

AMENDMENTS AND WRITTEN QUESTIONS – EXTRAORDINARY MEETING OF FULL COUNCIL – 1 DECEMBER 2016

AMENDMENTS

1. Agenda Item 6

Heading: CABINET REPORT 21 NOVEMBER 2016 (MINUTE 96)

Amendment submitted by Councillor: Mrs J Roach

That Minute 96b be amended to read 'Approval be given to publish the proposed modifications to the local plan for consultation.' Deleting everything after!

WORDING OF AMENDMENT IF APPROVED:

96 (b) Approval be given to publish the proposed modifications to the Local Plan for consultation.

2. Agenda Item 6

Heading: CABINET REPORT 21 NOVEMBER 2016 (MINUTE 96)

Amendment submitted by Councillors: Mrs H Bainbridge, R Evans, P J Heal, Mrs B M Hull, D J Knowles, B A Moore, R L Stanley, R F Radford, Mrs J Roach and R Wright

(10 Members required in line with Procedure Rule 18.1 to rescind the decision of Council on 22 September 2016)

The addition of recommendation (d) That Policy SP2 (Higher Town, Sampford Peverell) be removed from the Local Plan and that the 60 dwellings be added to Policy TIV 16 (Blundells School). Policy TIV 16 be amended to read that the number of dwellings be increased from 200 to 260 and additional wording be added to the text at 3.46 to state that "This location lends itself to a well-designed urban style development, which relates to existing properties in Blundells Road, the recent scheme at Popham Close and the nature of the built form of Blundells School. Whilst the topography is understood, the principles of traditional urban form, similar to Poundbury in Dorset, will provide an attractive development, blending with the existing adjacent properties and merge with the town. Development within densities approaching 60 dwellings per hectare when appropriately designed are well received by the public.

WORDING OF AMENDMENT IF APPROVED:

(d) That Policy SP2 (Higher Town, Sampford Peverell) be removed from the Local Plan and that the 60 dwellings be added to Policy TIV 16 (Blundells School). Policy TIV 16 be amended to read that the number of dwellings be increased from 200 to 260 and additional wording be added to the text at 3.46 to state that "This location lends itself to a well-designed urban style development, which relates to existing properties in Blundells Road, the recent scheme at Popham Close and the nature of the built form of Blundells School. Whilst the topography is understood, the principles of traditional urban form, similar to Poundbury in Dorset, will provide an attractive development, blending with the existing adjacent properties and merge with the town. Development within densities approaching 60 dwellings per hectare when appropriately designed are well received by the public.

3. Agenda Item 6

Heading: CABINET REPORT 21 NOVEMBER 2016 (MINUTE 96)

Amendment submitted by Councillor R J Chesterton

The addition of recommendation 96 (d) revising Policy SP2 so that it reads:

Policy SP2

Higher Town, Sampford Peverell

A site of 6 hectares at Higher Town, Sampford Peverell is allocated for a low density residential development, to come forward following the commencement of development of the M5 Junction 27 allocation, subject to the following:

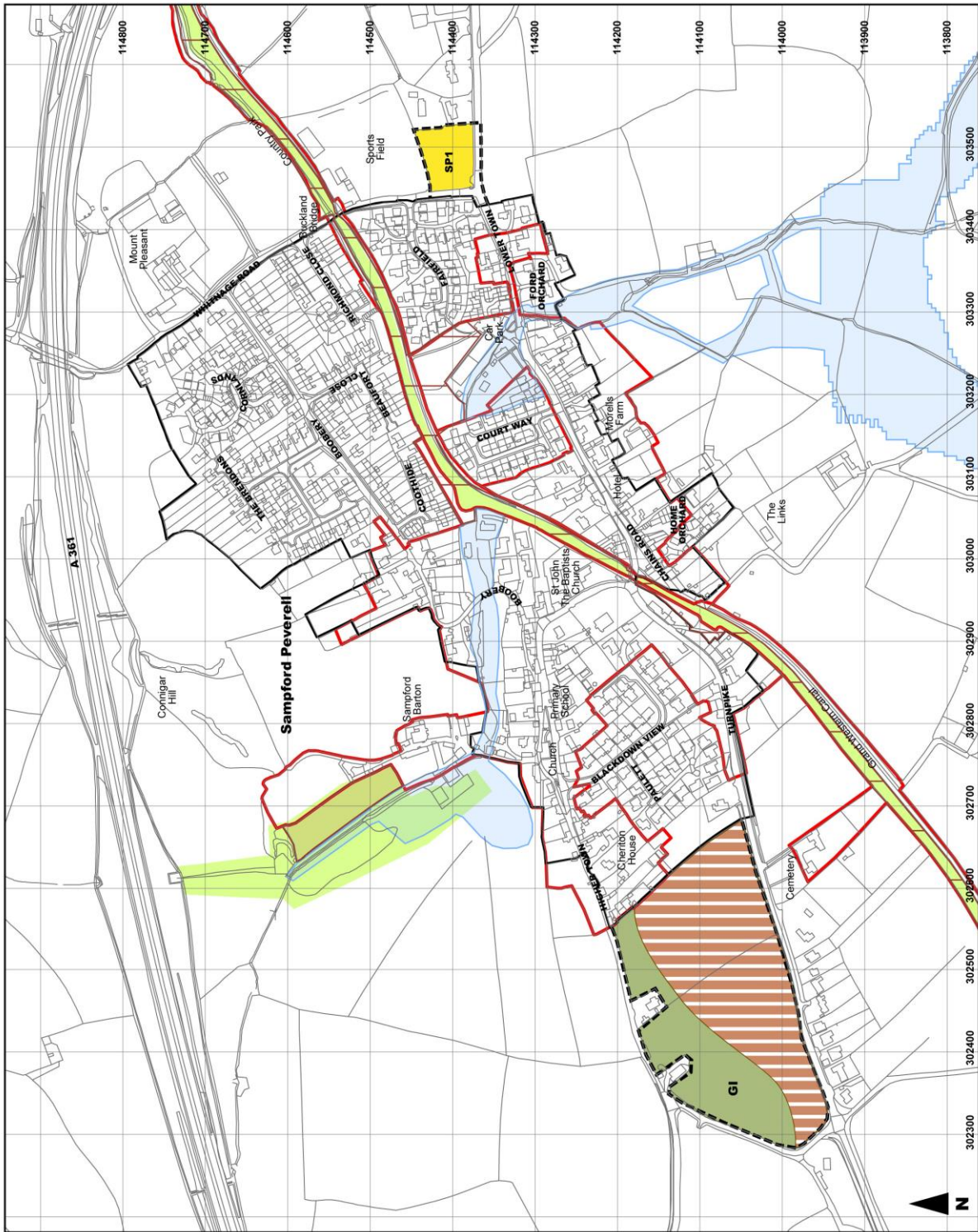
- a) No more than 60 dwellings with 30% affordable housing;
- b) No development until the completion of improved access works to the A361;
- c) Landscaping and design which respect the setting and character of the area;
- d) Provision of a drainage strategy and Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;
- e) Mitigation of any wildlife impact including protection of hedgerows; and
- f) Archaeological investigation and appropriate mitigation; and
- g) 2 hectares of Green Infrastructure laid out and managed with landscaping and open space.

3.224a The site is on the edge of Sampford Peverell, outside the main built up part of the village. The site is elevated and will require careful landscaping and mitigation measures. Development of the highest ground should remain as undeveloped green infrastructure. Low density and good design will be required to respect the existing character of edge-of village housing and conservation area. The site is currently bounded by hedgerow. Some loss of hedgerow would be required to enable access however, careful design should be considered to minimise this impact including incorporating new hedgerow into the design of the development.

3.224b This site lies in an area of archaeological potential with the Historic Environment Record recoding prehistoric activity. Any application will need to be accompanied by archaeological investigation and appropriate mitigation.

3.224c The Highway Authority has advised that any development of the site should only commence once improvements to the A361 junction have been implemented to create west facing slip roads to enable direct access to and from the west. The site is required to meet additional housing need arising from the allocation at Junction 27 of the M5 motorway. Accordingly it shall only come forward following the commencement of development on that site.

With the following Plan



Settlement Limit		Local Nature Reserve	
Proposed Settlement Limit Amendment		Priority Habitats	
Proposed Residential and GP Surgery Allocation		Floodplain	
County Wildlife Site (2007 data)		PROPOSED CHANGES	
Conservation Area		Proposed Residential	
		Proposed Green Infrastructure	

Mid Devon Local Plan 2013 - 2033
Publication Stage Policies Map (Proposed Submission)
Sampford Peverell

Note: The Ordnance Survey will not have updated the base to show recent changes. Consequently, not all development may be shown.

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Scale 1:6000

October 2016

WORDING OF AMENDMENT IF APPROVED:

96d)

Policy SP2

Higher Town, Sampford Peverell

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- a) No more than 60 dwellings with 30% affordable housing;
- b) No development until the completion of improved access works to the A361;
- c) Landscaping and design which respect the setting and character of the area;
- d) Provision of a drainage strategy and Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance;
- e) Mitigation of any wildlife impact including protection of hedgerows; and
- f) Archaeological investigation and appropriate mitigation; and
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WITH THE PLAN AS ABOVE.

4 Agenda Item 6

Heading: CABINET REPORT 21 NOVEMBER 2016 (MINUTE 96)

Amendment submitted by Councillor: Mrs J Roach

To amend Policy S1, page 461 g. (149g of Council papers) by adding to line 3 “accessible” and then reword paragraph to read 'including the provision of accessible housing for older people and people with a disability.....'

WORDING OF AMENDMENT IF APPROVED:

96 (e) Policy S1 Sustainable development priorities

(g) Delivering a wide choice of high quality homes through a diverse housing mix and by meeting the housing needs of all sectors of the community including the provision of accessible housing for older people and people with a disability, those wishing to build their own home, affordable housing and gypsy and traveller pitches.

WRITTEN QUESTIONS

1. CABINET - 21 NOVEMBER 2016

MIN NO 96 – Recommendation (a)

Questions submitted by Councillor Mrs J Roach and the response of the Cabinet Member for Planning and Regeneration

May I have confirmation that 'minor changes' will not include any change to land allocations that have been the subject of consultation?

RESPONSE

It is confirmed that 'minor changes' referred to in 'Recommendation A' relate to typographical corrections, factual updates and minor changes to reflect the latest evidence and consultation responses. If there were a need for more major changes, such as significant changes to allocations, these would need to be considered by Cabinet and Council. It should also be noted that the Inspector will receive an unchanged version of the January 2017 Consultation Plan with a list of the proposed changes listed separately.
