

Policies Map

Policy/para	Summary of main issues raised	Comments made by (customer ID in brackets)	Response
Policies Map Tiverton	The allocation for an energy recovery facility under Policy W6 of the Devon Waste Plan should be indicated within the Eastern Urban Expansion.	Devon County Council (626)	Whilst the site is identified within the adopted Devon Waste Plan as a potential site for a energy and waste facility, to date no such proposals have come forward from a potential operator. The policies map does not set out the exact location of the facility.
	Part of TIV10 Roundhill allocation that overlaps rear gardens at Lower Cotteylands.	Individual (5262, 5326)	It is proposed to remove the small area that overlaps the rear gardens of Lower Cotteylands from the allocations map.
	Part of TIV9 allocation that overlaps small area at the side of 17 Arnold Crescent.	Individual (5870)	It is proposed to remove the small area that overlaps the side of 17 Arnold Crescent from the allocations map.
Policies Map Cullompton	Amend allocation CU1-CU6 to reflect land north of Rull Lane as Green Infrastructure rather than proposed mixed use development.	Rull Hamlet Association (1796); Individual (1901)	The adopted NW Cullompton masterplan has taken this amendment into account and this will be reflected in revised allocation maps along with any other masterplan amendments.
	Disagree with site configuration for North West Cullompton i.e. Growen land should not have the majority of it designated as Green Infrastructure. Configuration as proposed would preclude local centre in most optimal/viable location.	Growen Estates c/o Roche Associates Ltd (5748)	As noted in the response for CU1-CU6 North West Cullompton, the decision as to which areas were most appropriate to be allocated as Green Infrastructure (GI) was informed by the findings of the Council's Landscape and Visual Appraisal (2014). Following the allocation process, masterplanning of the site gives the opportunity to adjust the balance between the areas identified for GI and development. This approach has been applied during the recent masterplanning of the existing NW Cullompton allocation which resulted in such places. The land identified for the centre in the recently adopted masterplan was previously allocated as GI and accordingly a change to the proposals map is proposed to set this out.

	Green Infrastructure should be to the north of Rull Lane. NW Cullompton.	Individual (1901)	Agreed comment corresponds with a comment made by Rull Hamlet Association (1796) discussed in the NW Cullompton summary. Policies map to be amended to reflect this.
	Proposed development east of Cullompton [CU7-CU12], outline goes across private garden believe this is in error.	Individual (5563, 5370, 5818)	Change to policies map to exclude outline over private garden.
Policies Map Crediton	Area of CRE5 should be amended on map and Green Infrastructure determined only through masterplanning.	MJ Gleeson c/o Bell Cornwell LLP (3775)	As noted in the summary response for CRE5 Pedlerspool, the GI annotation mirrors that as set out when the site was allocated within the AIDPD, and therefore has been considered appropriate by an Inspector. The policy notes that the location of the GI reflects the sensitivities of the location, with the upper slopes to the west and south of the site more visually prominent and adjacent to Creedy Park, the historic locally listed park and garden. The need for planting on the eastern side is justified in criterion d). Heritage and landscape constraints have informed the GI annotation, not just ecological as indicated by the objector. Therefore no change to the policies map is proposed.

	Settlement limit boundary should be amended to include land identified for development in application site specified [in relation to CRE10].	Tesco Stores Limited C/O Burnett Planning (4323)	Area immediately to the east of CRE10 allocation was within the original 06/02670 and 09/00244 applications, however no development was proposed upon it as it formed part of the landscape buffer screening part of the site from views from the A377. The area to the south east contains the swales which are part of the sustainable urban drainage to address flood risk, and are not appropriate for development. The settlement limit needs to be amended to incorporate the entire site that has received planning permission (14/02044/MFUL). At present the southern part of the site extends beyond the settlement limit for Crediton.
Policies Map Bampton	Settlement boundary should be amended to reflect deletion of AL/BA/1.	Individual c/o Jillings Hutton (5845)	An amendment is proposed to include the remaining part of the allocation OBA4 School Close, Bampton (previously AL/BA/1) to be consistent with the approach taken elsewhere in the plan that all permitted but unimplemented existing allocations be rolled forward into the Local Plan Review.
Policies Map Bradninch	Recently developed affordable housing on Millway is not shown on the policies map.	Bradninch Town Council (86); Individual (773, 5843)	Policies map to be updated to show recently developed affordable housing on Millway. This was not previously shown due to a time lag between the completed housing and OS mapping updates.
	Believe wildlife site should be extended.	Individual (773)	The county wildlife site is not a designation by the Local Plan Review. Any updates to the County Wildlife site layer will be updated in subsequent policies maps.
	Priority Habitats in Bradninch appear to be random.	Individual (773)	The priority habitats layer is not a designation by the Local Plan Review. This is a layer compiled and provided to us by Natural England. Any updates to the priority habitats layer will be updated in subsequent policies maps.

	Believe River Culm flood plain should be a habitat area.	Individual (773)	Habitat areas layer is not a designation proposed by the Local Plan Review. This is a layer compiled and provided to us by Natural England. Any updates to habitat areas will be updated in subsequent policies maps.
	Policies map should extend to Hele.	Individual (773)	Hele is not classed as a village in Policy S13 and does not have other planning designations to display such as conservation areas.
Policies Map Cheriton Bishop	Area of land to the north of 'The Old Rectory' and 'Brackenwood' is shown as within the Conservation Area boundary, however the 1991 Conservation Area shows this site to be outside. The settlement limit is therefore also incorrect.	Individual (4489)	Amend conservation area boundary on policies map to the 1991 Conservation Area boundary. The settlement boundary differs from the conservation area boundary therefore no change is required to the settlement boundary.
Policies Map Newton St Cyres	Would like settlement limit extended to allow infill in Half Moon Village.	Newton St Cyres Parish Council (46)	Not agreed, 'Half Moon Village' is some distance from the main Newton St Cyres village which provides the principle amenities and school. Furthermore existing development at 'Half Moon Village' is very dispersed and therefore there is no obvious settlement boundary.
Policies Map Thorverton	Support Thorverton Local Green Space but suggest amendment to boundary to reflect the boundary of the Green's deeds.	Individual (5215)	Amend boundary of Thorverton Local Green Space to follow suggested boundary as set out in this comment.
Policies Map Uffculme	The Waste Management Facility should be omitted as it is no longer in the Devon Waste Plan.	Devon County Council (626)	Remove waste management facility from policies map.
Policies Map General	PRoWs should be shown on the policies map.	Individual (773)	PRoW will still be considered when looking at a planning application, however to ensure maps are as clear as possible to demonstrate policies such as development allocations they have not been included on the policies map.
	Reference to 'Minerals Consultation Zone' should be amended to 'Minerals Consultation Area'.	Devon County Council (626)	Policies map to be amended to reflect comment.