (4163, 5298, 5320, 4168, 4630, 4210, 4296)	The size and mix of dwelling types will be determined at planning application stage. The policy requires 30% of the dwellings to be affordable housing.
Objects as no need for further housing in village.	Individual (5359, 4326, 4167)	The plan sets out to meet the district's objectively assessed housing need across the period 2013-33. A central part of the strategy involves the provision of a limited number of small development allocations in villages which have the availability of essential services/facilities.
Objects as no local facilities for young people, such as cinemas/swimming pools; lack of associated investment in facilities.	Individual (5359, 4326, 5661, 4168)	Cheriton Bishop is a village which has the minimum level of essential services/facilities set out in policy S13. As a result it is a suitable location for a small amount of development. New development can assist the viability of those services/facilities currently within the village.

	Objects as no consideration for impact on schools, doctors.	Individual (5320, 5781)	Assessment of school capacity forms part of the evidence base. Devon County Council report confirmed that both the village primary school and the secondary school, QE Academy in Crediton, have capacity to accommodate the additional pupils arising from development. Data provided by NHS England indicates there is patient capacity at the GP surgery in Cheriton Bishop.
	Objects as waste water and sewerage would not be able to cope with additional demand.	Individual (5781)	South West Water has indicated that there is capacity within the period of their current 5 year business plan (until 2020) to accommodate the increased demand on sewage treatment and potable water. Some localised improvements may be required to the sewerage networks/water distribution systems which will be established once they are approached by developers on specific sites. Capacity issues post-2020 will be reviewed in their subsequent business plans.
	Objects as local economy not big enough to justify development/forces village to become a satellite of Exeter.	Individual (4361, 4168, 5781)	Objection noted. Cheriton Bishop is a village which has the minimum level of essential services/facilities set out in policy S13. As a result it is a suitable location for a limited level of development meeting local needs.
	Objects to loss of countryside/agricultural land.	Individual (5298, 5359, 4326, 4499, 4672, 4630, 4634, 4083)	Objection noted. Site is on grade 3 agricultural land which is good/moderate, the loss of which has been considered in the decision to allocate the site balancing the loss against other factors (see Sustainability Appraisal for site by site scoring).

<p>Objects due to impact on landscape in area of outstanding natural beauty; unacceptable visual impact.</p>	<p>Individual (4499, 4672, 4083)</p>	<p>The site is not in an area designated for landscape beauty. The site is however on the fringes of Dartmoor National Park, but sits between two areas of modern housing. The site sits slightly lower in the landform than the housing to the south and offers little/no views of the national park. It is considered that there will not be an unacceptable impact on the park as a result. Dartmoor National Park Authority has not objected to the proposed allocation. Further design considerations can be taken into account at planning application stage.</p>
<p>Objects as linking the two parts of the village will blur the distinctions between the very different characters.</p>	<p>Individual (4630, 4634)</p>	<p>The site is situated between two areas of modern housing, with the older part of the village beginning further to the north. Furthermore, the results of the Historic Environment Appraisal state that there are no anticipated impacts on heritage as the listed Old Rectory and the Conservation Area are located some distance to the north.</p>
<p>Objects due to impact on flooding; plan only mentions one adjoining watercourse when there are two.</p>	<p>Individual (4499, 4630, 5781, 4634)</p>	<p>The Council's Strategic Flood Risk Assessment mapping indicates the presence of only one unnamed watercourse flowing along the south east of the site. However, it does note that surface water presents a risk to site on the northern and southern boundaries. National planning policy requires that development should not increase flooding elsewhere. Specifically there should be no increase in the volume of surface water or rate of surface water run-off. The planning application will be accompanied by a Flood Risk Assessment and associated drainage strategy which will set out how flood risk will be mitigated.</p>
<p>Objects as no safe cycling routes to larger settlements.</p>	<p>Individual (5359, 4326)</p>	<p>No comment.</p>

	Objects as permission has previously been turned down on this location.	Individual (5359, 4326)	The new Local Plan Review sets the development strategy and policy framework within which future applications will be determined. The Local Plan Review indicates that the site is suitable for development. Furthermore, each planning application is considered on its own merit.
	Objects as suitable sites nearer to Exeter/Okehampton should be considered.	Individual (5359, 4326)	The site will contribute towards meeting the housing needs of Mid Devon, rather than other districts.
	Objection as would negatively impact on adjoining property prices.	Individual (4252)	Property value is a not a material planning consideration.
	Properties not selling in village indicating no demand.	Individual (4083)	The plan aims to meet the housing needs identified in SHMA Final Report. Some of this need will be for housing in rural areas. Development of the site, which will contribute just under 0.5% towards the overall target, will help to meet that need.
CF1 Barnhill Close, Cheriton Fitzpaine	Support allocation given site falls within context of existing built development and limited visual impact.	Rosebourne Homes c/o WYG (1594); Individual (4614, 4035)	Support noted.
	Supports allocation given close proximity of services including school, bus stops, shop within walking distance.	Rosebourne Homes c/o WYG (1594)	Support noted.
	Supports Local Plan proposals for the village.	Individual (4273)	Support noted.
	Supports small amount of affordable housing, with off-site contribution remaining in village.	Individual (4305, 4306)	Support noted.
	Objects/raises concern over capacity of roads to accommodate additional traffic; negative impact on road safety.	Individual (4305, 4306, 5862, 4204, 4660)	The highways authority state that a statement would be required at application stage and any mitigation measures addressed.

Objects due negative impact on landscape character.	Individual (4204)	The site is not located within an area designated for landscape value. It sits between existing development to the west and east and can be accommodated within the built pattern of development without adversely affecting the landscape.
Objects as infilling will ruin character of historic linear settlement.	Individual (4204)	A Historic Environment Appraisal has been prepared which acknowledges that the site forms a significant location in terms of the entry to the more historic core of the village. However, it notes that good design is likely to mean minimal impact to the setting of the listed buildings and conservation area. The application will need to comply with Policy DM1 'High Quality Design' which requires development proposals to make a positive contribution to local character including any heritage or biodiversity assets and the setting of heritage assets.
Objects as site in elevated position which will overlook/overshadow adjacent properties and/or school.	Individual (4660)	Loss of light, overlooking and privacy will be considered at the design stage when determining the planning application. The application will need to comply with Policy DM12 'Design of housing' and generally applied standards for privacy.
Objects as off-site affordable housing contribution may benefit another location rather than local community.	Individual (4204)	Comments noted, however, following a successful legal challenge against a High Court ruling, government policy now permits off site contributions in rural areas for sites of 6-10 dwellings. The money received will be used to deliver affordable housing in Mid Devon.
Objects as will affect privacy of adjoining properties.	Individual (4660)	Loss of light, overlooking and privacy will be considered at the design stage when determining the planning application. The application will need to comply with Policy DM12 'Design of housing' and generally applied standards for privacy.

	Objects as will negatively affect house prices of adjoining properties.	Individual (4660)	Property value is not a material consideration in planning.
	Objection/concern about capacity of sewerage/mains water.	Individual (4305, 4660)	South West Water has indicated that there is capacity within the period of their current 5 year business plan (until 2020) to accommodate the increased demand on sewage treatment and potable water. Some localised improvements may be required to the sewerage networks/water distribution systems which will be established once they are approached by developers on specific sites. Capacity issues post-2020 will be reviewed in their subsequent business plans.
	Objection about capacity of health service.	Individual (4660)	NHS England and the local Clinical Commissioning Groups are statutory consultees on the Local Plan. Neither has written in to object to the proposed allocation, which is small in scale and unlikely to have a significant impact on patient numbers.
	Objection/concern over low level of public transport provision.	Individual (4305, 4306, 4204, 4660)	Highways authority states that development necessary to support current service.
	Concern that primary school does not have capacity/absence of discussion of impact on secondary places in Crediton.	Individual (4305, 4306, 5862, 4204, 4660)	Assessment of school capacity forms part of the evidence base. Devon County Council confirmed that both the village primary school and the secondary school, QE Academy in Crediton, have capacity to accommodate the additional pupils arising from development.

	Concern over development causing surface water flooding.	Individual (4305, 4306, 4660)	National planning policy requires that development should not increase flooding elsewhere. Specifically there should be no increase in the volume of surface water or rate of surface water run-off. Specific flood mitigation measures will be considered at the planning application stage. Proposals would also need to comply with policy DM1 which sets requirements over SUDs and drainage.
	Objection as houses not selling in village, indicates no need for housing.	Individual (4660)	The plan aims to meet the housing needs identified in SHMA Final Report. Development of the site will help to meet that need.
	Objects to new housing in the village (no reasons given).	Individual (4241)	No comment.
	Should follow best practice re energy and ecology sustainability and protection of biodiversity.	Individual (5862)	Improvements to the energy efficiency of buildings and sustainable design are now predominantly addressed through building regulations rather than planning.
CF2 Land adjacent school, Cheriton Fitzpaine	Supports development as extends village in controlled/organic manner, unifies village envelope and is sustainable.	Mr Yeandle c/o Trevor J. Spurway (5331)	Support noted.
	Supports allocation as will help support local facilities and school.	Mr Yeandle c/o Trevor J. Spurway (5331)	Support noted.
	Supports allocation as will provide affordable housing.	Mr Yeandle c/o Trevor J. Spurway (5331)	Support noted.
	Supports allocation as is not at risk of flooding (flood zone 1).	Mr Yeandle c/o Trevor J. Spurway (5331)	Support noted.
	Supports allocation as will create minimal visual intrusion in landscape.	Mr Yeandle c/o Trevor J. Spurway (5331)	Support noted.
	Supports small amount of affordable housing, with off-site contribution remaining in village.	Individual (4305, 4306)	Support noted.
	Supports development as will allow young people to remain in village.	Individual (5231, 5311)	Support noted.

	Supports Local Plan proposals for the village.	Individual (4273)	Support noted.
	Objects to inclusion of site and states is less preferable to OCF2 Landboat Farm. Raises concern about scoring between the sites within the Sustainability Appraisal in relation to natural and built environment, flooding, economic growth, community health/wellbeing, infrastructure. States land within the settlement limit should not be taken into account when scoring sites.	Garside Planning Services (3645)	Responses to specific comments are set out below, whilst those in relation to the Sustainability Appraisal scoring (i.e. how most comments in this rep were discussed) are set out in the sustainability appraisal update.
	Objects to inclusion of site and states could impact on potential to expand school in future.	Garside Planning Services (3645)	Devon County Council as education authority has raised no objection regarding the proposed allocation. Further undeveloped land remains on the north and west sides of the school which could be used for future expansion.
	Objects to site and states that potential for landscape and visual impact is greater than OCF2 particularly at western end of the site which would be visible from public highway; development of this site would break the skyline.	Garside Planning Services (3645)	The school site is on moderately higher ground than the objection site. However, within the context of the local landscape, both are relatively contained, with higher ground to north of proposed allocation and to south of objection site, with few opportunities for views in from long distances. The school site is visible from the public highway, but there is existing development along the south side of the road and buildings to the east and the school to the west. These buildings screen much of the site from views and provide a degree of mitigation to any visual impact. Presence of dwellings on south side of highway means that skyline when viewed (from very limited viewpoints to south) is unlikely to be significantly altered.
	No current access to site, construction of which would have negative impact on visual amenity, as opposed to OCF2 which has existing access.	Garside Planning Services (3645)	There is a long site frontage on which to accommodate the appropriate visibility splays in a manner which minimises visual impact. This can be considered at design stage.

	Objects/raises concern over capacity of roads to accommodate additional traffic.	Individual (4305, 4306, 5862, 4204, 4660)	The highway authority states that a statement would be required at application stage and any mitigation measures addressed.
	Objects due to negative impact on landscape character/views.	Individual (4204, 4035)	Within the context of the local landscape, the site is relatively contained, with higher ground to north of proposed allocation and few opportunities for views in from long distances. The school site is visible from the public highway, but there is existing development along the south side of the road and buildings to the east and the school to the west. These buildings screen much of the site from views and provide a degree of mitigation to any visual impact. Presence of dwellings on south side of highway means that skyline when viewed (from very limited viewpoints to south) is unlikely to be significantly altered.
	Objects as infilling will ruin character of historic linear settlement.	Individual (4204)	A Historic Environment Appraisal has been undertaken which states that the site is well away from the main village/conservation area and therefore, there are no heritage assets immediately affected.
	Objects as site would overpower/overlook the school, negatively impacting on school children through pollution, noise, security issues.	Individual (4614, 4035, 4660)	Overlooking, noise and pollution will all be considered at design stage – any proposal will need to comply with the relevant development management policies on these issues.
	Objects due to loss of grade 3 agricultural land.	Individual (4035)	Objection noted. Site is on grade 3 agricultural land which is good/moderate, the loss of which has been considered in the decision to allocate the site balancing the loss against other factors (see Sustainability Appraisal for site by site scoring).

	Concern about capacity of sewerage/mains water.	Individual (4305, 4660)	South West Water has indicated that there is capacity within the period of their current 5 year business plan (until 2020) to accommodate the increased demand on sewage treatment and potable water. Some localised improvements may be required to the sewerage networks/water distribution systems which will be established once they are approached by developers on specific sites. Capacity issues post-2020 will be reviewed in their subsequent business plans.
	Concern over low level of bus provision.	Individual (4305, 4306, 4660)	The highway authority states that development is necessary to support current service.
	Concern that primary school does not have capacity/absence of discussion of impact on secondary places in Crediton.	Individual (4305, 4306, 5862, 4204, 4660)	Assessment of school capacity forms part of the evidence base. Devon County Council confirmed that both the village primary school and the secondary school, QE Academy in Crediton, have capacity to accommodate the additional pupils arising from development.
	Concern over development causing surface water flooding.	Individual (4305, 4306)	National planning policy requires that development should not increase flooding elsewhere. Specifically there should be no increase in the volume of surface water or rate of surface water run-off. Specific flood mitigation measures will be considered at the planning application stage. Proposals would also need to comply with policy DM1 which sets requirements over SUDs and drainage.
	Objects as would negatively impact on house prices.	Individual (4660)	Property value is not a material planning consideration.

	Objects due to impact on privacy of adjoining properties.	Individual (4660)	Loss of light, overlooking and privacy will be considered at the design stage when determining the planning application. The application will need to comply with Policy DM12 'Design of housing' and generally applied standards for privacy.
	Objects due to capacity of health service.	Individual (4660)	NHS England and the local Clinical Commissioning Groups are statutory consultees on the Local Plan. Neither has written in to object to the proposed allocation, which is small in scale and unlikely to have a significant impact on patient numbers.
	Objects as houses not selling in village, indicates no need.	Individual (4660)	The plan aims to meet the housing needs identified in SHMA Final Report. Development of the site will help to meet that need.
	Objects as those who live in White Cross have done so to be outside centre of the village.	Individual (4614, 4035)	Objection noted.
	Objects to new housing in the village (no reasons given).	Individual (4241)	No comment.
	Should follow best practice re energy and ecology sustainability and protective of biodiversity.	Individual (5862)	Improvements to the energy efficiency of buildings and sustainable design are now predominantly addressed through building regulations rather than planning.
CO1 The Old Abattoir, Coplestone	The inclusion of a 100 space car park to serve the railway station is supported.	Devon County Council (626)	Support noted.
	Requests amendment to policy to require provision of landscaping buffer between housing and car park, and raises issue about car park being gathering place for activities that cause concern.	Mr T Newstead c/o Stephen Hargreaves (5832)	Highway authority stated that if landscaped unsavoury activities may be more prevalent than if overlooked. Suitable lighting would also be a deterrent. Such issues can be considered at design stage.
	Affordable housing provision would need to be subject to viability given Council's policy requirements – site will have costs associated with diversion of gas main and provision of SUDs.	Mr T Newstead c/o Stephen Hargreaves (5832)	Policy already makes reference to the affordable housing being subject to viability.

CL2 Hunter's Hill, Culmstock	Support reference to landscape and design and setting of AONB in policy.	Blackdown Hills AONB Partnership (1195)	Support noted.
HA1 Land adjacent Fisher's Way, Halberton	Supports allocation given not within conservation area.	Halberton Parish Council (58); Individual (4447)	Support noted.
	Site is less suitable for farming than OHA1, is adjacent recent affordable housing development and has access in place.	Halberton Parish Council (58)	Support noted.
	Site is less preferable to 'The Pethers' which is not within an area of archaeological potential, not at risk of flooding from groundwater or Grand Western Canal, and has better access to road network.	Garside Planning Services (3645)	Not agreed that objection site has better access, as proposed allocation has existing access (objection site does not). The objection site falls within the same zone for the breach of the Grand Western Canal as the proposed allocation and though generally it has the same risk of groundwater flooding, it does encroach into an area at high risk of groundwater flooding. The Devon County Council Archaeology Team has confirmed that the scale and situation of the proposed allocation will not impact on any known heritage assets and state that they would not need to be consulted should an application come forward. This part of the policy is proposed to be deleted. Therefore both sites score equally for impact on built/historic environment. The proposed allocation is also the preferred site of the parish council.
HE1 Depot, Hemyock	Supports allocation given within settlement and agrees with assessed impact on AONB.	Blackdown Hills AONB Partnership (1195)	Support noted.
	Family member resident on site, wishes to see it developed, but not in near future.	Individual (4376)	Reps 4376 and 5767 (see below) raise significant issues with the potential deliverability of the site. Given it is within the settlement limit, it is proposed to remove the allocation from the plan, and should it become available it can come forward as a windfall site.

	Objects given it is within settlement limit and unnecessary to allocate for residential development/can come forward as windfall.	Waddeton Park Ltd (3815); Messers Brooks & Nicolson c/o Greenslade Taylor Hunt (5767)	As per above the site is proposed to be deleted as an allocation and allowed to come forward as a windfall.
	Does not currently consider site deliverable due to third party access issues and landowners intention to continue trading.	Messers Brooks & Nicolson c/o Greenslade Taylor Hunt (5767)	This response and another rep (4376 – see above) raise significant issues with the potential deliverability of the site. Given it is within the settlement limit, it is proposed to remove the allocation from the plan, and should it become available it can come forward as a windfall site.
	Objects as only affordable housing contribution would be made which would not necessarily benefit local community.	Waddeton Park Ltd (3815)	Objection noted.
	Objects as site should be protected as a rural employment site under the 'Protection of Employment Land' policy.	Waddeton Park Ltd (3815)	Objection noted.
	Objects as road infrastructure very poor.	Individual (4268)	The highway authority had confirmed that development of the site for a residential use is acceptable on the basis of there being an existing transport use. The final number of dwellings deemed to be acceptable would (if still proposed for allocation) be determined by a Transport Statement.
	Objects as insufficient emphasis on AONB.	Individual (4268)	The Blackdown Hills AONB Partnership is satisfied with the policy.
MO1 Greenaway,	Site is already allocated within adopted plan.	Morchard Bishop Parish Council (89)	Comments noted.

Morchard Bishop	Policy should be amended to provide warden controlled sheltered housing.	Mr & Mrs Jeffrey c/o Stephen Hargreaves (5833)	Warden controlled schemes are not favoured by the Housing Department or most Registered Providers as they are generally not viable in the absence of any subsidy to see them delivered. The Council as landlord is moving away from such provision in favour of using lifelines. Specifying that such provision is a policy requirement would potentially render the site undeliverable. However, such schemes are considered to be affordable housing and the policy remains flexible enough that such a scheme could (if viable and meeting an identified need) come forward without requiring a modification to the policy. It would be a judgment for the case officer determining the planning application to consider the merits of any variance from the policy criteria.
	Provision of 20 dwellings at Greenaway more than sufficient to meet future village requirements.	Individual (4117, 5295, 3971, 5263, 5642, 5641, 5604, 5603, 5607, 5608, 5609, 4476, 5603, 4475, 5599, 4101, 5594, 5597, 5598, 5600, 5592, 5593, 5595, 5596, 6063, 4212, 4215, 5589, 5588, 5587, 5586, 5358)	Comments noted.
	Objection to allocations as there is no local need for housing in the village/already sufficient supply as houses regularly for sale/letting.	Mid Devon CPRE (486); Individual (366, 4093)	The plan aims to meet the housing needs identified in SHMA Final Report. Some of this need will be in rural locations. This is a small development, which will contribute about 0.26% of the overall district requirement compared with a parish population for Morchard Bishop of approximately 1.2% of the overall district.

	<p>Objection to allocation and proposes site be retained on current allocation basis, i.e. for 12 affordable dwellings.</p>	<p>Mid Devon CPRE (486)</p>	<p>The Local Plan Review strategy includes the provision of generally small allocations in designated villages. These will include a mix of market and affordable housing. This is a different approach from the adopted plan which allocated only affordable housing exception sites in villages. Many of these sites have not been delivered. This alternative method for delivering some affordable provision in villages on the back of market dwellings reflects guidance in the National Planning Policy Framework.</p>
	<p>Objection to allocation as site is outside settlement limit which should be used to guide development.</p>	<p>Mid Devon CPRE (486)</p>	<p>The new Local Plan determines the extent of settlement limits. Where new development is proposed, the settlement limit is amended accordingly.</p>
	<p>Objection as would have adverse impact on landscape and setting of village/visual impact on approach to village.</p>	<p>Mid Devon CPRE (486)</p>	<p>The allocation is not in an area covered by a landscape designation. The principle of developing the site was accepted via the allocation of the site in the adopted Local Plan. Furthermore, the Historic Environment Appraisal concludes that there are no anticipated heritage impacts associated with the development of this site.</p>
	<p>Objection as is on grade 3 agricultural land.</p>	<p>Mid Devon CPRE (486)</p>	<p>Objection noted. Site is on grade 3 agricultural land which is good/moderate, the loss of which has been considered in the decision to allocate the site balancing the loss against other factors (see Sustainability Appraisal for site by site scoring).</p>

<p>Objection as likely to cause further flooding from surface water run-off.</p>	<p>Mid Devon CPRE (486); Individual (5699)</p>	<p>National planning policy requires that development should not increase flooding elsewhere. Specifically there should be no increase in the volume of surface water or rate of surface water run-off. The planning application will be accompanied by a Flood Risk Assessment and associated drainage strategy which will set out how flood risk will be mitigated. Proposals would also need to comply with policy DM1 which sets requirements over SUDs and drainage.</p>
<p>Objection as no capacity within sewerage network/would require disruptive improvement works.</p>	<p>Individual (366, 5699)</p>	<p>South West Water has indicated that there is capacity within the period of their current 5 year business plan (until 2020) to accommodate the increased demand on sewage treatment and potable water. Some localised improvements may be required to the sewerage networks/water distribution systems which will be established once they are approached by developers on specific sites. Capacity issues post-2020 will be reviewed in their subsequent business plans.</p>
<p>Objection as public transport is inadequate resultant reliance on private car.</p>	<p>Individual (366, 5699)</p>	<p>Comments noted.</p>
<p>Objection as insufficient capacity at school and doctors.</p>	<p>Individual (5699)</p>	<p>Assessment of school capacity forms part of the evidence base. Devon County Council report confirmed that both the village primary school and the secondary school, Chulmleigh Community School, have capacity to accommodate the additional pupils arising from development. NHS England, a statutory consultee, has not raised any objection to the allocation.</p>
<p>Objection as properties should be built in more accessible location, young people would prefer to live closer to a town or city.</p>	<p>Individual (5699)</p>	<p>Comments noted. Morchard Bishop along with other villages defined in Policy S13 provides a level of services/facilities and is therefore suitable for a limited level of development.</p>

	Objection as building houses does not achieve goal of reducing carbon emissions.	Individual (5699)	Achieving sustainable development requires balancing social, economic and environmental factors. The plan aims to meet the housing needs identified in SHMA Final Report. Rising standards in building regulations will set increased energy efficiency targets, whilst the majority of development is focused in the main towns where options for the use of sustainable forms of transport are greater.
	Objection as increased traffic/noise could be detrimental to show quality animals on adjacent land.	Individual (5699)	The Council's Environmental Health section did not raise any initial concerns regarding the impact on air quality through the assessment of the site within the SHLAA process. However, at application stage the proposal will need to comply with Policy DM3 'Transport and air quality' and DM4 'Pollution', which cover noise and air quality and development will not be permitted if there is an unacceptable negative impact arising.
SP1 Former Tiverton Parkway Hotel, Sampford Peverell	Policy should include provision for chain link fence to prevent cricket balls carrying into site.	Halberton and Sampford Peverell Cricket Club (5403)	Fencing and other appropriate landscaping features will be considered at the planning application stage.
	Objection to allocation as insufficient evidence to confirm whether site is viable to deliver a GP surgery on back of small development – considered unsound (not justified).	Taylor Wimpey UK c/o WYG Planning (1708)	The verdict of the SHLAA panel was the site was deliverable. The supporting text acknowledges that viability may well be an important factor and that a reduced affordable housing provision would be considered if justified. No evidence has been provided by the objector to justify their claim. The size of the new surgery is likely to be modest, in that it only needs to replace the existing small surgery currently within the village.

	Objection to allocation – landowners have not implemented previous permissions nor have they brought the site forward for residential development.	Taylor Wimpey UK c/o WYG Planning (1708)	A focus on existing care provision has resulted in the landowner no longer wishing to proceed with delivering a care home in this location. Residential development would not have had policy support being outside the settlement limit in the adopted plan. Only through a review of the Local Plan is the site able to be proposed for residential development.
	Potential for flooding from groundwater sources a fundamental weakness of allocation.	Taylor Wimpey UK c/o WYG Planning (1708)	The EA's 'Areas Susceptible to Groundwater Flooding' Map breaks the likelihood of groundwater flooding into four categories. This site is in the lowest category having the least probability of groundwater flooding i.e. <25%. It is in the same category as the objector's preferred site. There was an error in the supporting text in paragraph 3.224 which stated that the chance of groundwater emergence was 20-25%, when actually the figure was 0-25%. As a result the text is proposed to be amended.
SA1 Fanny's Lane, Sandford	Supports allocation but considers it possible for site to accommodate more than 8 dwellings without adversely impacting on conservation area or setting of church.	Summerfield Developments (SW) Ltd c/o WYG Planning (3773)	Support noted. The total allocation is for 27 dwellings, of which 19 have now been completed, leaving 8 dwellings proposed on the remaining site area. The Historic Environment Appraisal raises major concerns about Park House; a grade II listed building as it would be surrounded on all sides by housing, with none of its park land remaining. The policy provides mitigation in the form of a buffer strip of planting or open space to protect the setting of the listed Park house and Sandford Conservation Area and through a criterion requiring careful design and landscaping to protect views towards Sandford and the historic core around St Swithun's Church. These constraints act against an increase in the proposed dwelling numbers.

	Quantity of development has implications for traffic and sewerage.	Sustainable Crediton (2689)	Highways authority state that a statement would be required at application stage and any traffic mitigation measures addressed. South West Water has indicated that there is capacity within the period of their current 5 year business plan (until 2020) to accommodate the increased demand on sewage treatment and potable water. Some localised improvements may be required to the sewerage networks/water distribution systems which will be established once they are approached by developers on specific sites. Capacity issues post-2020 will be reviewed in their subsequent business plans.
	Historic environment appraisal required to assess impact of development on listed church and conservation area, if concludes harm to set out mitigation, and if harm remains need to justify public benefits.	Historic England (1170)	A Historic Environment Appraisal has been prepared which raises major concerns about Park House; a grade II listed building as it would be surrounded on all sides by housing with none of its park land remaining. However, the policy provides mitigation in the form of a buffer strip of planting or open space to protect the setting of the listed Park House and Sandford Conservation area and through a criterion requiring careful design and landscaping to protect views towards Sandford and the historic core around St Swithun's Church.
S11 Land at Old Butterleigh Road, Silverton	Supports proposed allocation.	Silverton Parish Council (94); Residents of Hederman Close (4927)	Support noted.
	Any further development should be limited to infill.	Residents of Hederman Close (4927)	Silverton, along with other villages defined in Policy S13 provides a level of services/facilities and is therefore suitable for a limited level of development. The two sites proposed for Silverton are small scale (some of the smallest of all the village allocations) and one is a redevelopment of existing buildings.

	Plan should set out how the financial contribution for affordable housing will be worked out and that it accords with national guidance.	Pemberton Hutton Developments c/o Jillings Hutton (5786)	There is existing guidance within the Council's adopted "Meeting Housing Needs" SPD. The SPD will be reviewed upon adoption of the Local Plan Review to link it to the latest suite of policies.
	Objection as land and road have flooding issues (potentially associated with springs in vicinity); access must be retained to streams on boundary for maintenance; purchasers may struggle to gain insurance.	Silverton Local History Society (5274); Individual (5297, 5335, 5334, 25, 4005)	A detailed Flood Risk Assessment will need to accompany the planning application. This will assess the flood risk from any a variety of sources, including surface water and groundwater flooding. It will need to demonstrate that the development is safe, flood resistant and set out mitigation measures within a drainage strategy for ensuring there is no increase in the volume or likelihood of flooding arising from the development.
	Objection as access is via narrow road, with lack of pavement; more housing would exacerbate parking problems and reduce road safety.	Silverton Local History Society (5274); Individual (5297, 5335, 5334, 25, 5272, 4005)	The highway authority state that the road would need to be widened with the inclusion of frontage works to provide defensible space for pedestrians. The development will need to comply with Policy DM5 'Parking' in providing sufficient parking spaces in order to provide for the number of cars likely to arise from the development.
	Objection as development would lead to loss of old Devon hedge and/or destroy historically important part of village.	Silverton Local History Society (5274); Individual (5335, 5272)	The results of the Historic Environment Appraisal conclude that there are no anticipated heritage impacts associated with this site.
	Concern that proposed grass verge will be of no benefit, and will be eroded by farm vehicles.	Individual (4005)	The highway authority states that the road widening and frontage works are required to service the development. Farm vehicles should be accommodated within the resultant design.

	<p>Trees within site need to be replaced, for wildlife reasons and they provide screening between adjacent properties.</p>	<p>Individual (5297)</p>	<p>The trees on site are not currently protected, though could be incorporated into the final design. However the impact on biodiversity will be considered at the design stage through the submission of a wildlife survey. The development will need to comply with Policy DM12 to that there is no unacceptable impact on the privacy of adjoining properties.</p>
	<p>If site is to be provided then number of properties should be reduced to ensure sufficient on-site parking and turning space for delivery vehicles.</p>	<p>Individual (25)</p>	<p>The proposed dwelling numbers are in line with the density standards applied to all village allocations (i.e. 20-25 per hectare). Parking provision will need to be provided in line with the standards specified in Policy DM5 'Parking'. Turning space will be considered at design stage.</p>
	<p>Wildlife, including badgers make use of the site.</p>	<p>Individual (5297)</p>	<p>The impact on biodiversity will be considered at the design stage through the submission of a wildlife survey. The development will not be permitted if the survey indicates there will be an impact on such species which cannot be mitigated.</p>
	<p>Site has previously been refused planning permission.</p>	<p>Individual (5335, 5334)</p>	<p>The new Local Plan Review sets the development strategy and policy framework within which future applications will be determined. The Local Plan Review indicates that the site is suitable for development, with the policies in the plan setting the framework against which a future planning application on the site will be assessed.</p>

	Concern about capacity of sewage works and associated disruption resulting from improvement works.	Individual (4005)	South West Water has indicated that there is capacity within the period of their current 5 year business plan (until 2020) to accommodate the increased demand on sewage treatment and potable water. Some localised improvements may be required to the sewerage networks/water distribution systems which will be established once they are approached by developers on specific sites. Capacity issues post-2020 will be reviewed in their subsequent business plans. The impact of transport will be considered at planning application stage and mitigation measures put forward.
SI2 The Garage, Silverton	Supports proposed allocation.	Silverton Parish Council (94); Residents of Hederman Close (4927)	Support noted.
	Any further development should be limited to infill.	Residents of Hederman Close (4927)	Silverton, along with other villages defined in Policy S13 provides a level of services/facilities and is therefore suitable for a limited level of development. The two sites proposed for Silverton are small scale (some of the smallest of all the village allocations) and one is a redevelopment of existing buildings.
	Supports allocation as could enhance approach to village if designed to complement adjacent dwellings.	Individual (4005)	Support noted. The policy contains a criterion which requires the design and layout to respect the character of the conservation area.
	Supports allocation of the site as it has good access previously used by lorries associated with previous use.	Individual (4005)	Support noted.
TH1 South of Broadlands,	Supports allocation of site.	Thorverton Parish Council (49); The Church Commissioners c/o Deloitte Real Estate (1517)	Support noted.

Thorverton	Suggests site area should be extended to incorporate allotment land, which could be provided elsewhere (subject to demand); could increase housing provision, make use of existing access and omit need for road widening/footpath creation and loss of hedgerow.	The Church Commissioners c/o Deloitte Real Estate (1517)	Though the allotment land could be provided elsewhere, the option to avoid their relocation is preferable. The highway authority states that the size of the allocation would require the road to be built to an adoptable standard. The garages would need to be in the control of the applicant (which they currently are not). Design of the road would require a carriageway width of 4.8m and 2x 2m footways either side in order to provide adequate visibility to and from oncoming traffic. An overall width of 11.8m would be required between the garages unless alternative footpath arrangements could be provided. There are cost issues associated with the type of materials needed to upgrade the access road through the garages which might make this option prohibitive when compared with the proposed access road set out in the policy.
WI1 Land east of M5, Willand	Supports development of Willand but objects as site not large enough to accommodate projected growth over 20 year period; additional land put forward should also be allocated.	XL Planning and Design Ltd (5098); Gallagher Estates Ltd c/o Turley (5763)	Willand, along with other villages defined in Policy S13 provides a level of essential services/facilities and is therefore suitable for a limited level of residential development.
	Allocation should be increased to 174 dwellings - is stated to be suitable, available and deliverable with no technical or landownership constraints; represents 'infill' between M5 and remainder of village; appropriate buffer zone and planting, as well as protection of habitats would be required	Gallagher Estates Ltd c/o Turley (5763)	Willand, along with other villages defined in Policy S13 provides a level of essential services/facilities and is therefore suitable for a limited level of development.

	Supports policy AL/W1/2 (previous allocation in AIDPD).	Halsall Construction Ltd (5864)	Only part of the previous allocation is retained in the Local Plan Review (i.e. it forms the most southerly part of W11). However, the previous site was allocated as an exception site, which does not need to be allocated, nor be within the settlement limit, in order to come forward.
	Supports proposals for limited housing development in Willand.	Individual (5257, 4362)	Support noted.
	Objects as considers site to have flooding/drainage issues; requests early consultation with relevant agencies.	Willand Parish Council (44)	The site is within Flood Zone 1, the land with the least probability of flooding. Being in excess of 1 hectare, the planning application will need to be accompanied by a flood risk assessment and drainage strategy. The assessment will set out the impact of the development on flooding, and measures to mitigate that impact. There should be no increase in flooding as a result of the development. Proposals would also need to comply with policy DM1 which sets requirements over SUDs and drainage.
	Objects as considers land at Mid Devon Business Park a more suitable site.	Neal Jillings for Devonshire Homes Ltd (1050)	Land at Mid Devon Business Park is allocated for employment use. Land at the business park is an unsuitable location for housing, being surrounded on three sides by existing and forthcoming employment development. This decision was backed up by the Council's decision to refuse planning permission for a housing scheme on the site from the objector.
	Objects to affordable housing in Willand.	Individual (5258)	There is an objectively assessed need for affordable housing across Mid Devon. Willand, as a settlement with a range of services and facilities is an appropriate location for such development.

Objects to scale of proposal as out of scale with rest of village.	Individual (5316)	The allocations in villages are all small in scale, this being an appropriate approach in keeping with allowing small residential allocations in locations where there are limited level of services and facilities. As Willand is the largest designated village in Mid Devon, it is appropriate that its allocation is slightly larger than the majority of those proposed in the other locations.
Objects to any development allocations in Willand.	Individual (5342, 5367, 5371, 4344, 5610, 5700, 5673, 5801)	Not agreed. Willand, as a settlement with a range of services and facilities is an appropriate location for such development.
Objects to site due to impact on school and/or parks.	Individual (5351, 5401)	The impact on the primary school has been assessed by Devon County Council. The County Council states that there is sufficient capacity at the local school to accommodate the development. This position has been disputed previously by the Council during recent planning applications. As a result the Council will seek to secure contributions from development to mitigate the impact of the development. The impact on parks is not explained in the representation. It is difficult to foresee what negative impact would take place.
Site would increase village housing stock but no retail nearby.	Willand Parish Council (44)	Willand as a settlement with a limited range of services and facilities is an appropriate location for small scale development. A recent application for a co-op store was granted permission in the village, which will increase the offer of convenience goods for sale locally. The allocation is within acceptable walking distance of existing and proposed retail facilities.
Margin would need to be retained to avoid affecting protected woodland; access point must also not affect woodland.	Willand Parish Council (44)	The policy already includes protection of the trees adjacent to the site.
Requests footpath be retained if developed.	Willand Parish Council (44)	This is already specified in the policy.

	Site is on a regular bus route.	Willand Parish Council (44)	Comments noted.
W12 Willand Industrial Estate	Mid Devon Business Park is allocated for industrial use and should remain allocated as such – objects to any change to put housing on site.	Willand Parish Council (44); Individual (4446)	Support for allocation noted.
	Proposed deletion of remainder of phase 1 commercial is premature, removal of phase 2 is understood, though the site may be used to relocate a nearby business.	Willand Parish Council (44)	Phase 2 and the remaining undeveloped parts of Phase 1 are now proposed to be reinstated and the allocation enlarged accordingly. The Council's original reasons for deletion have been addressed as the remainder of the site is now deliverable, with access to Phase 2 having been secured. The viability of delivering employment units in this location, which was another of the Council's concerns, is addressed by the representor's marketing report which demonstrates demand for a range of employment unit sizes in this location and by the submission of a planning application for approx. 13,000sqm employment covering the entirety of phase 2.
	Objects to deletion of employment land 'phase 2'; the land is available and deliverable with access rights now secured.	Pallex SW Ltd c/o WYG Planning (5769)	Phase 2 and the remaining undeveloped parts of Phase 1 are now proposed to be reinstated and the allocation enlarged accordingly. The Council's original reasons for deletion have been addressed as the remainder of the site is now deliverable, with access to Phase 2 having been secured. The viability of delivering employment units in this location, which was another of the Council's concerns, is addressed by the representor's marketing report which demonstrates demand for a range of employment units sizes in this location and by the submission of a planning application for approx. 13,000sqm employment covering the entirety of phase 2.

	States there is demand for employment uses in this location (marketing report enclosed) and that issues affecting Phase 1 more to do with viability/price paid at height of market, rather than lack of demand.	Pallex SW Ltd c/o WYG Planning (5769)	Comments noted and marketing data supplied supports decision to reinstate allocation.
	Phase 2 to be subject to planning application shortly for relocation of Pallex SW Ltd (circa 50,000 sq ft floorspace) and range of smaller units (less than 10,000sq ft); Ecology Habitat Assessment accompanies representation.	Pallex SW Ltd c/o WYG Planning (5769)	Comments noted and application supports decision to reinstate allocation.
	Viability of employment site is poor, has delivered low output for commercial use with none since 2009.	Harcourt Kerr (1090)	Not agreed. Statement that there is lack of demand or poor viability for employment contrary to Alder King marketing report which accompanies rep from Pallex SW Ltd c/o WYG Planning (5769). Planning application for 13,000 sqm on phase 2 and recent permission for extension of neighbouring industrial estate (Pencarrie units) also indicates that employment development is viable in this location.
	Site not viable for employment development and should be allocated for residential development for up to 97 dwellings as per refused planning application.	Neal Jillings for Devonshire Homes Ltd (1050)	Not agreed. Statement that there is lack of demand or poor viability for employment contrary to Alder King marketing report which accompanies rep from Pallex SW Ltd c/o WYG Planning (5769). Planning application for 13,000 sqm on phase 2 and recent consent for extension of neighbouring industrial estate (Pencarrie units) also indicates that employment development is viable in this location. This is an unsuitable location for housing, being surrounded on three sides by existing and forthcoming employment development. This decision was backed up by the Council's decision to refuse planning permission for a housing scheme on the site from the objector.

	Allocation for residential development would reduce reliance on large, infrastructure dependent allocations.	Neal Jillings for Devonshire Homes Ltd (1050)	Two of the large scale allocations have masterplans which are either adopted or significantly progressed. Delivery of units from these sites is anticipated to begin within the next two years. Sufficient smaller sites are allocated in the plan to ensure that there is a regular supply of sites to come through in the early part of the plan period. This is an unsuitable location for housing being surrounded on three sides by existing and forthcoming employment development. This decision was backed up by the Council's decision to refuse planning permission for a housing scheme on the site from the objector.
	Objects to any further development allocations in Willand.	Individual (5342, 5367, 5371, 4344)	Not agreed. Willand is identified a settlement with a range of services and facilities which can support small scale housing growth.