

The New East Devon Local Plan Schedule of Main Modifications

Appendix 1

This Schedule sets out the main modifications required to be made to the New East Devon Local Plan. The Modifications column shows changes from the 'base plan' for the examination, which comprised the Proposed Submission (Publication) New East Devon Local Plan – November 2012 and included minor post publication changes that were consulted on in July 2013. This Schedule includes all main modifications proposed by the Council. Not all are accepted or constitute Main Modifications. The main modifications not accepted are highlighted within this Appendix and referred to in the report.

MM	Page No.	Policy/Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough																																								
MM01	5	Preface	This new Local Plan contains planning policy through to 2026 <u>2031</u> and we want to ensure that East Devon remains an outstanding place to live, work and play.																																								
MM02	18	2.7	<p>East Devon District Council employed Roger Tym and Partners to undertake a Housing and Employment Study in 2011. In their report they advise on ONS/CLG household projections for 2008. The table below is taken from the Tym's report and shows both projected population and projected household numbers for the years ahead.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Population</th> <th>Households</th> <th>Economically Active Residents</th> </tr> </thead> <tbody> <tr> <td>2008</td> <td>133,000</td> <td>59,200</td> <td></td> </tr> <tr> <td>2009</td> <td>134,200</td> <td>59,900</td> <td></td> </tr> <tr> <td>2011</td> <td>136,600</td> <td>61,300</td> <td></td> </tr> <tr> <td>2016</td> <td>142,800</td> <td>65,000</td> <td>67,332</td> </tr> <tr> <td>2021</td> <td>149,700</td> <td>69,300</td> <td>70,585</td> </tr> <tr> <td>2026</td> <td>156,700</td> <td>73,600</td> <td>73,886</td> </tr> <tr> <td>2031</td> <td>163,100</td> <td>77,700</td> <td>76,904</td> </tr> <tr> <td>Change 2008-2026</td> <td>23,700</td> <td>14,400</td> <td></td> </tr> <tr> <td>Change 2011-2031</td> <td>26,500</td> <td>16,400</td> <td></td> </tr> </tbody> </table> <p><i>Source: ONS 2008-based sub-national population projections; CLG Household Projections model (2008-based)</i></p> <p>The table above draws on 2008 data. Newly released data and further assessment by Devon County Council in Mid 2013 indicates that population and household numbers are likely to be lower than these levels (at least in the early years of the local plan).</p>	Year	Population	Households	Economically Active Residents	2008	133,000	59,200		2009	134,200	59,900		2011	136,600	61,300		2016	142,800	65,000	67,332	2021	149,700	69,300	70,585	2026	156,700	73,600	73,886	2031	163,100	77,700	76,904	Change 2008-2026	23,700	14,400		Change 2011-2031	26,500	16,400	
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			<p>The 2011 census shows East Devon to have a resident population of 132,457 (a figure lower than that recorded in the table above) and an economically active population of 62,455. This shows that 47% of the population are economically active – see web links below: http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275084&c=east+devon&d=13&e=61&g=6415150&i=1001x1003x1032x1004&m=0&r=1&s=1375172649996&enc=1&dsFamilyId=2491 http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275084&c=east+devon&d=13&e=61&g=6415150&i=1001x1003x1032x1004&m=0&r=1&s=1375174833808&enc=1&dsFamilyId=2521 On the basis of applying 47% economic activity levels to the tabulated future population projections (and assuming this percentage does not change) it is possible to estimate future numbers of economically active persons in the district, as shown in the final column of the table.</p> <p><u>Work by Edge Analytics in 2015 – for East Devon District Council – ‘Demographic Scenarios – policy-on sub-scenario’ informs an objectively assessed housing need figure of 950 new homes per year. The population of East Devon is projected to grow, drawing from background data supporting the Edge Analytics work, from 134,898 persons in mid 2013 to 165,458 persons in mid 2031.</u></p>
MM03	25	4.1 (2 e)	Develop some 15,000 more <u>17,100</u> homes in locations which reflect local needs, with a particular focus on Cranbrook, Axminster and Exmouth
MM04	30	5.5	Habitat Regulations are concerned with the potential adverse impacts that development could have on the best and most significant wildlife sites designated under European legislation include the Exe Estuary, the Pebblebed Heaths, the River Axe corridor and the un-developed coastline between Sidmouth and Lyme Regis. An initial Habitat Regulations Screening report was produced and published. A final Habitat Regulations Report has also been <u>was published in 2014 and it has informed final policy wording in the plan. Plan refinement is supported by a final Habitat Regulation Assessment.</u> ³ Habitat assessment work clearly shows that any development that could lead to extra visitor pressure on the Exe Estuary or the Pebblebed Heaths would be likely to have adverse nature conservation impacts unless mitigation measures are put in place.
MM05	35	6.2 & 6.3	Delete paragraphs 6.2 and 6.3
MM06	35	6.4	We will focus major development in East Devon's West End although growth is also planned for the towns of East Devon. Villages and rural areas will see lower growth levels with development primarily focused on meeting local needs, although in some cases Parish Councils have justified alternative (higher) figures where, for instance, additional housing is needed to deliver a particular project or there are local aspirations for growth (Strategy 27).
MM07	36	New para	<u>Justification for Scale of Residential Development in the Plan</u>

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		after 6.6	<p>The Tym's report page 85 (paras 8.9, 8.11 and 8.12) suggests a 20 year requirements in the range of 10,800 to 16,900 dwellings. A figure of 15,000 falls in the upper mid point of the range and Local Plan policy accommodates Exeter sub-region related growth and Exeter 'overspill' noting that the City alone cannot accommodate City sub-regional needs. Planned housing provision is lower than that in the now revoked South West Regional Spatial Strategy (RSS); but critically the economic growth assumptions that underpinning the RSS have not occurred and population change in Devon and East Devon is closely related to strength of the regional and national economy. Devon County Council have undertaken recent assessment of housing needs that supports the housing numbers and policy approach of the local plan.</p> <p>Although the plan has an expressed end date of 2026 the up to date housing need assessment (need being lower than planned for provision) indicates flexibility to provide for housing development beyond the 2026 period. This allows the plan to not only cover the 12 years from 2014 (predicted adoption) to 2026, but also to accommodate growth through land allocations and policy provision beyond this period. It therefore goes a significant way to meeting the 15 year plan duration recommended in the NPPF. Post 2026 development agenda is also emphasised in the plan through indicative future development land being shown at Cranbrook and employment land policy providing scope for phased development (such as through land allocation at Honiton and at strategic West End Sites) that could accommodate growth beyond the 2026 period.</p> <p><u>An Exeter Housing Market Area Strategic Housing Market Assessment by DCA dated 2015 has been completed and this, taken in conjunction with supporting work by Edge Analytics (Policy-on work) and Ash Futures - Employment Projections for East Devon – Supporting Technical Evidence dated – 2015 - sets out an Objectively Assessed Housing requirement for the local plan that provides for 17,100 new dwellings over the 2013 to 2031 period. Planned provision at March to 2015 is expected to provide 48,244 18,318 homes and this provides flexibility in respect of policy.</u></p>
MM08	37	Strategy 1	<p>Strategy 1 - Spatial Strategy for Development in East Devon:</p> <p>Planned provision (including existing commitments) will be made in East Devon for:</p> <ol style="list-style-type: none"> 1. Around 15,000 <u>A minimum of 17,100</u> new homes in the 2006 to 2026 <u>2013 to 2031</u> period; and 2. Development on around 150 hectares of land for employment purposes of which 122 hectares will come forward through strategic allocations.

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			<p>The overall spatial development approach is as set out below:</p> <ol style="list-style-type: none"> 1. 1.East Devon's West End will accommodate significant residential development (around 50% of new homes) and major employment development to attract strategic inward investment along with supporting infrastructure and community facilities. 2. The seven main towns of East Devon will form focal points for development to serve their own needs and the needs of surrounding rural areas. They will accommodate around 40% of new homes built in East Devon. 3. The Local Plan will set out how development in smaller towns, villages and rural areas will be geared to meeting local needs. Around 10% of new homes will be built in these areas.
MM09	37	6.8	<p>East Devon's West End will be a focal point for job provision with a particular focus on encouraging strategic inward investment. We are allocating 23.4<u>21.4</u> hectares of employment land in the West End which will be in addition to sites with planning permission that already exist for development of the following proposals:</p> <ol style="list-style-type: none"> a) Land at Cranbrook - 5 hectares already committed. b) Land at Science Park - 25 hectares already committed. c) Land at Skypark - 40 hectares already committed.
MM10	38	6.10	<p>In the rest of East Devon employment provision will mostly be geared to serving local needs with a view to securing jobs close to existing homes so that people have the option of not needing to commute long distances to work. Local employment provision will be made at East Devon towns with an expectation that larger scale housing allocations will be matched with new jobs (around 1 for each home built). We estimate that, roughly speaking, 250 new homes could generate the need for around 1 hectare (or 2.5 acres) of employment land. We will take a broad view of the types of activity (retail, commercial, industrial, service sector, etc) that can be classed as 'employment' in making our land allocations; we do, however, see future B1 employment development (office developments), and jobs in this class, as being key. Tabulated below are the employment allocations, levels of development have been informed by a future needs assessment. Most of the few remaining allocations shown in the 1995 to 2011 adopted Local Plan that are not yet developed have been rolled forward and shown as land allocations in this new Local Plan. Justification for employment land provision is set out in a supporting technical report <u>In 2013 the Council produced an Employment Land Review 2013-2014 report that sets out updated details of employment land supply.</u> Table of Employment Land Provision and Allocations following para. 6.10 deleted.</p>

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MM11	40	Strategy 2	<p>Strategy 2 - Scale and Distribution of Residential Development:</p> <p>Future Development in the 2006 to 2026 <u>2013 to 2031</u> period will be accommodated in accordance with the pattern of distribution tabled below with specific allocations detailed in the highlighted columns. <u>Please note that the following is a snapshot in time based on monitoring to a base date of 30 September 2014.</u></p>						
			Settlement (as defined by Built-up Area Boundaries)	Dwellings Built 2006/07 to 31 March 2013 <u>1 April 2013 to 30 September 2014</u>	Sites With Planning Permission or Under-construction at 31 March 2013 <u>30 September 2014</u> (excluding <u>including</u> allocation sites with permission)	Sites that have made significant progress through the planning system <u>or have acknowledged development (excluding including</u> allocation sites)	Strategic Allocations (including <u>excluding</u> those that already have planning permission / have made significant progress through the system)	Non-Strategic Allocations (including those that already have planning permission / have made significant progress through the system)	Total
			East Devon's West End - Totals	187 <u>711</u>	2,768 <u>3,130</u>	0 <u>1,452</u>	4,500 <u>5,270</u>	0	7,455 <u>10,563</u>
			Cranbrook	187 <u>596</u>	2,768 <u>2,191</u>	0 <u>612</u>	3,100 <u>4,370</u>	0	6,055 <u>7,769</u>
			Pinhoe	0 <u>115</u>	0 <u>359</u>	0 <u>840</u>	800 <u>0</u>	0	800 <u>1,314</u>
			North of Blackhorse	0	0 <u>580</u>	0	600 <u>900</u>	0	600 <u>1,480</u>
			Area	1,793	1,018	449	2,175	357	5,792

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			Centres - Totals	<u>422</u>	<u>2,452</u>	<u>528</u>	<u>1,350</u>		<u>4,707</u>
			Axminster	289 <u>66</u>	374 <u>738</u>	25 <u>27</u>	1,050 <u>650</u>	0	1,738 <u>1,481</u>
			Budleigh Salterton	43 <u>33</u>	26 <u>100</u>	0	0	107	176 <u>133</u>
			Exmouth	670 <u>140</u>	306 <u>587</u>	116 <u>152</u>	<u>700</u> <u>350</u>	0	1,792 <u>1,229</u>
			Honiton	134 <u>80</u>	116 <u>96</u>	0 <u>304</u>	150	0	397 <u>630</u>
			Ottery St Mary	61 <u>17</u>	<u>22</u> <u>435</u>	0 <u>45</u>	<u>200</u> <u>0</u>	<u>100</u>	383 <u>497</u>
			Seaton	129 <u>30</u>	69 <u>385</u>	<u>290</u> <u>0</u>	<u>75</u> <u>30</u>	<u>50</u>	<u>613</u> <u>445</u>
			Sidmouth	470 <u>56</u>	105 <u>111</u>	18 <u>0</u>	0 <u>125</u>	<u>100</u>	693 <u>292</u>
			Villages & Rural Areas - Totals	652 <u>154</u>	462 <u>733</u>	70 <u>30</u>	0 <u>206</u>	740	1,933 <u>1,123</u>
			Grand total	2,632 <u>1,287</u>	4,248 <u>6,315</u>	528 <u>2,010</u>	<u>6,675</u> <u>6,781</u>	1,097	15,180 <u>16,393</u>
<p>Notes:</p> <p>1. The first three columns of data and the final column are provided for information proposes. Plan policy is specifically concerned with the highlighted columns headed 'allocations'.</p> <p>2. The column referring to sites that have made significant progress through the planning system <u>or which have acknowledged development potential</u> lists sites that at 31 March 2013 <u>30 September 2014</u> did not have a planning permission but had made sufficient progress towards gaining planning permission to warrant inclusion in the assessment <u>or were considered to be policy compliant sites with reasonable prospect of development</u>. Sites j) and k) are allocations in the plan. The sites <u>(excluding the smallest ones)</u> are:</p>									

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			<p>a) <u>Websters Garage Site, Axminster -</u> 25 dwellings;</p> <p>b) <u>Former, Rolle College Campus, Exmouth -</u> 50 dwellings;</p> <p>e) Regeneration Area Land, Seaton - 290 dwellings;</p> <p>e) West of Coomb Hayes, Woolbrook, Sidmouth - 18 dwellings;</p> <p>e) Land adjacent The Fountain Head, Branscombe - 10 dwellings;</p> <p>f) Land at Princes Cottage, Farringdon - 11 dwellings;</p> <p>g) Land adjacent North Star, Otterton - 15 dwellings;</p> <p>h) Land at Barton Orchard, Tipton St John - 15 dwellings;</p> <p>i) Land adjacent Primely, Town Lane, Woodbury - 15 dwellings;</p> <p>j) West of Town / Island Farm, Ottery St Mary - 200 dwellings;</p> <p>k) Land North East of Deepways, Budleigh Salterton - 59 dwellings;</p> <p>l) Pier Head, Mamhead View, Exmouth - 14 dwellings;</p> <p>m) Land Adjoining Withycombe Brook, St Johns Road, Exmouth - 52 dwellings;</p> <p>n) Land to the West of Strawberry Hill, Lypstone - 15 dwellings.</p> <p><u>o) Pankhurst Close Trading Estate, Exmouth 50 dwellings;</u></p> <p><u>p) Salston Manor Hotel, Ottery St Mary 25 dwellings;</u></p> <p><u>q) Land West of Hayne Lane, Honiton 300 dwellings;</u></p> <p><u>r) Former Gerway Nurseries, Sidmouth Road, Ottery St Mary 45 dwellings;</u></p> <p><u>s) Old Park Farm Phase Two, Pinhoe 350 dwellings;</u></p> <p><u>t) Pinn Court Farm, Pinhoe 430 dwellings plus 60 bed care home;</u></p> <p><u>u) Cranbrook 587 dwellings;</u></p> <p><u>v) Cranbrook 50 bed care home;</u></p> <p>3. Strategic allocations that already have permission are:</p> <p>a) Land at Cloakham Lawns, Axminster - 400 dwellings;</p> <p>b) Land at Old Park Farm, Pinhoe - 439 dwellings.</p> <p>4. Non-strategic allocations that already have planning permission are:</p> <p>a) Land adjacent to and North of 53 Greenway Lane, Budleigh Salterton - 48 dwellings.</p> <p>5. Figures for Cranbrook also include the permission for 55 homes at Land opposite Oriental Promise, London Road, Whimple.</p>

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			<p>6. The table does not include provision for future projected windfall completions (schemes/ dwellings not counted in the above table). <u>Windfalls are explained in paragraph 6.14 below. Including windfalls total projected completions for the plan period amount to 18,241 dwellings.</u></p> <p>7. <u>Care/extra care bed spaces are counted as dwelling equivalents in the above assessment. Every 2 care bed spaces created is assumed to free up an existing dwelling. All extra care / sheltered housing units are counted as dwellings in their own right. This assumption is based on research undertaken within the Exeter Housing Market Area for the SHLAA methodology update 2015.</u></p>
MM12	41	6.13	<p>Appendix 3 of this plan <u>A supporting background report dated March 2015</u> provides fuller details on scale and distribution of housing development in the Local Plan and should be referred to for a full breakdown of projected housing completions on a settlement by settlement basis. A Technical Working Paper and was produced examining housing supply across the Local Plan. In addition to the housing and employment paper that supports the plan there was also a paper produced by the South West of England RDA that sets a regional context for housing growth. Additional work on need for housing in general and specifically for Housing Needs Survey work was commissioned by East Devon District Council and partner authorities in the Exeter and Torbay Housing Market Areas in 2007 and we updated in an East Devon sub report in 2010. These reports have also helped inform housing provision in the plan. <u>However the key report is a new SHMA which was completed in March 2015.</u></p>
MM13	41	6.14	<p>The National Planning Policy Framework allows Councils to include an allowance for future windfall housing completions in their plans where there is clear likelihood of future delivery from this source. In East Devon we have conservatively estimated future windfall completions to provide around 130 dwellings per year. This figure has been worked out taking into account windfall completions on sites of 10 or less dwellings in previous years (on average 183 per year) and excluding a proportion, approximately 30% of the total that could be on/in residential gardens. Analysis of windfall completions over the last two monitoring years shows that on average 21% of windfall completions were on garden sites so allowing an approximately 30% reduction is a generous reduction factor. <u>The Housing monitoring update to 30 September 2014 should be consulted for a full analysis of recent windfalls.</u> The next two years windfall completions will be largely drawn from the existing commitment stock that already has permission and therefore are already accounted for in the housing projections. Over the years, however, new permissions on windfall sites will be granted and so projected development has been progressively built in to the</p>

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			<p>numerical assessment. In this plan dwelling numbers referred to for specific towns or locations do not include a windfall component/element unless specific reference is made. In this respect and at Seaton and Sidmouth where new additional proposed housing numbers are low and there are existing large commitments to residential development (sites with planning permission) we have included a modest future windfall component in housing numbers. In Honiton where identification of potential housing allocation sites has presented challenges we have acknowledged a potential greater role for windfalls. If monitoring shows appropriate windfall sites are not being developed there will be a need to make allocations in future plan work.</p>
MM14	42	6.15	<p>Residential Development Trajectory and Phased Pattern of Development</p> <p>The graph below sets out projected pattern for residential development in East Devon for the 2006 to 2026 <u>2013 to 2031</u> period, inclusive of future predicted windfall completions. Actual completions for the 1 April 2006 to 31 March 2013 period are shown on the graph along with projected completions for the Rest of East Devon and for the West End. It can be seen from the graph that future house building levels do not follow a linear pattern. Whilst combined projected build rates appear high, there is evidence to suggest that the projected rates are not unreasonable to expect. The main contributor to such high combined projected build out rates is Cranbrook. Recent substantial Government funding for Cranbrook has helped to set out a coherent case to realistically expect development of up to 500 homes a year at Cranbrook. Whilst Rest of East Devon projected completions typically expect to deliver 400 to 700 new homes per year (figures similar to/erring slightly higher than historical trends), the West End projected completions follow a rapidly escalating pattern that by 2017/18 onward will contribute over 550 dwellings per year. More details can be seen in the technical paper footnoted above on residential dwelling provision. It should be noted that residential data is set to a 31 March 2013 <u>30 September 2014</u> base date.</p> <p>Graph of Past and Projected Future House Building in East Devon</p>

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			<p>The chart displays the following data series:</p> <ul style="list-style-type: none"> Total West End Projected (Dark Blue) Total Projections ROED (annualised and excluding windfalls) (Light Blue) Projected New Future Windfalls (Medium Blue) Total West End Completions (Black) Total ROED completions (Lightest Blue) <p>The y-axis represents the number of completions, ranging from 0 to 1,800 in increments of 200. The x-axis represents fiscal years from 2006-07 to 2025-26. The chart shows a general increase in completions over time, with a notable peak in 2015-16. The projected values (Total West End Projected and Total Projections ROED) are significantly higher than the historical completions (Total West End Completions and Total ROED completions).</p>

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			<div data-bbox="607 268 1361 1222" data-label="Figure"> <p>Projected housing trajectory to 2031</p> <table border="1"> <caption>Estimated data from the projected housing trajectory graph</caption> <thead> <tr> <th>Year</th> <th>Strategic allocations (Rest of East Devon)</th> <th>Strategic allocations (West End)</th> <th>Projected windfalls (Rest of East Devon)</th> <th>Total Completions</th> </tr> </thead> <tbody> <tr><td>2014 - Mar 2015</td><td>400</td><td>100</td><td>200</td><td>700</td></tr> <tr><td>2015 - 16</td><td>450</td><td>150</td><td>250</td><td>850</td></tr> <tr><td>2016 - 17</td><td>450</td><td>150</td><td>250</td><td>850</td></tr> <tr><td>2017 - 18</td><td>400</td><td>150</td><td>250</td><td>800</td></tr> <tr><td>2018 - 19</td><td>350</td><td>150</td><td>250</td><td>750</td></tr> <tr><td>2019-20</td><td>300</td><td>150</td><td>250</td><td>700</td></tr> <tr><td>2020 - 21</td><td>250</td><td>150</td><td>250</td><td>650</td></tr> <tr><td>2021 - 22</td><td>200</td><td>150</td><td>250</td><td>600</td></tr> <tr><td>2022 - 23</td><td>150</td><td>150</td><td>250</td><td>550</td></tr> <tr><td>2023 - 24</td><td>100</td><td>150</td><td>250</td><td>500</td></tr> <tr><td>2024-25</td><td>50</td><td>150</td><td>250</td><td>450</td></tr> <tr><td>2025 - 26</td><td>0</td><td>150</td><td>250</td><td>400</td></tr> <tr><td>2026 - 27</td><td>0</td><td>150</td><td>250</td><td>400</td></tr> <tr><td>2027 - 28</td><td>0</td><td>150</td><td>250</td><td>400</td></tr> <tr><td>2028 - 29</td><td>0</td><td>150</td><td>250</td><td>400</td></tr> <tr><td>2029-30</td><td>0</td><td>100</td><td>200</td><td>300</td></tr> <tr><td>2030 - 31</td><td>0</td><td>50</td><td>150</td><td>200</td></tr> </tbody> </table> </div> <p data-bbox="600 1267 2069 1378">The housing trajectory and graph of projected completions will be used to inform housing supply assessment and monitoring to ensure that a five year supply is maintained throughout the plan period. <u>Details of actual data that is has produced the graph above is set out in Appendix 2 of this plan.</u></p>	Year	Strategic allocations (Rest of East Devon)	Strategic allocations (West End)	Projected windfalls (Rest of East Devon)	Total Completions	2014 - Mar 2015	400	100	200	700	2015 - 16	450	150	250	850	2016 - 17	450	150	250	850	2017 - 18	400	150	250	800	2018 - 19	350	150	250	750	2019-20	300	150	250	700	2020 - 21	250	150	250	650	2021 - 22	200	150	250	600	2022 - 23	150	150	250	550	2023 - 24	100	150	250	500	2024-25	50	150	250	450	2025 - 26	0	150	250	400	2026 - 27	0	150	250	400	2027 - 28	0	150	250	400	2028 - 29	0	150	250	400	2029-30	0	100	200	300	2030 - 31	0	50	150	200
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2019-20	300	150	250	700																																																																																									
2020 - 21	250	150	250	650																																																																																									
2021 - 22	200	150	250	600																																																																																									
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2024-25	50	150	250	450																																																																																									
2025 - 26	0	150	250	400																																																																																									
2026 - 27	0	150	250	400																																																																																									
2027 - 28	0	150	250	400																																																																																									
2028 - 29	0	150	250	400																																																																																									
2029-30	0	100	200	300																																																																																									
2030 - 31	0	50	150	200																																																																																									

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MM	Page No.	Policy/Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough
MM15	44	6.17	Paragraph deleted
MM16	47	Strategy 5	Does not constitute a Main Modification; See report
MM17	48	6.23	Beyond Built-up Area Boundaries some forms of development will be permitted. For example at villages (including those without boundaries, but where they have a range of facilities) <u>exception site</u> mixed use development of market and affordable housing will be permissible. The development management policies of the Local Plan will provide more details of this and other development types relating to employment, recreation and other uses that can be acceptable under specified circumstances outside boundaries.
MM18	49	Strategy 6	<p>Strategy 6 - Development within Built-Up Area Boundaries:</p> <p>Built-up Area Boundaries are defined on the Proposals Map around the settlements of East Devon that are considered appropriate through strategic policy to accommodate growth and development. Within the boundaries development will be permitted if:</p> <ol style="list-style-type: none"> 1. It would be compatible with the character of the site and its surroundings and in villages with the rural character of the settlement. 2. It would not lead to unacceptable pressure on services and would not adversely affect risk of flooding or coastal erosion. 3. It would not damage, and where practical, it will support promotion of wildlife, landscape, townscape or historic interests. 4. It would not involve the loss of land of local amenity importance or of recreational value; 5. It would not impair highway safety or traffic flows. 6. It would not prejudice the development potential of an adjacent site. <p>For the main Local Plan the boundaries relate to the Towns of East Devon. For our Villages they will be defined in the Villages Development Plan Document.</p> <p>Where a local community prepare a Neighbourhood Plan that plan may choose to extend outwards or otherwise amend Built-up Area Boundaries in order to accommodate development. Alternatively the <u>they</u> may specifically allocate sites and/or include criteria based or other policies for promoting development/land uses beyond the boundary. Where a settlement does not have a Built-up Area Boundary a Neighbourhood Plan can specifically allocate sites or set out criteria or other polices for development. Such 'outside of boundaries' policy provision would supersede relevant constraint considerations set out in 'Strategy 7 - Development in the Countryside' and also other relevant constraint policies.</p>
MM19	50	Strategy 7	Strategy 7 – Development in the Countryside:

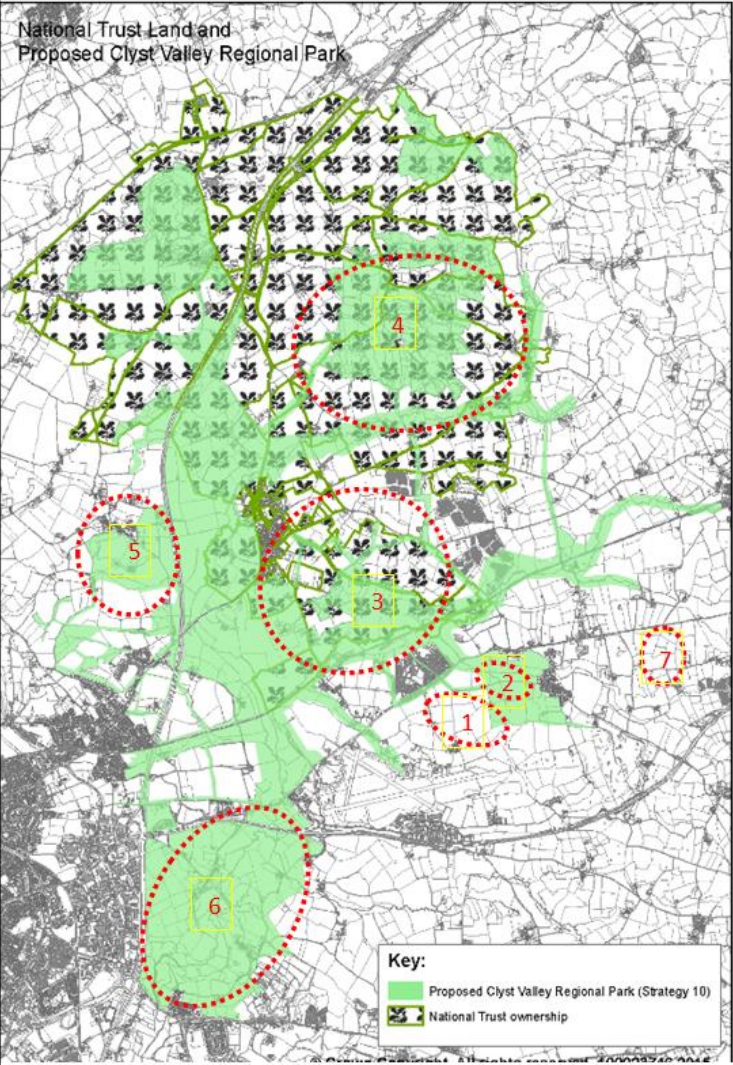
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			<p>The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local <u>or Neighbourhood</u> Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including:</p> <ol style="list-style-type: none"> 1. Land form and patterns of settlement. 2. Important natural and manmade features which contribute to the local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings. 3. The adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions.
MM20	52	7.5	Delete whole of paragraph 7.5
MM21	52	Strategy 9	<p>Strategy 9 - Major Development at East Devon's West End:</p> <p>High quality development with associated infrastructure, built within a high quality landscape setting, will be provided in East Devon's West End. The overarching strategy for development will need to dovetail with the development strategy for Exeter with the provision of homes close to jobs and other facilities and services. High quality walking and cycling connections; enhanced bus and rail services, and improved highway provision will be integral to the overall development</p> <p>Within the West End of East Devon the following schemes will be provided:</p> <ol style="list-style-type: none"> 1. Cranbrook - Major new East Devon market town; 2. Pinhoe - Mixed use, residential led development; 3. North of Blackhorse/Redhayes (<u>Tithebarn Green/Mosshayne</u>) – residential development; 4. Skypark - Substantial high quality business park; 5. Exeter Science Park - Research/technology employment site; 6. Exeter International Airport - Provision to be made for airport-related employment uses within operational site area. 7. Multi-modal Interchange - Facility for interchange of goods and distribution centre; and 8. Exeter Airport Business Park - Middle range business park providing for medium to smaller business uses. <p>The major developments at East Devon's West End and the Clyst Valley Regional Park proposals are identified on</p>

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			the Proposals Map (West End inset map). <u>Funding contributions will be sought from all developments in the West End to secure implementation of integrated transport and infrastructure provision.</u>
MM22	53	7.13	<p>The Clyst Valley Regional Park will be a contiguous wildlife corridor and be one part of the solution and is considered necessary to enable <u>and support</u> major development in the West End of East Devon without generating adverse biodiversity impacts that would lead proposals falling foul of habitat regulation requirements. The Habitats Regulations require the Appropriate Assessment of any project where the likelihood of significant effects on European wildlife sites cannot be ruled out. The definition of a project should be taken in its widest sense, including any development that would normally need to have the benefit of planning permission, and could include projects where planning permission is not required. The timely delivery of a suitably sized, appropriately designed Clyst Valley Regional Park needs to be secured within this Plan in order to enable a conclusion that the Plan's housing allocations will not adversely affect the integrity of the Exe Estuary and East Devon Heaths Natura 2000 and Ramsar sites. <u>Suitable Alternative Natural Greenspace (SANGS) will be provided within, adjoining or with appropriate accessibility to the Clyst Valley Regional Park. Only some parts of the overall park will be SANGS.</u></p> <p><u>National Trust Land that will form part of the Clyst Valley Regional Park, and therefore extend its coverage, is shown on the map below.</u></p>

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MM23	54	New map following paragraph 7.13	<p>Areas in/adjoining the Clyst Valley Regional Park with Potential for SANGS</p> <ol style="list-style-type: none"> 1. Land understood to be in New Community Partners control with limited potential for built development. Site has SANGS potential. 2. Land that adjoin/forms part of application 15/0371/MOUT that was not proposed for built development. Site has SANGS potential. 3. Land predominantly in National Trust ownership with ongoing discussions with the Trust that through agreement could have SANGS potential. 4. Ashclyst Forest, which is in National Trust ownership, and discussions are ongoing in respect of opening up extensive areas as SANGS. 5. Land north of Old Park Farm housing development sites will provide extensive open space. Scope for links to SANGS and possible provision. 6. Land south of Mosshayne/Tithebarn Green may have open space and SANGS potential. 7. Woodland Trust site. Scope for SANGS provision <p>Note all areas and boundaries are indicative only.</p> 

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MM24	n/a	Proposals map	Amend West End Inset Map to make it clear the Cranbrook Country Park is part of the Clyst Valley Regional Park. This change is map based and will be included in amendments to the Proposal Map (not text). A note to be put on the West End Inset Map reading – <u>It should be noted that the Cranbrook County Park forms part of the Clyst Valley Regional Park</u> ”
MM25	55	Strategy 10	<p>Strategy 10 - Green Infrastructure in East Devon's West End:</p> <p>We will ensure that the Green Infrastructure Strategy for East Devon's West End dovetails with comparable work being undertaken in Exeter to provide a green framework within which strategic development occurs. All development proposals of the West End will individually and collectively contribute to the implementation and long-term management of green infrastructure initiatives through appropriate contributions and/or on site provision, and Green Infrastructure initiatives should feature in all developments.</p> <p>Clyst Valley Regional Park</p> <p>Land to accommodate the Clyst Valley Regional Park is allocated on the Proposals Map. Developer contributions, the Community Infrastructure Levy and other agricultural-environmental funding streams will be used in combination to deliver this 'landscape' scale strategic project. Landowner, developer and multi-agency collaboration will be essential to achieve the broad range of outcomes intended for this area to ensure the planned growth is delivered sustainably over the plan period. The Clyst Valley Regional Park will:</p> <ul style="list-style-type: none"> a) Provide high quality natural green space that is complementary to development and will be a stimulus to encourage commercial and business development of the highest standard. b) Ensure natural ecosystems function in the West End of our District and ensure residents, workers, school children and visitors of all abilities have easy access to high quality open spaces, with linked benefits to health, education and food production. c) Take recreation pressure away from more environmentally sensitive locations thereby overcoming concerns arising from application of the Habitat Regulations that would otherwise prevent development coming forward. Provision of the park could help address need and requirements arising from development in other

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			<p>parts of East Devon, Exeter and potentially Teignbridge. We will encourage a park that ‘reaches into’ the open spaces of our neighbouring authority partners.</p> <p>d) Provide new wildlife corridors that enhance the biodiversity of the West End.</p> <p>e) Provide green corridors, open space and biodiversity enhancement areas. Enhance cycling and walking opportunities to link habitats and sustainable movement networks that promote the overall recreational experience for the West End.</p> <p>f) Conserve and enhance heritage assets <u>and their setting</u> to reflect their intrinsic importance, maximise beneficial outcomes for park users and to encourage use of the park and to enrich the cultural identity of the area.</p> <p>The park will be designed and managed to highest natural green design standards and it will be subject to parkland, open and recreation space and countryside and green infrastructure policies. Development will not be allowed in the designated area unless it will clearly achieve valley park specific objectives for people and wildlife. Countryside policies of the plan will still apply in non-allocated development locations and areas.</p> <p>Habitat Regulations and West End Development</p> <p>Where the likelihood of significant effects on European wildlife sites cannot be ruled out from developments in the West End, the Council will undertake an appropriate assessment of impacts and will only support and approve proposals where it can be demonstrated that adverse effects on site integrity can be prevented.</p> <p>Of particular relevance to the Habitat Regulations will be the need for continued checks and monitoring to ensure that any mitigation measures for built development, linked to Clyst Valley Regional Park provision, achieve the ends envisaged and offers effective mitigation against adverse impacts that could otherwise occur. Each phase of any development occurring and park provision will be assessed and monitored.</p>

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			<p><u>Mitigation measures in respect of the West End established as needed to comply with Habitat Regulation assessment will need to accord with measures set out in the 'South-east Devon European Site Mitigation Strategy'. Provision of SANGS will be an essential part of the overall West End development. Where possible SANGS should dovetail with wider Green Infrastructure policies and be compatible with neighbouring authorities' plans. The functionality of any potential SANGS and its contribution to the avoidance of a likely significant effect must be clearly demonstrated.</u></p>
MM26	59	Strategy 11	<p>Strategy 11 - Integrated Transport and Infrastructure Provision at East Devon's West End:</p> <p>We will promote high quality, affordable and integrated transport provision at East Devon's West End where, working with partner organisations, we will secure a provision based on a hierarchy of;</p> <ol style="list-style-type: none"> 1. Walking 2. Cycling 3. Frequent and high quality Public Transport provision (given priority over other road users) 4. Private motor vehicles. <p>Though transport solutions will take into account site specific needs of a development to secure the most suitable form of sustainable transport provision.</p> <p>Coordinated infrastructure provision will be required to cover:</p> <ol style="list-style-type: none"> 1. Low carbon heat and power supply; 2. Waste management facilities and waste water treatment; 3. Highest quality data service infrastructure provision, especially broadband connections; 4. Health and education provision. <p>Funding contributions will be sought from all developments in the West End to secure implementation of integrated transport and infrastructure provision.</p>
MM27	59	7.27	<p>Identified areas of expansion for Cranbrook are to its east and west and beyond 2026 by indicative notation to the South West. Allocated <u>Development</u> sites, up to 2026, will have minimal encroachment toward Exeter Airport, will not lead to settlement coalescence with Broadclyst, Whimble and Rockbeare and by 2031 will not result in severance of Cranbrook by either the railway or the old A30. Sites for expansion are being promoted by landowners and they are available for development. At net densities in the 30 to 50 dwellings per hectare range the allocated land at Cranbrook will accommodate around 6,000 <u>around 8,000</u> new homes. This level of provision will still allow for extensive open spaces as part of the overall gross development area. Densities will typically be higher</p>

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			in town centre areas and lower in peripheral areas. High quality urban design standards will be critical for Cranbrook and other West End developments. A technical paper has been produced setting out density levels at Cranbrook
MM28	60	New paragraph after 7.27	<u>In Spring 2015⁴ the Council published a draft Economic Development Strategy for Cranbrook that included reference to levels of B-class uses (office/ industrial/ warehousing). Paragraph 7.3 the strategy advises that in terms of employment land there is a total requirement for B-class uses of up to 8.7ha by 2030; and of 9.7ha for town centre and neighbourhood centre uses by 2030, making a total of 18.4ha in all. This level of provision is translated into plan policy with a phasing approach that requires quantified provision to be directly proportionate and linked to numbers of homes being occupied.</u>
MM29	61	Strategy 12	<p>Strategy 12 - Development at Cranbrook:</p> <p>Land at Cranbrook shown on the proposals Map is allocated for development and will be developed as a modern market town to eco-town standards. Mixed use development, to provide housing (including affordable housing) social and community facilities, recreation and education facilities and jobs will occur on a phased basis. The town will be built to distinctive high quality design standards incorporating the best in environmentally friendly technology. Open spaces and facilities will be readily accessible to all residents with convenient and attractive pedestrian and cycle links to local destinations and access to high quality public transport services.</p> <p>Working with our partners we will promote Cranbrook, over the 2006 to 2026 period, <u>up to 2031 to accommodate:</u></p> <ol style="list-style-type: none"> 1. New Homes - 6,000 <u>Around 6,300</u> new homes <u>on allocated land</u> - which will be required to be of the highest standards in terms of energy <u>and resource</u> efficiency, quality of design and access to services and facilities. At peak build rates up to 500 new homes a year could be built at Cranbrook 1b. <u>Gypsy and Traveller Provision - provision will be made for new gypsy and traveller sites to accommodate up to 30 pitches on land allocated for Cranbrook development. Provision will be required concurrently with (though in the early years of) the ‘bricks and mortar’ housing development of the allocated land.</u> 2. Jobs - provision of 45 <u>up to 18.4</u> hectares of employment land <u>shall be made throughout the town to provide a range of business spaces suitable for the needs of businesses as they develop and grow and to</u>

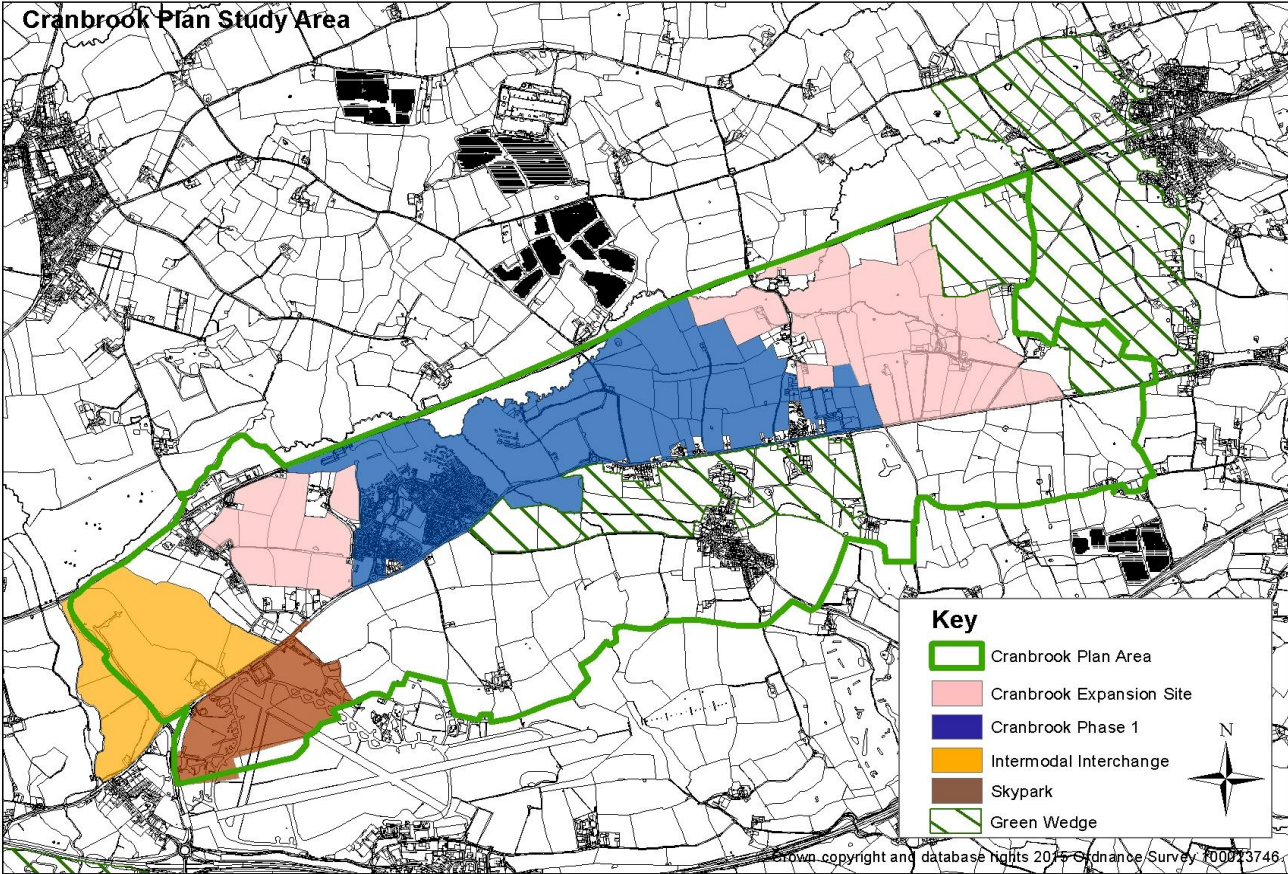
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			<p>accommodate a range of employment opportunities for residents of Cranbrook and surrounding areas. <u>Serviced or otherwise available land should be available for occupation by employment uses on a phased basis that is directly proportionate to house building:</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> <u>4.5 hectares at/before 2,500 homes are occupied;</u> <input type="checkbox"/> <u>9 hectares at/before 5,000 homes are occupied;</u> <input type="checkbox"/> <u>13.5 hectares at/before 7,500 homes are occupied;</u> <input type="checkbox"/> <u>The remainder after 7,500 homes.</u> <p><u>Monitoring of take up of employment land and jobs provided will allow for future policy adjustment.</u> Nearby West End employment sites will also provide jobs for Cranbrook residents and some will travel to other locations for work purposes including Exeter City.</p> <p>3. Town Centre - The town centre of Cranbrook will provide a focal point for retail, <u>business and leisure activities and will be designed to create a vibrant day and night-time economy</u> provision and this will be complemented by a series of smaller neighbourhood centres.</p> <p>4. Social and Community and Education Facilities - Cranbrook will accommodate a full range of social, <u>leisure, health</u> and community and education facilities (including new schools) to meet the needs of all age groups that will live at the new town.</p> <p>5. Infrastructure - will be provided to serve the new town to include a <u>The existing district heating system will provide for the combined heat and power station needs of the town.</u> The Council will produce an Infrastructure Delivery Plan that will set out key requirements recognising the need for improved transport links and road improvements as Cranbrook grows as well as improved education provision, <u>high speed broadband</u> and other services and facilities to ensure sustainable development is delivered at Cranbrook.</p> <p>Land is allocated, as shown on the Proposals Map, for the expansion of Cranbrook to the East and West to provide for, in conjunction with the current site, 6,000 homes. In the longer term beyond 2026 (expected to be in the 2026 to 2031 period) Cranbrook is envisaged to develop in a South Westerly direction (South of the old A30) with provision for a further 1,500 homes, the notional location for development is indicated on the Proposals Map. Proposals for the development of Cranbrook will need to take into account this longer term development aspiration.</p> <p>Planning permission for individual schemes will not be granted unless they are compatible with a programme of</p>

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			<p>works that will achieve the delivery of a co-ordinated package of integrated development in the West End. Delivery will be secured through legal agreements which secure appropriate financial contributions and land to ensure the timely implementation of the appropriate infrastructure projects.</p> <p><u>Developments at Cranbrook shall be developed in a phased and co-ordinated manner alongside the required infrastructure and in accordance with parameter plans that will form part of a plan for Cranbrook which will be developed in partnership with the developers and the community as a Development Plan Document. The Cranbrook Plan area also identifies land for the further expansion/intensification of Cranbrook to accommodate a further 1,550 houses and associated jobs, social, community and education facilities and infrastructure outside the designated Neighbourhood Plan Areas of Rockbeare, Broadclyst and Clyst Honiton.</u></p>
MM30	62	Following Strategy 12	Additional map of Cranbrook

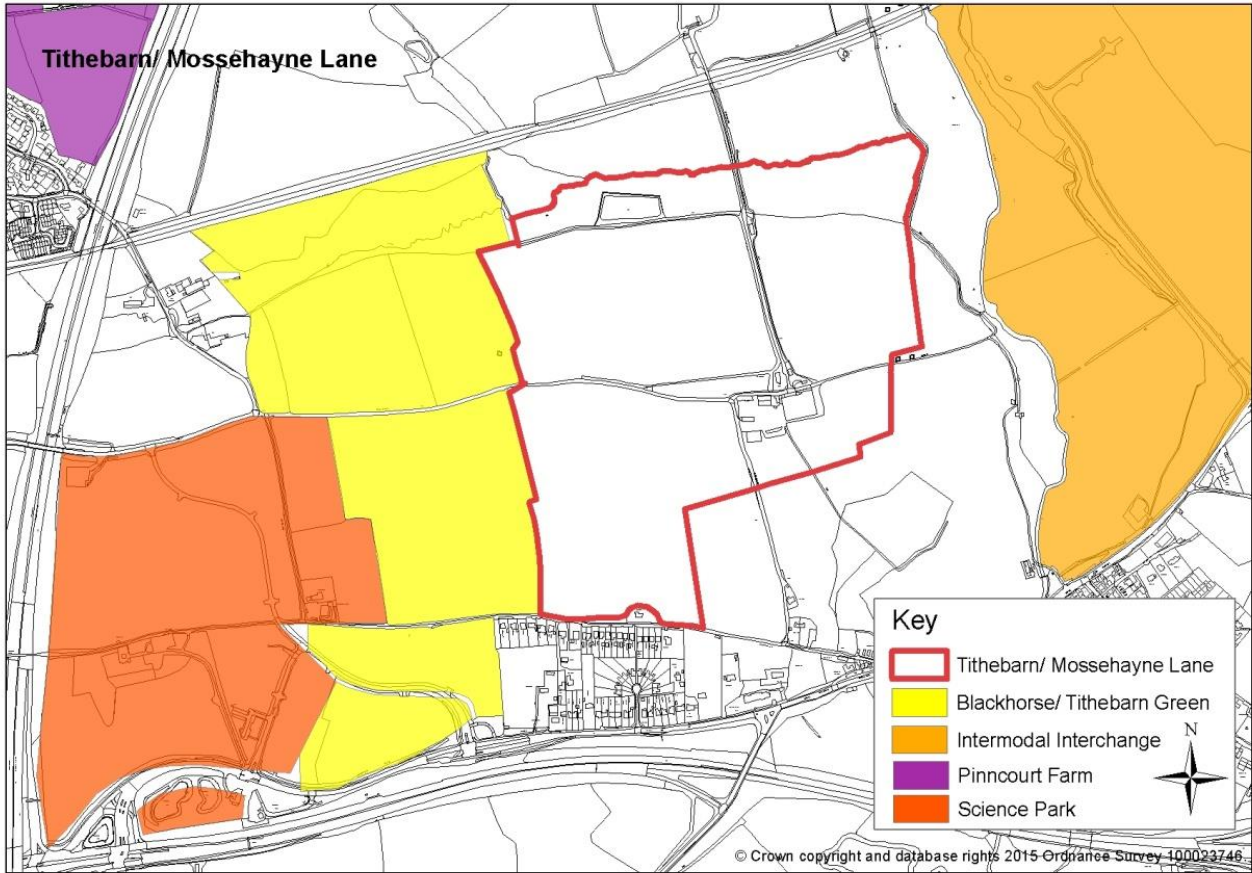
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			 <p>The specific change on this map relates to the inclusion of the solid green line that denotes the Cranbrook Plan Area and the removal of the indicative house location for 1,500 after 2026 (other land designations do not change and only some designations are shown on the map to inform and set the context).</p>
MM31	62	7.29	<p><u>An initial parcel of Land North of Blackhorse/Redhayes to the East of the Science Park site is allocated has planning permission</u> for a mixed use development to include <u>around 600 new homes</u> (in early 2013 there was a resolution to grant planning permission at this site). This new housing provision will be on a good quality public</p>

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			<p>transport route, giving easy access to the nearby employment sites. The overall development straddles the M5 motorway and includes 330 dwellings in Exeter City. <u>Although the site has planning permission for development the allocation remains as it could be needed should a new planning application be submitted or for use in assisting with determination of Reserved Matters applications. A second parcel of land is also allocated for development at Tithebarn Green/Mosshayne for 900 additional new homes. This site was the subject of a planning application in November 2014.</u></p>
MM32	63	Strategy 13	<p>Strategy 13 - Development North of Blackhorse/Redhayes:</p> <p>Land North of Blackhorse/Redhayes (Tithebarn Green/Mosshayne) shown on the Proposals Map is allocated for mixed use development. The mixed use development will be designed to form a 'village' community, and will be the subject of a master planning exercise; it will be built to reflect an agreed distinctive architectural character and will be low or carbon zero development with onsite and/or community power generation. The development will also be designed to ensure high quality links for walking and cycling and quality public transport to other nearby employment sites and into the City.</p> <p>The scheme will comprise of:</p> <ol style="list-style-type: none"> 1. New Homes - 600 <u>1,500</u> new homes, including affordable homes, will be required to be high quality with good access to services and facilities. Some of the homes should be designed to appeal to and potentially restricted to occupancy by workers at the Science Park. 2. Neighbourhood Centre - A new neighbourhood centre will provide a focal point for services and community facilities. 3. Social and Community Facilities - A range of social and community facilities will be needed to meet key needs of all age groups that will live North of Blackhorse and in the existing nearby communities. 4. Infrastructure: <ol style="list-style-type: none"> a) Energy Infrastructure – to include a heat and energy network to achieve low and zero carbon development. b) Contributions to meet educational requirements and transport provision – including Tithebarn Green road link.

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			5. Employment Provision – on site employment provision will form part of the overall development.
MM33	63	Additional map of proposed allocation after S.13	Insert new map  <p>The specific change on this map relates to the inclusion of the solid red line that allocates land at Tithebarn Green/Mosshayne Lane (other land designations do not change and only some designations are shown on the map)</p>

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			to inform and set the context).
MM34	65	Strategy 15	Not accepted as a Main Modification. See report
MM35	65	Additional map	Not accepted as a Main Modification. See report
MM36	65	Strategy 16	Policy deleted
MM37	66	7.41	Development directly related to Airport operations, such as new hangers or terminal facilities, so long as they fall in airport operational land, do not typically require planning permission (they are deemed as 'Permitted Development'). Likewise increasing passenger numbers is typically not an issue requiring planning permission. Growth of operational activity and passenger numbers is supported by the Council. <u>The Council will work with the airport operators to refresh their masterplan following publication of the Airports Commission Report on additional UK airport capacity and in so doing consider further development options on airport land to help support future activity at the airport and its long term viability.</u>
MM38	66	7.42	<p>Whilst having positive economic benefits there is the potential for significant effects on European wildlife sites from airport related activity which could arise from development or increased activity. The Habitats Regulations require the Appropriate Assessment of any project where the likelihood of significant effects on European wildlife sites cannot be ruled out. The definition of a project should be taken in its widest sense, including any development that would normally need the benefit of planning permission, and could include projects where planning permission is not required. Projects would only be appropriate where it can be demonstrated that adverse effects on site integrity can be prevented unless justified on account of an over-riding need.</p> <p><u>The airport and its activities generate significant levels of noise to include:</u></p> <p>1. <u>Noise from airport ground operations – such as:</u></p> <ul style="list-style-type: none"> a) <u>Noise from aircraft on the ground;</u> b) <u>Engine testing, including after maintenance (specifically noting the established engine testing site which is unlikely to be relocated);</u> c) <u>Using reverse thrust to increase braking during landing;</u> d) <u>Planes travelling between the runway and stands;</u> e) <u>Other power units;</u> f) <u>Other airport activities including building services noise.</u> <p>2. <u>Noise from aircraft in the air – such as:</u></p>

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			a) <u>Noise from aircraft in flight</u> b) <u>Aircraft landings</u> c) <u>Aircraft takeoffs</u> <u>Aircraft include the main airport fleet, helicopters, light aircraft and other general aviation activities. On any proposed development site, where the effect of airport noise is considered to be noticeable and intrusive, but which may be mitigated, applications will be subject to vigorous scrutiny which will include the combined impact of airport, rail and road noise. All proposed mitigation measures, including any off-site mitigation, shall be completed before occupation or use of any new dwellings or other building or open space.</u>
MM39	66	Strategy 17	<p>Strategy 17 - Future Development <u>at or near</u> of Exeter International Airport:</p> <p>The Local Plan recognises the importance of airport expansion and encourages supporting infrastructure to provide for its direct airport related growth.</p> <p>It is recognised that many operational uses do not require planning permission and these developments, where compatible with safe and efficient airport operation and where they do not have adverse impacts on land within operational boundaries, will be supported. The Habitats Regulations require the Appropriate Assessment of any project where the likelihood of significant effects on European wildlife sites cannot be ruled out.</p> <p><u>Developments that are near to or could be affected by noise from the airport will not be allowed unless evidence is provided that current or futures users or occupiers of new dwellings, schools, open spaces or other sensitive uses will not be significantly adversely affected, taking proposed mitigations into account, by airport related noise.</u></p>
MM40	68	Strategy 19	Policy deleted

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MM41	72	Strategy 20	<p>Strategy 20 – Development at Axminster:</p> <p>In Axminster we will support and reinforce the town's role as a self-contained medium-sized town, serving the employment, commercial and community service needs of the settlement and its rural surroundings. Proposals for development in Axminster should be consistent with the strategy, which is to:</p> <ol style="list-style-type: none"> 1. New homes - encourage the building of substantial numbers of new homes through strategic allocations for 1,050 new homes and the 'build-out' of existing commitments. 2. Jobs – provide for 8 hectares of employment land. 3. Town Centre - give priority to the enhancement of the environment and promotion of business opportunities in the expanded town centre shopping area defined on the Proposals Map to provide the focus for jobs, shops and tourism. Promote the regeneration of the Webster Garage site and adjoining land to support commercial activity, enhance the public realm and address traffic congestion issues. 4. Transport - support the provision of better sustainable (non-car) transportation, including footpaths, cycle routes and bus services both within the town and to link with the countryside and other settlements. Introduce through-route large vehicle traffic management measures and promote a developer funded North-South relief road. 5. Infrastructure - ensure quality, accessible recreational facilities and secure drainage improvements for the town to mitigate the likely environmental impact of new housing. Support the schools, health and other service providers to meet their accommodation needs and local aspirations for new and improved facilities. 6. Environment - make sure that any development does not harm wildlife and habitats in the Axminster area. In particular, the water quality of the River Axe and the surrounding wildlife sites should be protected. <p>Strategic Land Allocations at Axminster – as part of the delivery mechanism <u>the following</u> strategic sites are allocated and shown on the Proposals Map for development:</p> <ol style="list-style-type: none"> a) At Cloakham Lawns for 400 new homes (SHLAA site E057) . This site already has Outline planning

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			<p>permission (10/0816/MOUT).</p> <p>b) North and East of the town (E105) for mixed uses to incorporate;</p> <ul style="list-style-type: none"> i) <u>Around 650</u> new homes; ii) 8 Hectares of land for mixed job generating commercial and employment uses; iii) a range of social, community and open space facilities to support development; iv) a 210 pupil primary school (1.5ha site – which forms part of the overall 8 hectare employment allocation), including a nursery and accommodation to support children's centre services; and v) a North South relief road for the town <u>will be delivered as part of this development linking Chard Road (A358) to Lyme Road (B261).</u> <p>A Masterplan will be required for this site and development will be subject to improved public transport provision.</p> <p>c) <u>Land at Millwey Rise Industrial Estate – Sites 015A and 0158B – is allocated for employment uses – a total of 1.05 hectares.</u></p> <p><u>Prior to the granting of planning permission for any major residential schemes at Axminster, the Council will agree, with the Environment Agency and Natural England, a timetable for the review or development of a Nutrient Management Plan for the River Axe. This plan will set out detailed actions that allow for new growth at Axminster to progress with adequate mitigation in place to negate the additional phosphate load that would be caused. The Nutrient Management Plan will work in collaboration with the diffuse Water Pollution Plan, and will seek to restore water quality for the River Axe SAC to enable it to meet its conservation objectives within a specified timescale, and in accordance with commitments to European Directives. Depending on the findings of the plan, growth will only proceed in accordance with the mitigation delivery set out within that plan. Growth at Axminster will also be informed by the current status of the relevant discharge consents for waste water treatment works, and any upgrade required to support new growth will be the subject of Habitats Regulations Assessment prior to planning permission being given. The determination of such development applications will be informed by Habitat Regulations Assessment that takes account of the consent requirements.</u></p>
MM42	74	Strategy 21	Strategy 21 - Budleigh Salterton:

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			<p>The principal consideration for Budleigh Salterton will be the conservation of its outstanding natural environment and affordable housing and employment uses will be given priority over other forms of development. Land Allocations will be made for the development of around 110 new homes through the Local Plan in accordance with adopted Design Statement. Proposals for development in Budleigh Salterton should be consistent with the strategy which is to:</p> <ol style="list-style-type: none"> <li data-bbox="600 469 2094 600">1. New Homes – secure modest <u>housing development levels</u>, allocations for 110 new homes. Land adjacent to and North of Greenway Road (SHLAA site C056) already has Outline planning permission for 48 of these dwellings (11/1251/MOUT) Development Management Policy H1 allocates non-strategic sites in Budleigh Salterton, see H1 and Appendix 3 for more details. <li data-bbox="600 639 1547 667">2. Jobs – provide modest development of new employment provision. <li data-bbox="600 707 2085 802">3. Town Centre – give priority to the enhancement of the environment and promotion of business opportunities in the town centre shopping area defined on the Proposals Map to provide the focus for jobs, shops and tourism. <li data-bbox="600 842 1995 906">4. Social and Community Facilities – support schools, health and other service providers to meet their accommodation needs <li data-bbox="600 946 2085 1042">5. Environment – conserve the outstanding natural environment. Ensure that the semi-rural character of those areas on the edge of the Built-up Area, particularly to the west of the town, are maintained in order to protect the character of the AONB. <p>There are no strategic allocations at Budleigh Salterton. Land allocations will be made through Development Management Policies (Part Two) in the plan.</p>
MM43	75	10	<p>Our vision for Exmouth is one of:</p> <p>Housing provision, including affordable housing, to serve the town and an employment led regeneration agenda. We will seek to reduce out commuting through indigenous employment growth and tourism related development. A focus will be on town centre enhancement, increased accessibility, improved retail provision and community facilities with strategic allocations on the Northern and Southern sides of the town. We will plan for the completion of</p>

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			Dinan Way and to improve public transport links to Exeter.
MM44	76	10.5	The Council, with partners, has developed various initiatives aimed at promoting and enhancing Exmouth, including environmental improvement schemes in the town centre and along the waterfront. In 2010 East Devon District and Devon County Councils appointed LDA Design to undertake a comprehensive Study for the town centre including the preparation of proposals and a delivery plan to encourage investment in the Royal Avenue, estuaryside and London Inn areas. The Local Plan will incorporate the key findings of the Masterplan work. We will seek to adopt its proposals as a Supplementary Planning Document.
MM45	77	10.9	<p>The Exmouth Seafront is recognised as a key asset for the town and the Council is a key driver in its further enhancement. To this end, along with Devon County Council, the District Council appointed LDA Design to undertake a town centre and waterfront design study to identify opportunities for renewal and improvement in the physical, economic and environmental quality of the town. The Final LDA study⁵ and recommendations and conclusion have been endorsed by the Council. <u>The implementation of some projects in the Masterplan is underway but the Council also recognises that it is time to re-evaluate the Masterplan. The future intention is that a new or refreshed Masterplan will be produced with this becoming a Supplementary planning Document (SPD).</u> and under strategic Local Plan policy land is designated to secure the implementations of schemes detailed in the masterplan work. The masterplan has proposed 27 different project opportunities large and small. These are being taken forward in a priority order.</p> <p><u>In 2014 the Council commissioned a Habitat Regulations Assessment of the Exmouth Town Centre and Seafront Masterplan by Footprint Ecology. Amongst other matters this assessment reviewed the differing projects making up the overall Masterplan work and made a series of project specific recommendations in respect of the Habitat Regulations. The assessment work notes that recreation activity and pressure has a negative impact on the European Sites. This past assessment and future Habitat Regulations assessment work will inform a future Masterplan and SPD, noting that The effective implementation of the policies of the Local Plan, and the proposals of the Masterplan, should not result in an increase in disturbance of the SPA birds and their habitats. Roosting and feeding areas can be especially sensitive to activity and development pressure and the possible existence of high tide roosts could impact on development potential and proposals. Investigation of roost should precede proposals or applications for development and be part of the work to inform a future Masterplan.</u></p>
MM46	77	10.10	Paragraph deleted
MM47	78	10.11	Paragraph deleted
MM48	78	10.12	Paragraph deleted
MM49	78	10.13	Habitat Mitigation in Exmouth

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		additional text following paragraph 10.13	<p>Mitigation measures in respect of Exmouth established as needed to comply with Habitat Regulation related assessment will need to accord the 'South-east Devon European Site Mitigation Strategy'. The strategy provides for one or more SANGS in Exmouth and this provision will need to be provided ahead of or in parallel with residential development in the town and further afield. Where possible SANGS should dovetail with wider Green Infrastructure policies and be compatible with neighbouring authorities' plans. The functionality of any potential SANGS and its contribution to the avoidance of a likely significant effect must be clearly demonstrated.</p> <p>The implementation of proposals in Exmouth will need to demonstrate Habitat Regulations compliance through provision of appropriate mitigation in accordance with the 'South-east Devon European Site Mitigation Strategy' or be supported by their own assessment with mitigation identified and measures guaranteeing delivery, where appropriate, identified. Component projects within the Masterplan should also seek to maximise opportunities to deliver relevant measures set out in the Mitigation Strategy.</p>
MM50	79	Strategy 22	<p>Strategy 22 - Development at Exmouth:</p> <p>Exmouth will see larger scale development. Working with our partners in Exmouth, over the 2011 to 2026 period, we will specifically plan for and promote proposals that are consistent with the strategy which is to promote:</p> <ol style="list-style-type: none"> 1. New Homes - Moderate new housing provision with land allocated for 700 homes in the town. See Appendix 3 for more details of all envisaged housing development in Exmouth. 2. Jobs - significant new employment provision in the town. 3. Town Centre - significant investment in new retail and commercial facilities in the town centre and the improvement of links between the town centre and seafront through Bath Road. 4. Social and Community and Leisure Facilities - new facilities to serve the needs of residents. These include enhanced medical services, educational facilities, library and other commercial services. 5. Infrastructure – key elements of infrastructure provision will need to include: <ol style="list-style-type: none"> a) upgrading of public transport provision to and from Exeter, primarily through the provision of an integrated

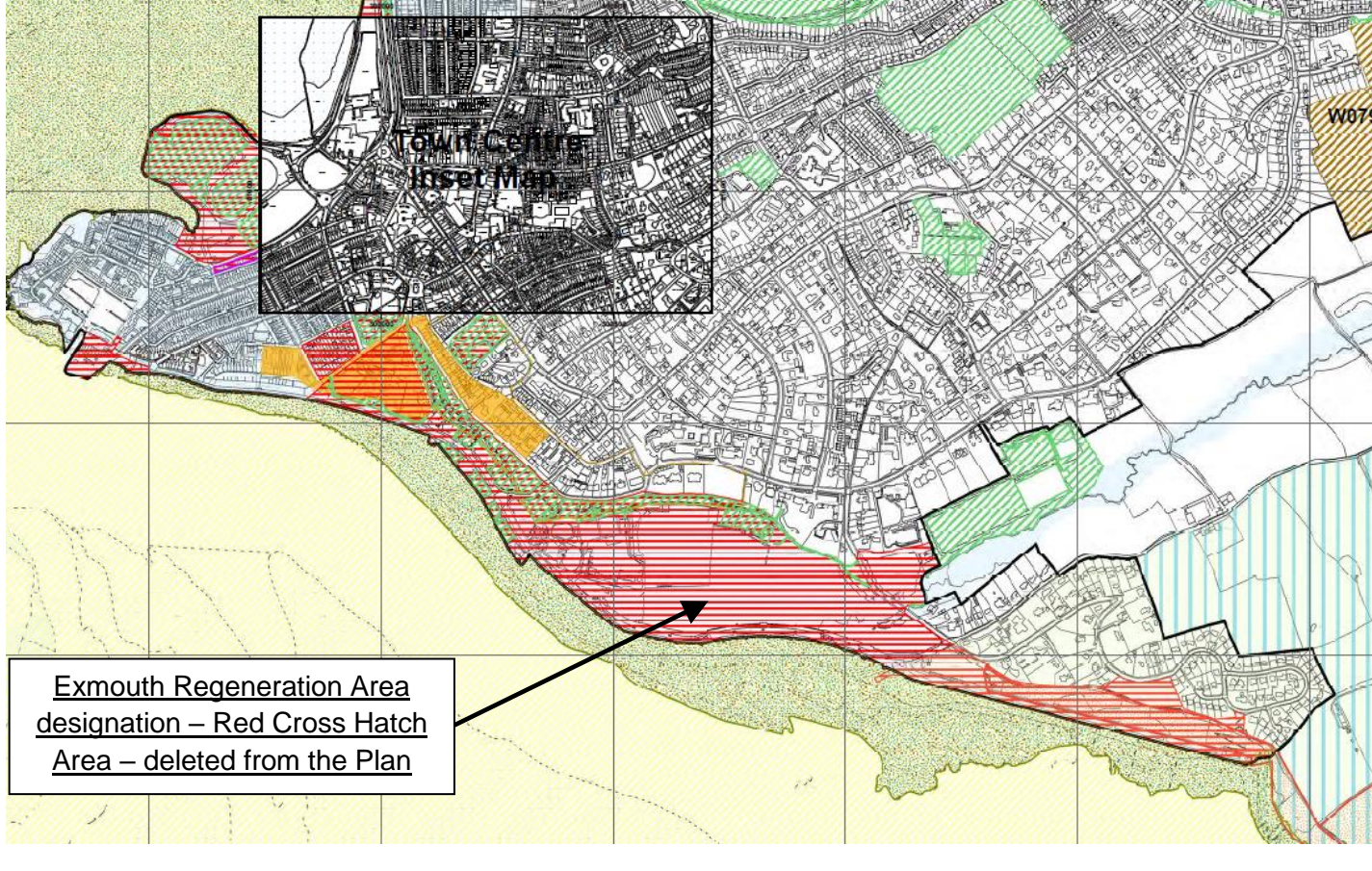
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			<p>transport interchange and other enhancements to public transport improvements;</p> <p>b) completion of Dinan Way, this highway completion is likely to require developer contribution funding. Land shown on the Proposal Map is safeguarded for completion of Dinan Way and in the safeguarded area development proposals that could prejudice development of the road will be resisted (<u>see also Policy TC8</u>);</p> <p>c) upgrading of sewerage, mains gas and public water supply, education, medical and social care provision in Exmouth to facilitate the growing community and changing demographics; and</p> <p>d) a 210 pupil primary school (1.5ha site), including a nursery (at the Goodmores Farm site). It is recognised that further developments (particularly Plumb Park) could exacerbate the capacity problems of the Littleham Cross junction. In response to this, support will be given for further work to address problems and enhance vehicle movements and pedestrian safety. Potentially developer contributions and money from other sources could pay for relevant upgrading works. Clinton Devon Estates have set up a working party to look at congestion issues at Littleham Cross junction.</p> <p>e) Contributions to and improvement of walking and cycling routes in the town, through new provision and links and enhancement of existing provision.</p> <p>6. Environment – make sure that any development does not harm wildlife and habitats in the Exmouth area. In particular, the water quality of the Exe Estuary and the surrounding wildlife sites including the Pebblebed Heaths should be protected.</p> <p>7. Provision of SANGS - Suitable Alternative Natural Green Space (or SANGS) will be essential in Exmouth to mitigate, under the Habitat Regulations, against adverse impacts that would otherwise arise from development <u>at on the Exe Estuary and Pebblebed Heath sites. Enhancement and extension of parts of the Valley Parks in the town will be one significant option for, specifically for SANGS provision, will form part of the overall delivery with longer terms SANGS provision being secured on additional land at, around or beyond the town.</u></p> <p><u>Habitat Mitigation – All development at or close to or which could otherwise impact on the Exe estuary should take into account the Habitat Regulations Assessment of the Exmouth Town Centre and Seafront Masterplan. This assessment indicates that, taken individually or collectively, a number of the projects in the plan could, unless appropriately designed and implemented with effective mitigation, have unacceptable adverse impacts. Detailed assessment will need to accompany development proposals and site design and implementation, screening, fencing and landscaping and other measures should ensure that adverse impacts do not arise and where possible</u></p>

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			<p><u>positive wildlife enhancements should be an outcome of development or planned activity or use.</u></p> <p>Strategic Land Allocations at Exmouth – as part of the delivery mechanism strategie sites are allocated and shown on the proposals Map for development at:</p> <p>a) Goodmores Farm @ 6.102 - mixed use development for 350 homes and around 5 hectares of land for mixed use employment (3 ha) and community and commercial facilities (2 ha) (SHLAA site W147).</p> <p>b) Phase 3 at Liverton Business Park @ 6.103 - around 3 hectares of employment land. Liverton Phase 2 does have planning permission but it is also calculated into allocations with 6.5 hectares (Employment site ref 017).</p> <p>c) Littleham Plumb Park @ 6.104 – around 350 new homes (at the Plumb Park site) (SHLAA site W079). At this site open space provision including at “Donkey Hill” will form an integral part of the scheme.</p> <p>d) Waterfront Redevelopment Sites @ 6.105 – Land is shown for mixed use developments, to include provision for employment, retail and commercial uses as well as open space, recreation, tourism and cultural, community uses and potentially residential and other allied uses.</p> <p>e) <u>Land South of Redgate</u> – Site 040A – is allocated for employment uses – a total of 0.5 hectares.</p>
MM51		Proposals map	Deletion from the Proposal Map (Exmouth inset) of the red hatched notation labelled “Exmouth Regeneration Area”.

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			 <p data-bbox="607 954 1070 1098"> <u>Exmouth Regeneration Area designation – Red Cross Hatch Area – deleted from the Plan</u> </p>
MM52	81	11	<p data-bbox="600 1187 958 1214">Our vision for Honiton is:</p> <p data-bbox="600 1254 2087 1385">Working with our partners in Honiton we will focus on improvements to the existing urban fabric and particularly the town centre to help sustain a vibrant and economically active town, meeting its own needs and those of the wider countryside. Honiton is identified as a focus for economic development and modest housing growth. We will build on community aspirations for a vibrant local economy based on a niche market town with well integrated transport</p>

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			<p>network and opportunities for physical activity.</p> <p>We will seek to secure indigenous employment growth as well as inward investment to establish Honiton as a major employment and commercial focal point in East Devon. This would reflect the central position of Honiton in the District, its substantial catchment population and excellent road and rail links. We will allocate a strategic employment site to the West of Hayne Lane, with a phased delivery and identify sites for —450— new homes.</p>
MM53	84	Strategy 23	<p>Strategy 23 - Development at Honiton:</p> <p>Honiton will see a moderate scale of development through the Local Plan. Working with our partners in Honiton we will focus development on the existing urban fabric and particularly improvements to the existing town centre to help sustain a vibrant and economically active town, meeting its own needs and those of the wider countryside. Honiton’s aspiration is to remain compact enough to minimise car travel and not to extend into a ribbon development. Proposals for development in Honiton should be consistent with the strategy which is to:</p> <ol style="list-style-type: none"> 1. New Homes – Encourage the building of an additional —450— new homes within the Built-up Area Boundary for Honiton. Land at Ottery Moor Lane is allocated and a reserve site is identified adjacent to the existing Built-up Area Boundary to the West of Hayne Lane on the South side of the railway. The reserve site is located entirely within Gittisham Parish. — See Appendix 3 for more details of all envisaged housing development in Honiton. 2. Jobs – make provision for up to 15 hectares of additional employment land through a strategie site allocation for B class use only. 3. Town Centre – give priority to the enhancement of the environment and promotion of business opportunities in the town centre shopping area defined on the inset plan to provide the focus for jobs, shops, tourism, leisure and recreation. 4. Social and Community Facilities – support the schools, health and other service providers to meet their accommodation needs and local aspirations for new and improved facilities. 5. Infrastructure - require new developments to meet their own infrastructure requirements, including improvements at the Turk’s Head junction, which would need to be developer funded. Improved cycle links

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			<p>will need to be provided from any development on the western side of the town to the town centre and town facilities and amenities.</p> <p>6. Environment – support schemes which enhance the quality of the town’s environment.</p> <p>Strategic Land Allocations at Honiton – as part of the delivery mechanism strategie sites are allocated and shown on the Proposals Map for development:</p> <p>a) At Ottery Moor Lane - within the existing Built-up Area Boundary to the North of the town centre. This site will house up to 150 new homes in a sustainable location close to the town centre (SHLAA sites E164, E321 and E322). High quality walking and cycling links will need to be established to local amenities.</p> <p>b) On land West of Hayne Lane - and North of the railway line - for employment (B Use Classes), with a phased delivery: initially 5 hectares will be released with a second 10 hectares to be released if needed after a 5 year plan review. (Employment site 042)</p> <p>c) <u>Heathpark Industrial Estate - Currently undeveloped, greenfield land within the existing industrial estate – Sites 011A, 011B, 011C and 011D – is allocated for employment uses – a total of 3.2 hectares.</u></p> <p>Reserve Site (SHLAA site E158B) West of Hayne Lane</p> <p>It is recognised that it may be difficult to deliver the <u>an additional 300 homes needed, over and above the 150 allocated at Ottery Moor Lane, to provide for a target figure of at least 450 new homes</u> within the town boundary (no specific allocations feature in the Development Management policies) <u>Built-up Area Boundary of the town.</u></p> <p>A ‘reserve’ site is therefore indicated on the Proposals Map for land West of Hayne Lane and South of the railway. This site remains outside of the Built-up Area Boundary and will only be released for housing development if monitoring and future projections indicate (after the completion of the 2011 to 2016 phase of the plan) that there is likely to be a shortage of deliverable housing land in the plan period.</p>
MM54	87	12	<p>Our vision for Ottery St Mary is one of:</p> <p>The strategy for Ottery St Mary will see development focused on meeting local needs and making the town a more vibrant centre. The viability of the town centre will be enhanced through additional housing development and</p>

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			<p>employment opportunities. Moderate housing growth will include a strategic allocation to the West of the town for 200 new homes, and a housing allocation for 100 new homes on the former Cutler Hammer factory site. Modest employment growth is proposed, primarily to support locally generated needs with a focus on town centre regeneration and enhancing the retail and commercial vitality of the town, whilst conserving and enhancing the fine built heritage of Ottery St Mary.</p> <p><u>Employment opportunities in the town will be supplemented through a strategic mixed use allocation to the West of the town to include up to two hectares of land for employment generating uses (excluding retail). Land West of the Kings School is safeguarded for community/educational use and there may be scope within/as part of the employment use in the strategic allocation for school expansion.</u></p>
MM55	88	12.4	<p>Ottery St Mary will continue to be an appealing town where employment and housing development will be promoted to meet local needs. The focus of attention will be on the town centre with enhanced retail provision and commercial vitality being key priorities. Ottery St Mary town centre and its facilities serve the town and surrounding hinterland and we will aim to consolidate and enhance this. A new proposed allocation to the West of the town for mixed uses (residential and employment generating uses) will cater for 200 homes and up to 2 hectares of employment land, which could include opportunities for school expansion and a care home. 100 new homes are also proposed under Policy H2 on part of the former Cutler Hammer factory site. The Island Farm site was supported in earlier plan representations by a technical report and in October 2012 this site was the subject of a planning application (Ref No 12/2342) and the application is supported by technical documentation.</p>
MM56	88	12.5	<p>12.1 We will enhance Ottery St Mary by:</p> <ul style="list-style-type: none"> a) Promoting linked trips to the shops and businesses in the town. b) Identifying sites to accommodate 300 dwellings and up to 2 hectares of additional land for employment generating uses (the new supermarket having already accounted for the equivalent of 1 hectare of additional employment land). c) Improving sporting, cultural and community facilities to serve Ottery St Mary and the surrounding rural area by seeking new facilities or enhancements to existing facilities in parallel with other developments. d) Promoting a mixed use redevelopment of the redundant Cutler Hammer factory site to include 100 new homes, community uses and potentially a library. e) Safeguarding land to the west of the King's School for community/educational use. f) Conserving the built environment and historic qualities of Ottery St Mary, especially in the town centre, and promoting these as assets for visitors to the town and residents. An Ottery St Mary town plan picks up on many of these themes:

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			<ul style="list-style-type: none"> g) Supporting community initiatives to extend the network of green links to the surrounding countryside. h) Promoting links to the river Otter and to footpaths along the river. i) Working with partners, to seek to reduce the congestion in the town centre, taking the town's narrow streets into account. j) Promoting measures to reduce potential future flooding and avoid development on the extensive flood zones to the West and North of the town. k) Enhancing the visual appearance of the Western side of the town, recognising its importance as a 'gateway entrance' to Ottery St Mary. l) Encourage initiatives aimed at promoting a cycle link along the course of the old railway linking Ottery St Mary to Tipton St John.
MM57	90	Strategy 24	<p>Strategy 24 - Development at Ottery St Mary:</p> <p>Ottery St Mary will see development focused on meeting local needs and making the town a more vibrant centre. The viability of the town centre will be enhanced through additional housing development. Proposals for development in Ottery St Mary should be consistent with the strategy which is to:</p> <ol style="list-style-type: none"> 1. New Homes – allocate land for 300 <u>provide for</u> new homes through a strategic allocation West of the town and development opportunities within the town; <i>See Appendix 3 for more details of all envisaged housing development in Ottery St Mary and also Policy H1 for non-strategic land allocations. .</i> 2. Jobs - provision of up to 2.2 hectares of employment <u>opportunities, including on land allocated for employment uses</u> as part of a non strategic allocation; 3. Town Centre – give priority to the enhancement of the environment and the promotion of business opportunities within the Town Centre Shopping area defined on the Ottery St Mary inset plan to improve the attraction of Ottery St Mary for residents, visitors and businesses; 4. Social and Community Facilities – support the schools, health and other service providers to meet their accommodation needs, including allocating land West of The King's School for community ad educational uses. Further development in Ottery St Mary and surrounding areas will generate the need for additional primary school provision;

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			<p>5. Infrastructure - better management of road space in the town centre to alleviate congestion together with improved pedestrian and cycle links throughout the town; and</p> <p>6. Environment – support schemes which enhance the quality of the town’s environment.</p> <p>Island Farm Strategic Land Allocations at Ottery St. Mary @ 6.119 – as part of the delivery mechanism a strategic site is allocated and shown on the Proposals Map for development at Island Farm (SHLAA site C311) for mixed uses to incorporate:</p> <p style="margin-left: 40px;">a) 200 new homes;</p> <p style="margin-left: 40px;">b) A range of social, community and open space facilities to support the development.</p> <p>A Masterplan will be required for the site to demonstrate how this mix of uses can be satisfactorily accommodated in view of flooding issues and the need to promote sustainable transport links to the town and community/employment uses on land to the North.</p> <p style="text-align: center;"><u>Land Allocations – land is allocated for employment uses at Finimore Industrial Estate as shown on the Proposals Map (sites 008A, 008B and 008C, totalling 2.2 hectares);</u></p>
MM58	92	13.5	<p>The East Devon Local Plan promotes the regeneration of a large area of the South-Eastern part of the town and the Council has approved or has stated an intention to approve planning permissions for housing (about 400-450 units) employment, leisure and retail development on the land, all of which will be effected only with major land raising operations to mitigate flood risk.</p>
MM59	94	Strategy 25	<p>Strategy 25 - Development at Seaton:</p> <p>Working with our partners in Seaton over the 2011 to 2026 period we will promote Seaton’s role as an important ‘green’ tourism destination on the Dorset and East Devon Coast World Heritage Site (Jurassic Coast), secure completion of the Regeneration Area and plan for longer modest term growth. Proposals for development in Seaton should be consistent with the strategy which is to:</p> <p>1. New Homes - Allocate land for an additional 125 homes on sites within and adjoining the town (with a small, 25 home allowance, made for future windfall completions).</p>

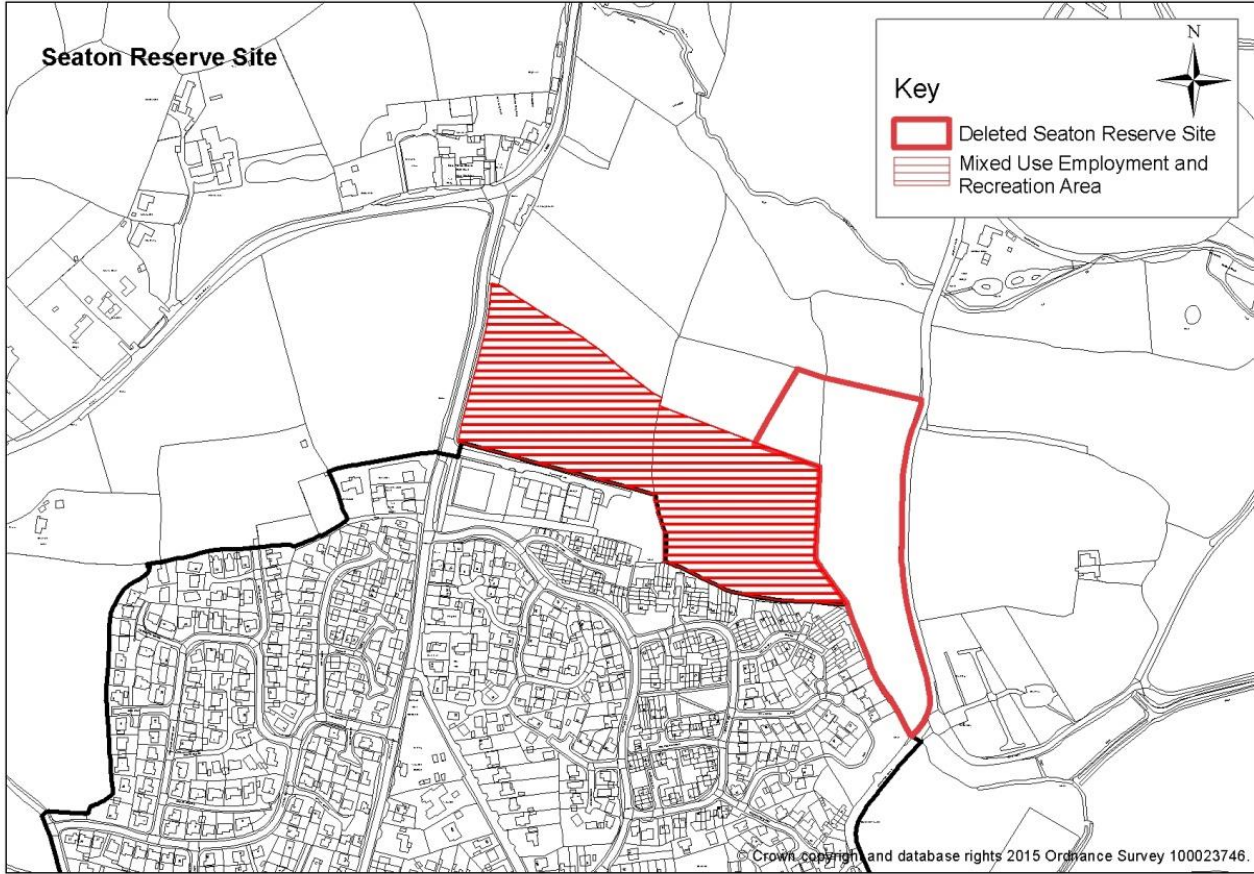


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			<p><i>See Appendix 3 for more details of envisaged housing development in Seaton.</i></p> <p>2. Jobs - Existing and allocated employment sites will be protected from change of use and land will be identified at the regeneration site for a mix of commercial, employment, retail, tourism and housing uses. In particular, Harepath Road will form the focus for current and future job opportunities in Seaton. Improvements to broadband provision and to public transport for commuters will be sought to help to provide, retain and make more sustainable job opportunities for the town. Green, educative and watersport themes for tourism will be promoted by the development of sustainable transport routes, including the Sustrans' Cycle Route learning facilities and a range of new holiday accommodation. Allied with this, the town will be promoted as "Natural Seaton" and provision of high quality, overnight accommodation within the town will be encouraged.</p> <p>3. Town Centre - The enhancement of the existing fabric and character of the town, including design improvements and expansion of commercial opportunities in waterfront areas (sea wall and esplanade and harbour and estuary) will underpin Seaton's developing role as a year-round holiday destination. Priority will be given to the enhancement of the environment and the promotion of business opportunities within the Town Centre to improve the attraction of the town for residents, visitors and businesses.</p> <p>4. Social and Community Facilities and sport and recreation provision – <u>Provision of new sport and leisure facilities to meet the needs of the whole community will be strongly encouraged.</u> Improvements to community and recreational facilities, particularly for young people, will be required to match new homes commitments and to redress the existing shortage of playing field space. Public and non-car transport links will be improved within and to and from the town, especially where supportive of sustainable tourism. Schools, health and other service providers will be supported to meet their accommodation needs.</p> <p>5. Environment - Seaton's outstanding natural environment especially its wetlands is its most precious and defining asset, and policies for the conservation, enhancement and sensitive management of the landscape, heritage and wildlife of the area will be prominent.</p> <p>Strategic Land Allocations at Seaton – as part of the delivery mechanism strategic sites are allocated and shown on the Proposals Map for development:</p> <p>a) North of the town - (east of Harepath Road, north of Fosseyway Industrial estate, also previously referred to as LSE2) (Employment site 118b) – this land is allocated for mixed-use employment and recreation uses</p>

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			<p>with the employment element taking up no more than 55% of the site.</p> <p>b) As Part of the Regeneration Area this land has a current planning permission for mixed use (commercial, tourism and open spaces) development and residential uses. Current residential capacity is estimated at 290 new homes and It is proposed, that intensification of use provides for an additional 75 dwellings (SHLAA site E171) (giving a site total of 365 new homes</p> <p>c) <u>Land North of Rowan Drive</u> – Land north of Rowan Drive is allocated for 30 new homes, SHLAA sites <u>E007 and E008.</u></p> <p>In addition two smaller sites (SHLAA sites E006 and one made up of E007 & E008) are allocated in the Development management policies of the plan for residential development (50 new homes).</p> <p>Reserve Site – land east of the Harepath Road/Fosseway site @ 6.127 It is recognised that it may be difficult to deliver the various uses needed for the town, there are a high level of archaeological remains and infrastructure constraints around the town. A ‘reserve’ site is therefore indicated on the Proposals Map (SHLAA site E315) for land east of the Harepath Road/Fosseway site. This site remains outside of the Built-up Area Boundary and will only be released for mixed use development if monitoring and future projections indicate that there is likely to be a shortage of deliverable employment and/or housing and/or recreation land in the plan period.</p>
MM60	95	New map following S25	

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			 <p data-bbox="622 325 898 352">Seaton Reserve Site</p> <p data-bbox="1509 357 1563 384">Key</p> <ul data-bbox="1509 400 1839 480" style="list-style-type: none">  Deleted Seaton Reserve Site  Mixed Use Employment and Recreation Area <p data-bbox="1361 1134 1872 1150">© Crown copyright and database rights 2015 Ordnance Survey 100023746.</p> <p data-bbox="600 1182 2092 1278"><u>The specific change on this map relates to the deletion, shown by the solid red line, of land forming the Reserve Site allocation (other land designations do not change and only some designations are shown on the map to inform and set the context).</u></p>
MM61	99	Strategy 26	<p data-bbox="600 1305 1240 1342">Strategy 26 - Development at Sidmouth:</p>

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			<p>The approach for Sidmouth will see limited housing development within the existing Built-up Area Boundary. Commercial development will be focused on complementing the high quality of the town and its importance as a year round tourism destination. Job opportunities will also be provided through the allocation of additional employment land. Proposals for development in Sidmouth should be consistent with the strategy which is to:</p> <ol style="list-style-type: none"> 1. New Homes – allocate land to accommodate an additional 100 new homes to be provided on sites within the existing Built-up Area Boundary with a small, 50 home allowance, made for future windfall completions). <i>See Appendix 3 for more details of all envisaged housing development in Sidmouth and Policy H1 for details of non-strategic land allocations.</i> 2. Jobs - provision of up to 5 hectares of additional employment land, with a particular onus on B1 space with uses (with any retail “ancillary to primary use of each unit”.) Through Development Management Policy in the plan land is allocated north of Sidford (Site 041A / 041B) This will be developed in 2 phases, the first of 3 hectares in the Southern part of the site (041B), and the second phase of 2 hectares in the Northern part of the site (041A) after the 5 year review of the Local Plan. The second phase will not be allowed to go ahead until after the 5 year review and only if the Southern part of the site has been fully developed and at least 90% occupied for employment uses first. If the first phase has not been developed by the first plan review, then the employment allocation for Sidmouth should be re-examined. Furthermore, the employment site must be subject to the highest design and landscaping standards with extensive planting and wide buffers around existing homes to minimise any amenity impacts. The proposed employment site will need to contribute a section towards the Sidmouth to Sidbury cycle route. 3. Town Centre - enhancement of the environment and promotion of business opportunities in the town centre, 4. Social and Community Facilities – facilities (to include schools) to match future development and new housing, 5. Infrastructure - better management of road space in the town centre to alleviate congestion, and park and change provision to incorporate car parking provision accessible to local bus routes and services. 6 Environment – Sidmouth’s outstanding natural environment is a key asset and conservation, enhancement

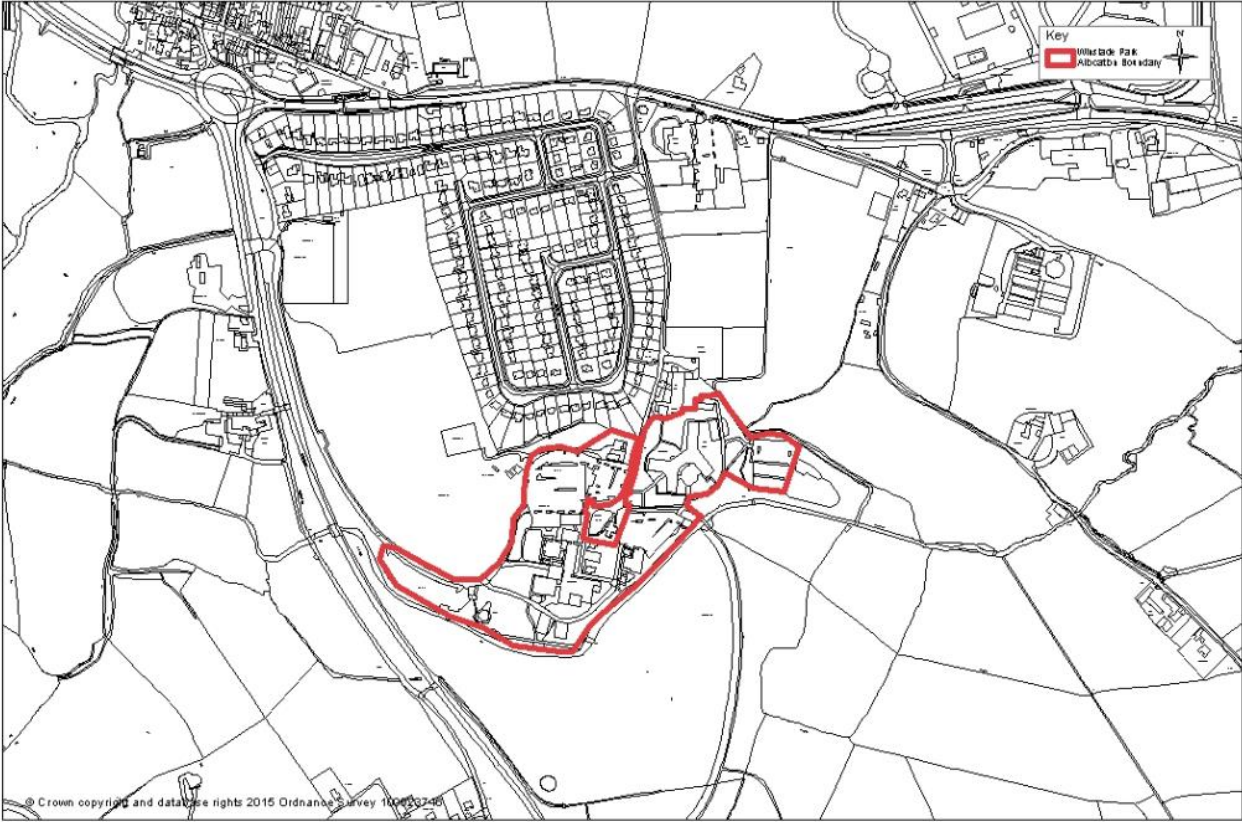
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			<p>and sensitive management of the landscape, heritage and wildlife of the area is critical.</p> <p>Land allocations for Sidmouth will be made through Development Management Policies (Part Two) in the plan. These are to include provision for around 100 dwellings with the remaining 50 dwellings predicted to come through new windfall sites gaining permission and being built.</p> <p><u>Further land Allocations at Sidmouth</u> – as part of the delivery mechanism sites are allocated and shown on the Proposals Map for development:</p> <ul style="list-style-type: none"> a) <u>Land at Current Council Office Site</u> – Land for residential use is allocated for 50 homes, site ED02A. b) <u>Land at Current Manstone Depot</u> – Land for residential use is allocated for 20 homes, site ED01). c) <u>Land at Port Royal Site</u> – Land for residential use is allocated for 30 homes (site ED03 (this site will incorporate mixed use redevelopment to include housing and community, commercial, recreation and other uses). d) <u>Land at Alexandria Industrial Estate</u> – Land for employment use of 0.5 hectares, sites 001A and 001B.
MM62	100	Following S. 26	Not accepted as a main modification; See report
MM623	101	15.2	<p>We are keen to ensure that new development in the smaller towns, villages and the countryside of East Devon will contribute towards making places vibrant without overwhelming areas with excessive new development. To this end the primary focus for rural development will be on maintaining population numbers, which are naturally declining due to the ageing population and smaller household sizes, meeting local needs and supporting the facilities and services available in rural areas whilst safeguarding and, where possible enhancing, the natural and built environment. Key components of the rural strategy are:</p> <ul style="list-style-type: none"> a) Outside the seven main towns and Cranbrook/West End sites a moderate level of growth will be focused in the smaller towns and larger villages particularly where this meets local needs, for affordable housing, new jobs or sheltered homes. Suitability of places for growth and the scale and nature of that growth should be determined on the basis of a range of social, environmental and economic issues and should be informed by detailed local needs studies and village or parish plans. b) Housing development should be balanced by the provision of jobs particularly those offering skilled

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			<p>positions. Technology based industry with a low environmental impact will be particularly encouraged.</p> <p>c) The character of the countryside should be conserved and enhanced and new development should not detract from this.</p> <p>d) Away from villages, farm and rural business diversification should take the form of small scale rural enterprises, re-use of existing buildings and for uses that add value to current farming enterprises. This would safeguard the food supply whilst providing financial support to farmers.</p>
MM64	102	New paragraph following 15.2	<p><u>Office Building Conversion and Redevelopment at the village of Winslade Park Clyst St Mary</u></p> <p><u>Clyst St Mary lies 1km to the east of Junction 30 of the M5 motorway and is home to a range of mid/late 20th century office buildings including one that is attached to an older former manor property and its associated courtyard stables/outbuildings. The former residential building, its associated outbuildings and one of the modern office blocks are listed. The entire site has been marketed for some time for commercial uses but there has been no reported/committed interest for employment generating uses.</u></p> <p><u>In November 2014 applications were submitted for conversion of some office buildings for residential uses and demolition and replacement of others for new dwellings. The applications also propose residential uses on part of the green space parkland setting to the front of the manor house.</u></p> <p><u>This site at Clyst St Mary presents the potential to reuse what is/will be a predominantly Brownfield site, in very close proximity to Exeter, for residential uses. The site, as comprising of the built footprint of existing buildings, but not the green space fronting onto the manor house, is allocated for residential development. It should be noted that in allocating this site for development it is the unique characteristics of the site, its current use, need to protect the listed building and close proximity to Exeter that warrant its allocation and as such development at this location forms an exception to policy for development at villages in East Devon as otherwise set out in this chapter of the plan. It should also be noted that the overall allocation also includes a smaller area of Greenfield land, remote from the office complex, for residential use.</u></p>
MM65	102	New policy following paragraph 15.2	<p><u>Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary:</u></p> <p><u>Land is allocated on the southern side of Clyst St Mary village, as shown on the Proposals Map, for the conversion</u></p>

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			<u>and redevelopment of redundant office buildings for residential uses with capacity to accommodate around 150 dwellings and to include 0.7 hectares of land (or retained office space equivalent in existing buildings) to provide for B1 office employment uses.</u>
MM66	102	New map	<p>New map showing allocation at Clyst St Mary</p> <p>Winslade Park</p>  <p>The specific change on this map relates to the allocation, shown by the solid red line, of land at Winslade Park,</p>

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MM67	102	Before 15.4	<p><u>Clyst St Mary (other land designations do not change).</u></p> <p><u>Uplyme and Lyme Regis</u></p> <p><u>The village of Uplyme in East Devon lies close to the coastal town of Lyme Regis in West Dorset. The East Devon and Dorset AONBs abut one another sweeping over both settlements and the surrounding countryside, and there are also constraints of land instability and highway access that limit development potential in and at both Uplyme and Lyme Regis. At Uplyme aspirations for development are modest whereas at Lyme Regis there is a local (Lyme Regis) expression of need for housing and employment, although this is not quantified through formal local housing and employment needs assessment in this area.</u></p> <p><u>East Devon District Council will work with West Dorset District Council, Uplyme Parish Council and Lyme Regis Town Council (and the County Councils and other partners) to ensure over the long term that the most appropriate solutions to meeting the local needs of both communities are fully understood and explored and thereafter expressed in future policy documents, including neighbourhood plans. In terms of future development patterns, Uplyme and Lyme Regis are considered to be suitable only for limited local growth, rather than strategic or significant growth. A Joint Duty to Cooperate Update Statement on Cross-Boundary Issues at Uplyme/Lyme Regis dated 2014 has been produced by East Devon District Council and West Dorset District Council.</u></p>
MM68	102	New policy before 15.4	<p>Development at Uplyme:</p> <p><u>The District Council will work with West Dorset District Council, Uplyme Parish Council and Lyme Regis Town Council to undertake joint evidence gathering, including on constraints, and if necessary bring forward proposals of an appropriate scale to support the potential long term growth of Uplyme and Lyme Regis.</u></p>
MM69	104	15.14	<p><u>There are a number of smaller towns and larger villages in East Devon that provide a range of facilities and services, and many have regular public transport services. These settlements provide for some of the basic needs of their resident populations as well as for the needs of nearby rural areas and smaller villages. These settlements are to be identified by having a Built-up Area Boundaries and are listed in policy. At the present time, the previous 1995-2011 Local Plan Inset Maps for the villages are to be retained for decision making purposes. Working with the Parish Councils it is intended that the Inset Maps, particularly the Built-up Area Boundaries, will be reviewed and new development sites allocated according to the strategy of this Local Plan. A Villages Development Plan Document will supersede the previous village Inset Maps and be produced separately from this main Local Plan document. To inform policy on village development a Small Towns and Villages Development Suitability Assessment 2014 report has been produced by East Devon District Council.</u></p>

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MM70	104	15.15	Delete paragraph
MM71	104	15.16	In future, Some settlements with Built-up Area Boundaries may wish to increase the level of see development further to help deliver facilities or provide housing to meet a specific need. This will be acceptable provided it is supported by a Neighbourhood Plan demonstrating that the local community is supportive. Section 3 of this plan provides information on Neighbourhood Plan production.
MM72	104	15.17	Our approach reflects the Government's agenda which aims to give neighbourhoods far more ability to determine the shape of the places in which their inhabitants live and help communities save local facilities and services threatened with closure, including taking over some local services. The countryside settings of these settlements, many of them in Areas of Outstanding Natural Beauty, will need to be carefully conserved and enhanced.
MM73	105	Strategy 27	<p>Replace Strategy 27 with the following: <u>The following settlements vary in size and character but all offer a range of accessible services and facilities to meet many of the everyday needs of local residents and they have reasonable public transport. They will have a Built-up Area Boundary that will be designated in the East Devon Village DPD though they will not have land specifically allocated for development.</u></p> <ul style="list-style-type: none"> • <u>Beer</u> • <u>Broadclyst</u> • <u>Clyst St Mary</u> • <u>Colyton</u> • <u>East Budleigh</u> • <u>Feniton</u> • <u>Kilmington</u> • <u>Lympstone</u> • <u>Musbury</u> • <u>Newton Poppleford</u> • <u>Sidbury</u> • <u>Uplyme</u> • <u>West Hill</u> • <u>Whimble</u> • <u>Woodbury</u> <p><u>If communities wish to promote development other than that which is supported through this strategy and other strategies in the Plan (at the settlements listed above or any other settlement) they will need to produce a</u></p>

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			<u>Neighbourhood Plan or promote community led development (for example Community Land Trusts) justifying how and why, in a local context, the development will promote the objectives of sustainable development.</u>
MM74	110	Strategy 29	<p>Strategy 29 - Promoting Opportunities for Young People:</p> <p>Support will be provided for initiatives that promote enhanced opportunities for access to further education, housing suitable for first time buyers and training/apprenticeships posts for young people. Largescale major development proposals should <u>will be encouraged to</u> incorporate measures to promote these outcomes/initiatives.</p>
MM75	112	16.13	<p>To help to secure local job provision we will seek to provide a new job for each new home, we will promote mixed use developments and we will encourage the provision of employment uses close to existing areas of housing. <u>Housing strategy and policy in the plan inform on where residential development will occur and this helps inform a pattern for future projected job growth.</u> The provision of sufficient employment land close to where people live will be done on a plan, monitor, manage basis.</p>
MM76	113	Strategy 31	<p>Strategy 31 - Future Job and Employment Land Provision:</p> <p>Employment provision can potentially achieve greater education and skills development for the population of East Devon, particularly through work-based training opportunities. In order to secure local job provision we will promote mixed use developments and provision of employment uses close to where people live. Appropriate, sustainable, mixed use schemes of all scales incorporating housing and employment will be encouraged across the district. All large scale major housing developments (or parts/phases of any large scale major development) will need to <u>should</u> be accompanied by employment provision to provide around:</p> <ol style="list-style-type: none"> 1. One job for each new home built. 2. Around 1 hectare of employment land for each 250 homes proposed. <p>As part of any proposal for development of employment land evidence will be taken into account on suitability of existing available and unused or underused employments sites and the ability of these to meet the needs for proposed development.</p> <p>On development between 50-199 units <u>applicants will be encouraged to make</u> provision of 'live/work' units shall be</p>

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			<p>incorporated at 10% of the total units to be constructed and <u>we will encourage</u> the 'work' element <u>to be</u> appropriately secured by condition or S106 Agreement.</p> <p>In the villages we may allocate mixed use development sites and encourage the provision of a range of employment types.</p> <p>On smaller developments, provision for home working should be incorporated into <u>will be encouraged in</u> individual dwellings.</p>
MM77	113	Title above paragraph 16.14	<p>Resisting the Loss of Employment <u>Land and Social and Community Facilities</u></p>
MM78	113	16.14	<p>Where existing employment land is more appropriately suited for possible residential use we would expect the uplift in value to be properly reflected in any planning agreement or obligation (including through Section 106 agreement and Community Infrastructure Levy payment) and an equivalent area nearby to be provided for replacement employment land. Development management policy E3 deals with safeguarding employment land and premises (specifically for B use classes).</p> <p><u>Proposals, particularly for residential development, may be received which would mean the loss of an employment use of a site or of a social or community facility. Without restrictive policies aimed at preventing the loss of sites and facilities it is likely that loss to other uses would increasingly undermine the employment base and job opportunities in East Devon.</u></p> <p><u>A small number of employment sites, particularly in residential areas, may be poorly sited and give rise to problems such as traffic congestion and safety problems, noise, fumes and other amenity or environmental problems. In such cases, and where a site is not reasonably suited to accommodating an alternative business use, then redevelopment for a differing use may be permitted.</u></p>
MM79	114	Strategy 32	<p>Strategy 32 - Resisting Loss of Employment, Retail and Community Sites and Buildings:</p> <p>In order to ensure that local communities remain vibrant and viable and are able to meet the needs of residents we will resist the loss of employment, retail and community uses. This will include facilities such <u>as buildings and spaces used by or for job generating uses and community and social gathering purposes, such as pubs, shops and Post Offices.</u></p>

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			<p>Permission for change of use will not be permitted unless it can be clearly demonstrated that there is no longer a need for such uses and that the building or site has been marketed for at least 12 months (and up to two years depending on market conditions) at a realistic price without interest.</p> <p><u>In order to ensure that local communities remain vibrant and viable and are able to meet the needs of residents we will resist the loss of employment, retail and community uses. This will include facilities such as buildings and spaces used by or for job generating uses and community and social gathering purposes, such as pubs, shops and Post Offices.</u></p> <p><u>Permission will not be granted for the change of use of current or allocated employment land and premises or social or community facilities, where it would harm social or community gathering and/or business and employment opportunities in the area, unless:</u></p> <ol style="list-style-type: none"> <u>1. Employment uses Continued use (or new use on a specifically allocated site) would significantly harm the quality of a locality whether through traffic, amenity, environmental or other associated problems; or</u> <u>2. The new use would safeguard a listed building where current uses are detrimental to it and where it would otherwise not be afforded protection; or</u> <u>3. Options for retention of the site or premises for its current or similar use have been fully explored without success for at least 12 months (and up to 2 years depending on market conditions) and there is a clear demonstration of surplus supply of land or provision in a locality; or</u> <u>4. The proposed use would result in the provision or restoration of retail (Class A1) facilities in a settlement otherwise bereft of shops. Such facilities should be commensurate with the needs of the settlement.</u> <p><u>Employment uses include those falling into Class B of the Use Classes Order or similar uses classified under planning legislation as ‘Sui Generis’ uses. Redundant petrol filling stations and associated garage facilities will fall within the scope of this policy as do public and community uses and main town centre uses and other uses that directly provide jobs or employment, community meeting space or serve a community or social function.</u></p>
MM80	116	16.23	<p>Lack of affordable housing is a critical issue in East Devon and in order to retain younger people in our neighbourhoods and communities, as well as housing others in need, we need more affordable homes. A fundamental challenge is that affordable homes are expensive to build and typically do not generate a financial return on investment as most registered social landlords cannot pay full market prices for new homes. In most cases they require some form of subsidy or market intervention in order to be built. There is a diminishing pot of public subsidy to pay for affordable homes and increasingly the onus will need to rest on private sector developers</p>

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		16.24	<p>subsidising and bringing forward provision or on other innovative solutions being found. Community self build schemes supported by Housing Associations <u>and others, for example Community Land Trusts,</u> can make a contribution to affordable housing and will be welcomed on sites that meet the policies of this plan.</p> <p>Our approach is that all new housing proposals where there is a net gain of at least one home will make a contribution towards local affordable housing. Our preference is for affordable housing to be provided on site, but where this is not possible an off-site affordable housing contribution calculator will be used as a starting point for negotiation. The Council, in conjunction with partner authorities, has commissioned work to produce an off-site affordable housing contribution calculator. Affordable housing delivery from planning obligations is viable when the cost to the developer, in the form of/taking into account a discounted sale/release price to the affordable housing provider, still generates a viable commercial return. Affordable housing provision and viability will typically impact on the price paid for land. Our policies have been developed in light of a Strategic Housing Viability Assessment that shows that the general approach will not undermine viability and inhibit the delivery of new housing. However, the viability of individual sites can be affected by a range of site/development specific factors and the policy allows for such circumstances to be taken into account where the assessment process is completely transparent and where there is full financial disclosure by all stakeholders.</p>
MM81	117	Strategy 34	<p>Strategy 34 - District Wide Affordable Housing Provision Targets:</p> <p>Affordable housing will be required on all residential developments in East Devon <u>as follows</u> where there is a net gain of one dwelling.</p> <p>Within the areas defined below a <u>minimum target</u> of 25% of the dwellings shall be affordable :</p> <ul style="list-style-type: none"> a) Axminster; b) Exmouth; c) Honiton; d) Ottery St Mary; e) Seaton; and f) Major strategic ‘West end’ development sites. <p>Under this policy:</p> <ol style="list-style-type: none"> 1 <u>‘towns’ the towns listed above</u> are defined as <u>by</u> the area within the Built-up Area Boundary and any abutting land; 2 <u>‘major’ is a proposal for 300 or more homes; the major strategic West End development sites to which</u>

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			<p> policy will apply are a) Cranbrook, b) adjacent to Pinhoe and c) North of Blackhorse as shown on the West End inset map (to the Proposals Plan) 3 ‘West End’ is not a defined policy area, but a term that refers to a group of schemes identified in the plan that provide for major strategic growth in the Western part of East Devon. Viability of large West End sites may show scope to provide higher percentages. </p> <p> Areas to which higher (50%) affordable housing targets apply: Outside of the areas listed above (i.e. all other parts of East Devon including all settlements not listed, coastal and rural areas and Budleigh Salterton and Sidmouth) 50% of the dwellings shall be affordable subject to viability considerations. <u>The 50% figure applies to all areas that do not come under the 25% classification and which are permitted under Strategy 35 ‘Exceptions’ policy.</u> </p> <p> <u>Where a proposal does not meet the above targets it will be necessary to submit evidence to demonstrate why provision is not viable or otherwise appropriate. An overage clause will be sought in respect of future profits and affordable housing provision, where levels of affordable housing fall below policy targets.</u> </p> <p> Looking across the lifespan of the plan an affordable housing policy provision target of 70% social or affordable rent accommodation and 30% intermediate or other affordable housing is sought. However in periods of depressed markets an alternative negotiated mix to reflect viability considerations and help deliver schemes will be acceptable. The District Council will consider issues of development viability and housing mix including additional costs associated with the development of brownfield sites, mitigation of contamination and the provision of significant community benefits provided the assessment process is completely transparent and there is full financial disclosure by stakeholders. </p> <p> <u>The thresholds at which this policy shall apply will be the minimum set out in Government policy or guidance (including any lower thresholds which Local Planning Authorities have the discretion to establish) subject to an up to date Council viability assessment showing that these thresholds can be justified. Where there is no applicable Government Policy or Guidance there will be no minimum size threshold at which affordable housing will be sought, subject to there being up to date strategic evidence that the general delivery of housing would not be significantly undermined.</u> </p>

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			<p>Affordable housing shall be provided on site unless it <u>is exempted through Government Policy or Guidance</u>, is either not mathematically possible or <u>where</u> off site provision of equivalent value is justified by exceptional circumstances such as no registered provider being willing to manage the new affordable units <u>or other planning reasons</u>. In such cases a payment towards an off site contribution will be required in lieu of on site provision. On any development site affordable housing should be 'pepper-potted' or dispersed throughout the scheme.</p>
MM82	118	Title before paragraph 16.25	<p>Schemes for <u>Exceptions Mixed Market and Affordable Homes in Rural Areas</u></p>
MM83	119	Strategy 35	<p><u>Strategy 35 – Exception Mixed Market and Affordable Housing At Villages, Small Towns and Outside Built-up Area Boundaries:</u></p> <p><u>Exception site mixed affordable and open market housing schemes, at villages and outside of Built-up Area Boundaries, for up to or around 15 dwellings will be allowed in at rural settlements where there is a proven local need demonstrated through an up to date robust housing needs survey. Affordable housing must account for at least 66% of the houses built.</u></p> <p><u>For:</u></p> <p><u>a) Villages WITH a Built-up Area Boundary the scheme must be abutting or physically closely related to that boundary; or</u></p> <p><u>b) Villages WITHOUT a Built-up Area Boundary the scheme should be physically very well related to the built form of the village.</u></p> <p>To be permitted, evidence will need to show:</p> <ol style="list-style-type: none"> 1. The affordable housing need in any given locality would not otherwise be met. <u>And</u> 2. The development is within or physically close/well related to a village/the existing built form <u>The village or small town has with a population that falls below 3,000 persons, the scheme is well designed using local materials, close to a range of community services and facilities (including four or more of a school, pub, village hall, shop/post office, doctors surgery, place of worship or public transport service) and sympathetic to the character of the settlement and has a satisfactory highway access.</u> 3. Initial and subsequent occupancy of the affordable housing is restricted to a person(s) who:

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			<p>a) Does not have access to general market housing <u>and is in housing need; and</u> b) Is a resident of that Parish group, or has a local connection with that parish group because of family ties or a need to be near their workplace. In the event that an occupier who fulfils both (or either) of criterion (a) or (b) cannot be found within a reasonable period of time, then <u>the criterion below (iii)</u> will be widened, firstly to a person(s) with a local connection to a neighbouring the parish group because of family ties or a need to be near their workplace, and subsequently to a person(s) with an East Devon connection. <u>In this policy, local connection means one or more of the following connections in priority order in respect of parishes or the parish grouping:</u></p> <ul style="list-style-type: none"> i) <u>persons who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the Affordable Dwelling being offered to them; or</u> ii) <u>being formerly permanently resident therein for a continuous period of five years at some time in the past</u> iii) <u>having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least twelve (12) months immediately prior to being offered the Affordable Dwelling; or</u> iv) <u>persons who can demonstrate a close family connection to the District in that the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them and where there is independent evidence of a caring dependency relationship.</u>
MM84	120	Title before paragraph 16.28	Lifetime <u>Accessible and Adaptable</u> Homes and Housing for the Elderly and Disabled
MM85	120	16.30	<p>It is proposed that the Local Plan will require all significant developments to make provision for a changing population. This will occur through a specific policy requirement to build dwelling homes to Lifetime Homes <u>Accessible and Adaptable dwelling standards (as set out in Part M(2) of the Building Regulations or any comparable updated nationally set.</u> The approach follows the detailed considerations of the Strategic Housing Market Assessment on demographic pressures and the needs and preferences of local residents. Enabling people to remain in their own home and building in the potential for future simple adaptations is considered a major initiative to ensure quality of life of residents of all ages and mobility. The Council will consult with health and social care services on larger planning applications and/or those that could have service provision implications. Lifetime Homes importantly meet the needs of families with disabled children, working age disabled adults, and various mobility constraints suffered by many individuals at times of crisis/accident as well as the</p>

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MM86	121	Strategy 36	<p>elderly.</p> <p>Strategy 36 - Life-time Accessible and Adaptable Homes and Care/Extra Care Homes:</p> <p><u>Accessible and Adaptable Homes</u></p> <p>On smallscale major residential development schemes for 10 dwellings or more developers should demonstrate that all of the affordable housing and <u>around 20% of market units will need to meet Lifetime Home standards Part M4(2) of the Building Regulations, Category 2: accessible and adaptable dwellings (or any comparable updated nationally set standards) unless viability evidence indicates it is not possible.</u></p> <p>Where there are <u>high elderly population levels in a settlement that substantially exceed East Devon average levels, for any housing planning application in that settlement,</u> the council will seek to negotiate a greater proportion and/or a lower threshold <u>for accessible and adaptable dwellings (or any comparable updated nationally set standards) unless viability evidence indicates it is not possible.</u> The expectation is that the majority of units would be of two bedrooms or more.</p> <p><u>Care/Extra Care Homes and Other Forms of Specialist Older Person's Housing</u></p> <p>We will aim to secure Care and Extra Care homes in all of our Towns and Larger Villages in line with provision of:</p> <ul style="list-style-type: none"> a) 150 Care/Extra Care Home Spaces at Exmouth; b) 50 Care/Extra Care Home Spaces at Axminster, Honiton, Sidmouth, Seaton and Ottery St Mary; and c) 10 (or more) at larger settlements with a range of facilities that have easy accessibility to a GP surgery. <p><u>Care/Extra Care home proposals will be acceptable on sites allocated for residential development (or which include residential uses as part of an allocation, though in such cases provision should be 'off-set against the residential element/land). Proposals for specialist housing should be accompanied by a Care Needs Assessment which justifies the proposal's scale, tenure and accommodation type. Where such provision is proposed on an allocated housing site the actual need for provision should also be established. The Council will take account of financial viability considerations, and overall contributions for affordable housing, where older person housing is proposed on or as part of a site for residential development and such provision impacts on site viability.</u></p>
MM87	121	16.31	East Devon has relatively few permanent sites for Gypsies and Travellers and unauthorised sites are occasionally

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			<p>reported but this tends to be a short-term seasonal problem. A Needs Assessment of Gypsies and Travellers in Devon was undertaken in 2006 which established the need for 9 permanent pitches in the period up to 2011. The majority of pitches identified previously have been accommodated through planning permissions and expansion of existing sites. We are currently undertaking/will commission a study of future housing need in partnership with other Devon Authorities and intend to produce a Gypsy and Traveller Development Plan Document in 2014 to allocate sites (if need is shown) and ensure that a five year land supply is maintained. Development Management policy for gypsy and traveller sites/provision will be used to assess planning applications. A Devon Partnership Gypsy and Travellers Accommodation Assessment 2014, by RRR Consultancy Ltd, was completed in early 2015. This study has identified a need in East Devon, in the period up to 2034, for a total of 37 gypsy and traveller pitches and 3 plots for travelling showpeople. During the first 5 years, from 2014-2019, at least 22 of the gypsy and traveller pitches should be provided and 1 of the travelling showpeople plots (there is a travelling showperson site at Clyst St Mary that has sufficient capacity to accommodate identified need). The study also identified a need for 4-5 short-term stopping places (each consisting of 4-5 pitches) up to 2019, but did not specify where these should be located. Additional pitches and plots will be provided through appropriate intensification/expansion of existing sites, the provision of a local authority/RSL owned/managed site or sites and through land allocations in a Gypsy and Traveller Development Plan Document, production of which will commence in June 2015 to be submitted for examination by the end of 2016. Until such a time as the Gypsy and Traveller DPD is finalised, decisions on gypsy and traveller sites will be determined in accordance with national policy and with reference to policy H7.</p>
MM88	130	Strategy 38	<p>Strategy 38 - Sustainable Design and Construction:</p> <p><u>Encouragement is given for</u> Proposals for new development and for refurbishment of, conversion or extensions to existing buildings will be expected to demonstrate through a Design and Access Statement how:</p> <ul style="list-style-type: none"> a) sustainable design and construction methods will be incorporated, specifically, through the re-use of material derived from excavation and demolition, use of renewable energy technology, landform, layout, building orientation, massing, use of local materials and landscaping; b) the development will be resilient to the impacts of climate change; c) cumulative impacts of this, with other developments, will be addressed; and d) potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after

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			<p>construction, are to be mitigated.</p> <p>e) biodiversity improvements are to be incorporated. This could include measures such as integrated bat and owl boxes, native planting or green roofs.</p> <p><u>Until the adoption of nationally prescribed standards, developments of 10 or more dwellings or 1,000m2 of commercial floor space should be assessed using the CSH or BREEAM, with housing developments meeting at least CSH Level 4 from 2013. Smaller schemes will also be assessed where it is viable to do so, and other uses BREEAM of at least 'Very Good'.</u></p> <p>Due to their scale, developments in the West End and developments over 4 ha or 200 dwellings elsewhere in East Devon should achieve levels of sustainability in advance of those set out nationally. The Council will wish to see homes built to Code for Sustainable Homes Level 4 and this will be a material consideration. as will incorporation of <u>Proposals for water harvesting and sustainable waste management will be encouraged.</u> In building refurbishments the Council will encourage and promote the integration of renewable energy into existing buildings.</p>
MM89	131	17.16	<p>The potential renewable energy resource in the District has been assessed by the Council⁹. There is the potential to adopt a variety of technologies at different scales, from domestic to commercial, across the District. This ranges from a relatively modest number of commercial scale wind turbines, which could provide a quarter of all carbon savings from renewable energy, to a very large number of much smaller on-site installations such as photo voltaic panels to produce domestic electricity and hot water, and heat pumps. <u>In accordance with Government Guidance, wind turbines will only be permitted where they are allocated; this may be through a Neighbourhood Plan or a separate Development Plan Document. The District Council will regularly review the need to produce a DPD to address the requirement for such development.</u></p>
MM90	131	Strategy 39	<p>Strategy 39 - Renewable and Low Carbon Energy Projects:</p> <p>Renewable or low-carbon energy projects in either domestic or commercial development will in principle be supported and encouraged subject to them following current best practice guidance and the adverse impacts on features of environmental and heritage sensitivity, including any cumulative landscape and visual impacts, being satisfactorily addressed. Applicants will need to demonstrate that they have</p> <p><u>1</u> taken appropriate steps in considering the options in relation to location, scale and design, for firstly avoiding</p>

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			<p>harm,</p> <p><u>2</u> and then reducing and mitigating any unavoidable harm, to ensure an acceptable balance between harm and benefit.</p> <p>Where schemes are in open countryside there will be a requirement to remove all equipment from the site and restore land to its former, or better, condition if the project ceases in the future. <u>Wind turbines will only be permitted where they are in accordance with a Neighbourhood Plan or Development Plan Document.</u></p>
MM91	133	Strategy 40	<p>Strategy 40 - Decentralised Energy Networks:</p> <p>Decentralised Energy Networks will be developed and brought forward. New development (either new build or conversion) with a floor space of at least 1,000m² or comprising ten or more dwellings should, <u>where viable,</u> connect to any existing, or proposed, Decentralised Energy Network in the locality to bring forward low and zero carbon energy supply and distribution.</p> <p>Where there is no existing Decentralised Energy Network in the locality, proposals for larger developments of 4 hectares (either housing or other buildings) or 200 houses should evaluate the potential for such systems and implement them where they are viable over the life of the developments in the locality. <u>Specific provision should be made at allocated sites at:</u></p> <ul style="list-style-type: none"> a) <u>Axminster – Land to the north and east of the Town;</u> b) <u>Exmouth – Land at Goodmores Farm;</u> c) <u>Honiton – Land at Reserve site – West of Hayne Lane.</u> <p>Consumer choice of energy sources will be retained when decentralised energy networks are developed. Project level Habitat Regulation assessments may be needed to ensure that any new infrastructure needs are met without adverse impacts on European sites.</p>
MM92	138	18.5	<p>Green Infrastructure is seen as an essential part of our Vision for a long-term sustainable future for East Devon. The Council is committed to developing strategic networks of accessible, multi-functional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages (such as river corridors and flood plains, wildlife corridors and greenways). These contribute to people’s well-being and together comprise a coherent managed resource responsive to evolving conditions. The Axe Estuary wetlands are an example of a</p>

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			<p>multi-functional green space which is currently an important wildlife habitat but in time will expand in terms of its size and value for recreation, biodiversity and community use.</p> <p><u>We will develop a District wide Green Infrastructure Strategy and will focus on delivery of Strategic Projects and Investment Programmes. The document will produce separate sections for each town (Area Frameworks) linked to the rural parts of the District to ensure that consistency and a comprehensive output is achieved. The Green Infrastructure Strategy will promote the conservation and enjoyment of the natural and historic environment and be consistent with the detailed mitigation and delivery strategy arising from the Habitat Regulations Assessment work (of which Green Infrastructure is part of the solution).</u></p>
MM93	138	Strategy 42	Delete policy
MM94	139	18.10	<p>An Open Space Study has been completed which comprises identification and mapping of open spaces; audits of quantity, quality, and accessibility; Geographic Information Systems analysis to establish current levels of provision and identify needs. <u>The work helps to update work undertaken in 2002 on a Playing Pitch Strategy for East, Mid and West Devon and 2003 in a draft Recreational Areas Strategy. These earlier strategy documents quantify and assess quality of open space provision.</u> Public consultation has helped to establish community aspirations and requirements for open space and has created local standards for both urban and rural areas. This is based on current provision, an assessment of national standards (to include <u>including</u> Fields in Trust, <u>and</u> ANGSt (Natural England's Accessible Natural Greenspace Standards), consultation results, and demographic analysis. The need for a Playing Pitch Strategy is highlighted in the Action Plan. It is anticipated that this will be produced in 2013/14 completed in Summer 2014. The East Devon Playing Pitch Strategy 2015 has been developed to add detail to the sports pitch requirements set out in the Open Space Study. <u>The strategy includes action plans for resolution of key issues and will be a constantly evolving live document.</u></p>
MM95	139	18.11	<p>The strategy <u>Open Space Study</u> contains evidence based requirements for developer contributions towards the provision of open space, identified through the above processes. The strategy should be consulted to establish whether on or off-site provision should be made.</p>
MM96	139	18.12	<p>The recommended open space standards provided by the Open Space Study 2012 will be adopted for the Plan area. <u>Contributions of on-site open space will be directed towards meeting quantity, quality and accessibility required to meet the needs for open space of a particular development where there is an identified shortfalls in the quantity or quality of or accessibility to existing provision. Where on-site provision is not made, money raised through the Community Infrastructure Levy (CIL) will be used to mitigate the impact of a development on existing open space by enhancing existing or providing new facilities.</u> The option will aim to deliver a combination of new facilities and improvements to existing ones, depending on the unique needs of the parish in which contributing development takes place and the availability of land. The work helps to update work undertaken in 2002 on a</p>

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			<p>Playing Pitch Strategy for East, Mid and West Devon and 2003 in a draft Recreational Areas Strategy. These earlier strategy documents quantify and assess quality of open space provision. The Playing Pitch Strategy will be used to inform on-site provision and evidence requirements for investment in off-site facilities where necessary.</p>
MM97	139	18.13 prior to S43	<p>This option We will conserve, where appropriate, existing open spaces and leisure facilities identified in the Local Plan and will not permit their loss unless their whole or partial redevelopment would result in greater benefits to the community than retaining that facility. <u>Most</u> protected sites are identified in Chapter 22 of the New Local Plan and on the Proposals Map, but ‘protection’ policy applies to all qualifying open space areas. Open space standards are specifically to meet open space needs and do not meet European wildlife site mitigation needs, which is a requirement over and above open space provision.</p>
MM98	140	Strategy 43	<p>Strategy 43 - Open Space Standards:</p> <p>Open space standards have been defined in the Open Space Study 2012 (including urban and rural standards) and are shown below. Standards are minimums that may be exceeded. Where provision does exceed the standard, this does not mean that there is necessarily an oversupply. Development schemes of new homes will need to provide or help secure provision to match or exceed defined standards. Developer contributions for the provision of open space will be applied to residential schemes of 1 unit net gain or greater where there is an established deficiency in quantity, quality or accessibility of open space in the parish in which development has taken place. Developments proposing net new dwellings will be expected to provide for open space on-site in line with the table below where there is a demonstrable need for such open space in the vicinity. Developments will be assessed against existing provision in the parish in which they are proposed. Where existing provision of specific typologies exceeds quantity standards, on-site provision will only be required where the existing open space typology is of poor quality or is in some other manner deficient such as not matching up to the accessibility standard.</p> <p><u>Developments will be expected to provide open space on-site through a Section 106 Agreement in line with the following thresholds:</u></p> <ul style="list-style-type: none"> • <u>9 dwellings or less will not be required to provide any specific open space typologies on-site, however developers may choose to make such provision.</u> • <u>10 – 49 dwellings will be required to provide amenity open space on-site as per the standards below.</u> • <u>50 – 199 dwellings will be required to provide amenity open space, and children’s and youth play space on-site as per the standards below.</u> • <u>200+ dwellings will be required to provide for all open space typologies on-site as per the standards below.</u>

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			<p><u>It may be necessary or desirable to provide more of certain typologies and subsequently less of others depending on site specifics and an appropriate layout and arrangement will be considered during the planning application process. Where a developer considers an alternative mix is more appropriate evidence should be submitted with an application to demonstrate the justification for an alternative approach. Provision of new off-site open space or enhancement of existing off-site open space will be funded through the Community Infrastructure Levy (CIL) if considered necessary. Until adoption of CIL, off-site open space will be funded through financial contributions as part of a Section 106 Agreement where on-site provision is impractical or non-viable.</u></p> <p><u>Developments which do not meet these requirements will be refused planning permission where the Council considers them capable of delivering the required open space on-site unless viability assessment proves otherwise.</u></p> <p><u>Provision of outdoor sports pitch requirements (grass and artificial) will be guided by the Playing Pitch Strategy. Provision of tennis courts and bowling greens will be guided by the Open Space Study Fixed Sports Assessment.</u></p> <p><u>All open space typologies must be delivered in appropriate locations as agreed with the Council and must not be located within land recognised as floodzone 2 (with the exception of natural and semi-natural greenspace which potentially it may be appropriate to provide this way).</u></p> <p><u>Urban standards apply to the operative town (Parish) council areas of Axminster, Budleigh Salterton, Exmouth, Honiton, Ottery St Mary, Seaton and Sidmouth. Urban standards also apply to the allocated Cranbrook site. Rural standards apply to developments everywhere else in the district.</u></p> <p>Existing open space sites will be protected and, where appropriate, new sites designated.</p> <table border="1" data-bbox="600 1110 2094 1383"> <thead> <tr> <th rowspan="2">Open space type</th> <th colspan="2">Recommended accessibility standard (straight line distance)</th> <th colspan="2">Recommended quantity standard (hectares per 1000 population)</th> <th colspan="2">Recommended Quantity standard (square metres per person)</th> </tr> <tr> <th>Urban</th> <th>Rural</th> <th>Urban</th> <th>Rural</th> <th>Urban</th> <th>Rural</th> </tr> </thead> <tbody> <tr> <td>Allotments</td> <td>10 mins (480m)</td> <td>11-15 mins (600m)</td> <td>0.25</td> <td>0.30</td> <td>2.5</td> <td>3.0</td> </tr> <tr> <td>Amenity Open Space</td> <td>10 mins</td> <td>10 mins</td> <td>0.35</td> <td>0.30</td> <td>3.5</td> <td>3.0</td> </tr> </tbody> </table>	Open space type	Recommended accessibility standard (straight line distance)		Recommended quantity standard (hectares per 1000 population)		Recommended Quantity standard (square metres per person)		Urban	Rural	Urban	Rural	Urban	Rural	Allotments	10 mins (480m)	11-15 mins (600m)	0.25	0.30	2.5	3.0	Amenity Open Space	10 mins	10 mins	0.35	0.30	3.5	3.0
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			<u>(including general useable greenspace although not just space left over after planning)</u>	(480m)	(480m)				
			Outdoor Sports Space pitches (combined open access and limited access) <u>Pitches (including both open access and limited access grass pitches)</u>	11-15 mins (600m)	11-15 mins (600m)	0.65	1.50	6.5	15.0
			Parks and Recreation Grounds <u>(including formal parks and gardens and informal areas for sports / recreation)</u>	10 mins (480m)	10 mins (480m)	1.00	0.40	10.0	4.0
			Play Space – Children <u>(including play areas and informal play space)</u>	10 mins (480m)	11-15 mins (600m)	0.05	0.05	0.5	0.5
			Play Space – Youth <u>(including Multi-Use Games Areas, skateparks, youth shelters and play space for older children / teens)</u>	11-15 mins (600m)	11-15 mins (600m)	0.05	0.05	0.5	0.5
			Natural and Semi Natural (accessible) <u>(including areas accessible to the public and managed on a natural / semi-natural basis)</u>	15-20 mins (800m) & ANGSt	15-20 mins (800m) & ANGSt	1.00	1.00	10.0	10.0

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			Fixed Sports Facilities (e.g. tennis, bowls, MUGAs)	11-15 mins (600m)	11-15 mins (600m)	N/A	N/A	N/A	N/A
			<u>Fixed Sports Facilities (including tennis courts and bowling greens)</u>	<u>New on-site facilities or contributions towards new or enhanced facilities may be required, however district-wide standards are not currently set. The Assessment of Fixed Sport Facilities for East Devon addendum report to the Open Space Study 2012 should be consulted to understand whether such a facility / contribution will be required or not.</u>					
			Total			3.35	3.60	33.5	36.0
MM99	140	18.13 after S43	<p>The Open Space Study sets out developer contributions in its Appendix A. These seek to deliver new open space and enhancements to existing facilities in step with new residential development. <u>Developments should provide open space on-site in line with Strategy 43 above. On-site open space will be delivered in compliance with an appropriate Section 106 Agreement. Where open space is not provided on-site money collected through the Community Infrastructure Levy (CIL) will be used to mitigate the impact of a development on existing open space by providing new facilities or enhancements to existing facilities off-site. Sites of less than 9 dwellings will not be expected to provide open space on-site as it is unlikely that sites of this scale will have a gross development area large enough to host meaningful facilities. This does not mean that such sites would not be permitted to have open space on-site. CIL will be used to fund amongst other things off-site open space to mitigate the impact of these developments. Sites of 10 to 49 dwellings should provide amenity open space on-site. Sites of 50 to 199 dwellings should provide some open space on-site. Strategy 43 suggests this would be amenity open space and play areas as facilities of a meaningful size/value could be delivered on such sites but depending on the site specifics and local needs it may be more appropriate to deliver other open space typologies instead. Sites of above 200 dwellings should provide the full suite of open space typologies on-site where possible. Developments of specialist accommodation such as for the active elderly will be considered using the same methodology as above, however where demands of occupiers can be shown to vary from normal/average demands alternative provision will be negotiable. On-site requirements for such housing will therefore be subject to negotiation during the planning application process in order to provide the most appropriate typology. Funding acquired through developer contributions will be complemented by other sources of funding where it can be secured. Where appropriate in</u></p>						

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			terms of location and the nature of the development and where a local need for facilities has been identified, on-site provision will be preferable. It may be appropriate for earlier developments to provide the land upon which later developments pay for structures or equipment. The policy will aim to deliver a combination of new facilities and improvements to existing ones, depending on the unique needs of the parish in which development takes place and the availability of land.
MM100	141	18.14	Population increase will be used to determine the relative demand created by different developments. For residential development contributions these will be on a per-dwelling basis and the level of contribution will be higher for larger housing than for small houses or flats. This will be determined by the average occupancy rates where the average occupancy acts as a multiplier reflecting population increase. <u>The assumed average occupancy rates are as follows: a 1 bed dwelling = 1.5 persons, a 2 to 4 bed dwelling = 2.22 persons, a 5+ bed dwelling = 2.5 persons.</u>
MM101	141	18.15	Contributions will only be sought towards the open space typologies for which there is an established deficiency in the quantity, quality or accessibility of open spaces within the parish in which a development takes place. Money <u>collected through CIL</u> may be pooled to fund publicly accessible open space projects which have been identified by the town/parish council <u>or which are evidenced as required through the Open Space Study, Playing Pitch Strategy or other relevant document.</u> Lists of these projects will be publicly available. Applicants should consider how their development can meet the identified priorities, either through on-site provision within the development or through a financial contribution. As a general rule, larger developments will be expected to contribute all or at least some open space on-site, whilst smaller developments will most likely contribute through commuted sums. In some cases, partial provision may be made on site, and a financial contribution made to make up the rest of the open space contribution.
MM102	144	Strategy 45	<p>Strategy 45 - Coastal Erosion:</p> <p>The Council will support <u>promote</u> financially and technically feasible proposals for sustainable coastal change management <u>such as improvements to coastal defences or managed realignment,</u> where compatible with the most up-to-date Shoreline Management Plan or prevailing coastal strategy <u>or plan</u> and provided they would not have an unacceptable adverse economic, social or environmental impact, including a <u>unacceptable</u> detrimental visual impact on a protected landscape.</p> <p>To protect the integrity and outstanding universal value of the Dorset and East Devon World Heritage Site the natural processes that created it will be allowed to continue, unless the safety and economic well being of any</p>

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			coastal community would be undermined, provided that the implications of this for the World Heritage Site have been fully considered. Where there is a conflict between allowing coastal erosion and protecting coastal communities from that erosion both interests will be recognised and wherever possible impacts will be mitigated where they arise.
MM103	147	Strategy 46	<p>Strategy 46 - Landscape Conservation and Enhancement and AONBs:</p> <p>Development will need to be undertaken in a manner that is sympathetic to and helps conserve and enhance the quality and local distinctiveness of the natural and historic landscape character of East Devon, in particular in Areas of Outstanding Natural Beauty.</p> <p>Development will only be permitted where it:</p> <ol style="list-style-type: none"> 1. conserves and enhances the landscape character of the area; 2. does not undermine landscape quality; and 3. is appropriate to the economic, social and well being of the area. <p>When considering development in or affecting AONBs, great weight will be given to conserving and enhancing their natural beauty and <u>major</u> development will only be permitted where it can be shown <u>n</u> that it cannot be reasonably accommodated elsewhere outside of the AONB.</p> <p>The current Area of Outstanding Natural Beauty Management Plans, the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty and East Devon District Landscape Character Assessment & Management Guidelines 2008 and the Devon County Council Landscape Character Areas Assessment should be used in design and management considerations.</p>
MM104	152	18.47	The Mitigation and Delivery Strategy includes a series of recommendations that link issues surrounding increased development (particular new homes and by implications the impacts of home occupiers) and mitigation that is required in order to ensure that development is acceptable and will not lead to adverse impacts or worsening of habitat integrity. The success of the plan and proposals and projects within the plan will be dependent upon

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			<p>implementation of the proposals in the strategy and this will require joint initiatives with Exeter City and Teignbridge District Council. Initiatives and actions under the strategy will be applicable to strategic policy proposals as well as more local and detailed proposals. The strategy will be especially important in respect of mitigation of impacts arising from strategic developments at the West End and in Exmouth and in other localities where adverse impacts could arise from development, especially on the Exe Estuary and Pebblebed Heaths. It could also have relevance to much smaller scale developments for example as related to re-use of rural buildings (see Policy D8).</p> <p><u>East Devon District Council is working with Exeter City Council and Teignbridge District Council to determine the risks arising from their combined growth to sensitive international wildlife sites and to implement measures to mitigate these risks. East Devon District Council will continue to implement this Joint Interim Approach and will accelerate progress in developing and adopting its successor. This will require establishing a cross-authority partnership to:</u></p> <ul style="list-style-type: none"> • <u>co-ordinate the identification and agreement of relevant mitigation measures,</u> • <u>raise appropriate funds from relevant developments,</u> • <u>co-ordinate the delivery of agreed measures.</u> <p><u>monitor annually the effectiveness of delivered measures, and if necessary modify their management.</u></p>
MM105	154	Strategy 47	<p>Strategy 47 - Nature Conservation and Geology:</p> <p>All development proposals will need to:</p> <ol style="list-style-type: none"> 1. Conserve the biodiversity and geodiversity value of land and buildings and minimise fragmentation of habitats. 2. Maximise opportunities for restoration, enhancement and connection of natural habitats. 3. Incorporate beneficial biodiversity conservation features. <p>Development proposals that would cause a direct or indirect adverse effect upon internationally and nationally designated sites will not be permitted unless:</p> <ol style="list-style-type: none"> a) They cannot be located on alternative sites that would cause less or no harm. b) The public benefits of the development clearly outweigh the impacts on the features of the site and the wider network of natural habitats. c) Prevention, mitigation and compensation measures are provided.

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			<p>d) In respect of Internationally designated sites, the integrity of the site will be maintained.</p> <p>Development proposals where the principal objective is to conserve or enhance biodiversity or geodiversity interests will be supported in principle.</p> <p>Where there is reason to suspect the presence of protected species applications should be accompanied by a survey assessing their presence and, if present, the proposal must be sensitive to, and make provision for, their needs.</p> <p>Habitat Regulations and <u>Mitigation of Potential Adverse Impacts of Development</u></p> <p>Where development or the occupants of development could lead to adverse biodiversity impacts due to recreational or other disturbance, we will seek <u>require</u> mitigation measures and contributions to allow for measures to be taken to offset adverse impacts and to create new habitats. This will be of particular importance where development could impact upon ‘European Designated Sites’ (In the case of other impacts to internationally, nationally and locally designated sites, we will seek appropriate mitigation measures). Where <u>European</u> designated sites might be affected there will be a need for Appropriate Assessment in line with Conservation and Species Habitat Regulation requirements. Mitigation measures will be required if harmful impacts are predicted or could arise.</p> <p>In respect of the Exe Estuary and the Pebblebed Heaths (and Dawlish Warren in Teignbridge) an overarching strategic approach to habitat mitigation measures has been established through the Disturbance Study. <u>All residential development schemes within a straight line 10 kilometres distance of any part of the SAC and/or SAC designated areas of the Exe Estuary or Pebblebed Heaths will be required to provide mitigation. The onus will rest on developers demonstrating that mitigation can and will be provided and granting of planning permission will be linked to clear evidence that delivery will actually happen to agreed timescales.</u> The Disturbance study work and associated assessments will typically negate the need for residential development schemes to be subject to individual Appropriate Assessment. Through this strategic approach monies collected through CIL, negotiated separately through Section 106 agreements or potentially otherwise paid or contributed through other means will address mitigation requirements. <u>Non-residential development schemes within the 10 kilometres catchment (and potentially beyond) will need to be subject to</u></p>

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			<p><u>project level assessment to establish potential need for and form of any mitigation. The Council has commissioned technical advice in respect of tourism accommodation development that will parallel that for residential schemes.</u></p> <p>Payment as part of the CIL contribution will typically be the expected approach and habitat mitigation will form a the first primary draw on CIL funds. Mitigation will include on-site and off-site measures, to include (though this list is not exhaustive):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Improved wardening and management of sites; <input type="checkbox"/> Information and education; <input type="checkbox"/> Changes to access arrangements and points; <input type="checkbox"/> Habitat improvements and provision ; and <input type="checkbox"/> Provision of Suitable Alternative Natural Green Space (SANGS). <p><u>On-site mitigation measures are likely to be most appropriate in the very early years of the Local plan's life. Off-site provision in the form of SANGS should aim for a target level of provision of around 8 hectares of open space provision for every net new 1,000 residents accommodated through development. At a residential density averaged at 2.2 persons per each new home built this will equate to around 176 SqM of SANGS space per each net extra dwelling. However actual space standards will depend on the quality, character and location of provision. SANGS will need to include substantial open space areas ideally of semi-natural character and should specifically be appealing to dog walkers. They can utilise land previously inaccessible to the public or arise from improvements of currently accessible but under-used spaces. To help ensure and secure timely delivery of mitigation, specifically SANGS, the Council has the option of exercising Compulsory Purchase Order powers to ensure availability of land.</u></p> <p>Developments on the western side of the District – including potential further development in the West End, Ottery St Mary, Budleigh Salterton, and Sidmouth will all fall under the coverage of this policy.</p> <p>To help preserve the integrity of the East Devon Pebblebeds Heath, specifically on account of the impacts of domestic cats through bird predation, new dwelling <u>residential uses</u> will not be allowed on or within 400 metres of the Pebblebed Heaths Special Protection Area.</p>

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			<p><u>The mitigation proposals, including those of the ‘South-east Devon European Site Mitigation Strategy’, will need to be implemented ahead of development being occupied and must provide for mitigation in perpetuity to ensure that development does not have a net adverse impact on the integrity of European designated wildlife sites. This will include provision of on-site, off-site and cross-site measures and monitoring. The delivery and success of mitigation will be monitored alongside development (specifically new housing development) and changes in population. Where mitigation lags behind development it will be a potential indicator that the worth and integrity of European sites could be being eroded. This will provide a policy basis and justification for resisting further development or occupation until effective mitigation is delivered in accordance with past development/occupancy. Work will be undertaken to establish effective trigger points or markers against which to formally assess delivery of mitigation and therefore establish a basis to refuse planning permissions with a formal first review planned for April 2018.</u></p>
MM106	161	19.11	<p><u>The joint detailed mitigation and delivery strategy arising from mitigation relating to Habitat Regulations, will describes a broad suite of mitigation measures that will need to be taken forward to prevent adverse effects arising from recreational pressure, which may need to be delivered via developer contributions. It is recognised that in order to comply with Habitat Regulations, development proposals that could adversely impact on European designated sites cannot go ahead without mitigation being in place. To ensure that mitigation measures are effectively secured it will be essential that funding or alternative provision, whether from Section 106 agreements, Community Infrastructure Levy collected monies or alternative developer provision is explicitly and in all cases directly earmarked to deliver, manage and monitor the relevant mitigation measures.</u></p> <p><u>All mitigation for impacts to European sites shall be considered as critical in the Infrastructure Delivery Plan and sufficient contributions, to ensure that provisions remain in the long-term, will be taken from the CIL funding (discounting contributions from 106 or other explicit developer contribution that meets regulatory requirements) for Habitat Regulations mitigation measures before funding is used for other types of infrastructure.</u></p>
MM107	161	Strategy 50	<p>Strategy 50 - Infrastructure Delivery:</p> <p>The Council produced and consulted (in June/July 2013) on an Infrastructure Delivery Plan to set out how the implementation of Local Plan policies and proposals will be supported through the timely delivery of infrastructure improvements. It identifies schemes, sets out how much they will cost, indicates potential funding sources and establishes a funding gap. Developer contributions will be sought to ensure that the necessary infrastructure improvements are secured to support the delivery of development and mitigate any adverse impacts.</p>

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			<p>The Council will introduce the Community Infrastructure Levy (CIL) alongside the Local Plan. The Infrastructure Delivery Plan will inform the Council's Regulation 123 List which will establish items of infrastructure to be funded in whole or in part through the Levy</p> <p>Through Section 106 Agreements and negotiations over site development and where otherwise not met through alternative committed schemes or proposals the Council will ensure that:</p> <ol style="list-style-type: none"> 4. Infrastructure requirements that arise as a direct consequence of developments are met in full to serve the needs of the proposal and occupants and users. 5. The loss of, or adverse impacts on, any significant amenity or resource present on the site prior to the development is offset by the provision of alternative facilities that are of <u>at least</u> equal or greater value. <p>Infrastructure provision should be phased to meet development and failure to provide or absence of relevant infrastructure will be grounds to justify refusal of permission.</p>															
MM108	163	20.1	<p>Monitoring is an essential component of the planning policy process. All policies we produce will be designed around recognition that there is an issue or consideration that needs to be addressed or a set of circumstances to which the Council will need to respond. We will need to understand and set out what outcomes we wish to see from the implementation or application of any policy, and then we will need to see if the policy has been successful. Is it achieving what we wanted it to achieve and why and how, or might alternatives (or having no policy) have achieved equal or better results? The local plan includes commitments to undertake additional work on specific topics. These are listed in Appendix D <u>4</u> so that progress can be readily monitored.</p>															
MM109	163	20.3	<p><u>The following table identifies key monitoring indicators</u></p> <table border="1"> <thead> <tr> <th><u>Local Plan Vision/ Objective/ Aspiration</u></th> <th><u>Key Strategy / Policy</u></th> <th><u>Indicators</u></th> <th><u>Target</u></th> <th><u>Specific Trigger for Policy Review / Action</u></th> </tr> </thead> <tbody> <tr> <td><u>Social</u></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><u>To deliver 17,100 homes in East Devon over the plan</u></td> <td><u>Strategy 1</u></td> <td> <ul style="list-style-type: none"> • <u>Number of new homes built annually within</u> </td> <td><u>Annually average deliver of 950homes to satisfy 17,100</u></td> <td><u>Non-delivery of the 5 year housing supply</u></td> </tr> </tbody> </table>	<u>Local Plan Vision/ Objective/ Aspiration</u>	<u>Key Strategy / Policy</u>	<u>Indicators</u>	<u>Target</u>	<u>Specific Trigger for Policy Review / Action</u>	<u>Social</u>					<u>To deliver 17,100 homes in East Devon over the plan</u>	<u>Strategy 1</u>	<ul style="list-style-type: none"> • <u>Number of new homes built annually within</u> 	<u>Annually average deliver of 950homes to satisfy 17,100</u>	<u>Non-delivery of the 5 year housing supply</u>
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			<p><u>period</u></p> <p><u>Provide affordable housing to retain younger people in our neighbourhoods and communities as well as housing others in need</u></p>	<p><u>Strategy 34</u> <u>Strategy 35</u></p>	<p><u>the District.</u></p> <ul style="list-style-type: none"> • <u>Percentage of all new homes delivered in the District that are affordable.</u> 	<p><u>homes over the plan period</u></p> <p><u>The plan delivering affordable homes in each settlement that are in line with Strategy 34 targets.</u></p>	<p><u>Less than 25% affordable housing delivered on or via residential schemes by the 5 year plan review in:</u></p> <ul style="list-style-type: none"> • <u>Axminster</u> • <u>Exmouth</u> • <u>Honiton</u> • <u>Ottery</u> • <u>Ottery St Mary</u> • <u>'West End' Developments</u> <p><u>Less than 50% affordable housing delivered on or via residential schemes by the 5 year plan review in:</u></p> <ul style="list-style-type: none"> • <u>Budleigh Salterton</u> • <u>Sidmouth</u>
			<p><u>Provide the resources to teach and develop skills in our population</u></p>		<ul style="list-style-type: none"> • <u>Number of new school places created in the District annually.</u> 	<p><u>Provide the required school places as a result of development in line with Devon County Council guidance.</u></p> <p><u>For Primary School age pupils, in line with annual homes delivery this would be</u></p>	<p><u>Primary and Secondary Schools are over capacity</u></p>

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						<p><u>a gross 188 places</u></p> <p><u>For Secondary School age pupils, in line with annual homes delivery this would be a gross 113 places</u></p>	
			<p><u>New development to be accessible to health care facilities and supported by appropriate new provision</u></p>	<p><u>Strategy 3 and 4 and town/location specific policies</u></p>	<ul style="list-style-type: none"> <u>Availability of and proximity to facilities.</u> 	<p><u>Development to not proceed, unless associated with new provision, where there is a shortfall in capacity or availability of facilities.</u></p>	<p><u>Defined under capacity of facilities.</u></p>
			<p><u>New developments will be expected to help reduce potential for crime</u></p>	<p><u>Strategy 37</u></p>	<ul style="list-style-type: none"> <u>Number of crimes reported annually in the District.</u> 	<p><u>Reduction in crime and fear of crime</u></p>	<p><u>Increased crime levels in respect of cases where planning decision can be shown to have an impact.</u></p>
			<p><u>We want all residents in the District to have convenient access to open space and recreation facilities that are of good quality and safe</u></p>	<p><u>Strategy 43</u></p>	<ul style="list-style-type: none"> <u>Recreation space standards in plan being met.</u> 	<p><u>Improvements in open space levels and accessibility.</u></p>	<p><u>Declining (or not improving) accessibility to open spaces.</u></p>
			<p><u>To reduce the risk of flooding</u></p>	<p><u>Strategy 3</u></p>	<ul style="list-style-type: none"> <u>Number of planning permissions granted contrary to the advice of the Environment Agency on either</u> 	<p><u>Reduction in the number of permissions granted contrary to the advice of the Environment Agency</u></p>	<p><u>Increasing numbers of applications being granted contrary to Environment Agency advice.</u></p>

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					<u>flood defence grounds or water quality.</u>		
			<u>Environment</u>				
			<u>To deliver Brownfield sites as the preferred areas for housing and commercial development</u>	<u>Strategy 34</u>	<ul style="list-style-type: none"> <u>Percentage of new development taking place on brownfield land.</u> 	<u>To focus development on Brownfield land where it is financially viable and increase the use of brownfield sites through the plan period</u>	<u>The percentage of new homes built in East Devon, excluding Greenfield allocations, falling below 50% of completions.</u>
			<u>To conserve and enhance the historic environment of East Devon</u>	<u>Strategy 49</u>	<ul style="list-style-type: none"> <u>Number of heritage assets within the District on the 'Heritage at Risk Register'.</u> 	<u>Reduction in the number of heritage assets within East Devon on the 'Heritage at Risk Register'</u>	<u>The number of heritage assets within East Devon on the 'Heritage at Risk Register' increases</u>
			<u>Mitigation measures and strategies will recognise the need to sustain and improve habitats suitable for biodiversity</u>	<u>Strategy 3 Strategy 46 Strategy 47</u>	<ul style="list-style-type: none"> <u>Change in areas and populations of biodiversity importance, including (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including</u> 	<u>Deliver positive change to areas and populations of biodiversity importance</u>	<u>Any loss of protected sites</u>

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					<p><u>sites of international, national, regional, sub regional significance (changes arising from development, management and planning agreements, in hectares and numbers of priority species type).</u></p>		
			<p><u>To encourage sustainable waste management and secure management of waste in accordance with the waste hierarchy</u></p>	<p><u>Strategy 3</u> <u>Strategy 11</u> <u>Strategy 38</u> <u>D1</u></p>	<ul style="list-style-type: none"> <u>Volume of waste generated in the District annually.</u> 	<p><u>Reduction in the volume of waste generated in East Devon Annually</u></p>	<p><u>Increasing waste levels or decline in numbers/facilities for recycling.</u></p>
			<p><u>To encourage sustainable waste management and secure management of waste in accordance with the waste hierarchy</u></p>	<p><u>Strategy 3</u> <u>D1</u></p>	<ul style="list-style-type: none"> <u>Percentage of waste generated in the District that is recycled.</u> 	<p><u>Increase the percentage of waste generated in East Devon that is recycled</u></p>	<p><u>Any decrease in the percentage of waste generated in East Devon that is recycled</u></p>
			<p><u>Economic</u></p>				

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			<p><u>To improve local job opportunities, diversify the sectors where jobs can be found and improve average income levels</u></p>	<p>Strategy 1 Strategy 31 Strategy 32 Chapter 24</p>	<ul style="list-style-type: none"> • <u>Amount of land (defined by completed SqM gross floor space) developed for employment by type.</u> • <u>Average income levels</u> • <u>Amount of employment land lost to residential development</u> 	<p><u>To deliver the employment land allocated in the Local Plan</u></p> <p><u>To retain employment land uses where it is sustainable to do so</u></p>	<p><u>Employment land allocated in the Local Plan does not have permission by 2016.</u></p> <p><u>The amount of employment land lost to residential use is increasing.</u></p>
			<p><u>Maintain and enhance town centres</u></p>	<p>E9 E10</p>	<ul style="list-style-type: none"> • <u>Amount of completed retail development in town centres.</u> 	<p><u>Maintain and enhance commercially vibrant town centres</u></p>	<p><u>Decrease in the amount of retail use in East Devon's Town Centres</u></p>
MM110	168	D1	<p>D1 - Design and Local Distinctiveness:</p> <p>Encouraging sustainable, good quality, well designed buildings can improve the lives of people and communities by creating a better built environment that encourages positive, inspirational, environmentally responsible and healthy thinking. In order to ensure that new development, including the refurbishment of existing buildings to include renewable energy, is of a high quality design and locally distinctive, a design statement <u>a formal Design and Access Statement should accompany applications setting out the design principles to be adopted should accompany proposals for new development. Proposals should have regard to Village and Design Statements and other local policy proposals, including Neighbourhood Plans, whether adopted as Supplementary Planning Guidance or promoted through other means.</u></p> <p>Proposals will only be permitted where they:</p> <ol style="list-style-type: none"> 1. Reinforce <u>Respect</u> the key characteristics and special qualities of the area in which the development is proposed. 				

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			<p>2. Ensure that the scale, massing, density, height, fenestration and materials of buildings relate well to their context.</p> <p>3. Do not adversely affect:</p> <ul style="list-style-type: none"> a) The distinctive historic or architectural character of the area. b) The urban form, in terms of significant street patterns, groups of buildings and open spaces. c) Important landscape characteristics, prominent topographical features and important ecological features. d) Trees worthy of retention. e) The amenity of occupiers of adjoining residential properties. f) The amenity of occupants of proposed future residential properties, with respect to access to open space, storage space for bins and bicycles and prams and other uses; these considerations can be especially important in respect of proposals for conversions into flats. <p>4. Have due regard for important aspects of detail and quality and should incorporate:</p> <ul style="list-style-type: none"> a) Secure and attractive layouts with safe and convenient access for the whole community, including disabled users. b) Measures to create a safe environment for the community and reduce the potential for crime. c) Use of appropriate building materials and techniques respecting local tradition and vernacular styles as well as, where possible, contributing to low embodied energy and CO₂ reduction. d) Necessary and appropriate street lighting and furniture and, subject to negotiation with developers, public art integral to the design. e) Features that maintain good levels of daylight and sunlight into and between buildings to minimise the need for powered lighting. f) Appropriate 'greening' measures relating to landscaping and planting, open space provision and permeability of hard surfaces. <p>5. Incorporate measures to reduce carbon emissions and minimise the risks associated with climate change. Existing buildings should also comply with this policy when energy reduction and generation measures are undertaken. Measures to secure management of waste in accordance with the waste hierarchy (reduce, reuse, recycle, recovery, disposal) should also feature in proposals during the construction and operational phases.</p>

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			6. Green Infrastructure and open spaces should be designed and located in a way that will minimise any potential security concerns for users. 7. <u>Mitigate potential adverse impacts, such as noise, smell, dust, arising from developments, both during and after construction.</u>
MM111	169	D2	<p>D2 - Landscape Requirements: Landscape schemes should meet all of the following criteria:</p> <ol style="list-style-type: none"> 1. Existing landscape features should be recorded in a detailed site survey, in accordance with the principles of BS 5837:2012 'Trees in Relation to Construction' (or current version) 2. Existing features of landscape or nature conservation value should be incorporated into the landscaping proposals and where their removal is unavoidable provision for <u>their suitable</u> replacement should be made elsewhere on the site. This should be in addition to the requirement for new landscaping proposals. Where appropriate, existing habitat should be improved and where possible new areas of nature conservation value should be created. 3. Measures to ensure safe and convenient public access for all should be incorporated. 4. Measures to ensure routine maintenance and long term management should be included. 5. Provision for the planting of trees, hedgerows, including the replacement of those of amenity value which have to be removed for safety or other reasons, shrub planting and other soft landscaping. 6. The layout and design of roads, parking, footpaths and boundary treatments should make a positive contribution to the street scene and the integration of the development with its surroundings and setting.
MM112	171`	D3	<p>D3 - Trees and Development Sites: Permission will only be granted for development, where appropriate tree retention and/or planting is proposed in conjunction with the proposed nearby construction. The council will seek to ensure, <u>subject to detailed design considerations</u>, that there is no net loss <u>in the quality</u> of trees or hedgerows resulting from an approved development. The development should deliver a harmonious and sustainable relationship between structures and trees. The recommendations of British Standard 5837:2012 (or the current revision) will be taken fully into account in addressing development proposals.</p> <p>No building, hard surfacing drainage or underground works will be permitted that does not accord with the principles of BS 5837 or Volume 4 National Joint Utilities Group (NJUG) Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2 (or the current revision <u>or any replacement</u>) unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed.</p>

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			<p>The Council will as a condition of any planning permission granted, require details as to how trees, hedges and hedge banks will be protected prior to and during and after construction. The Council will protect existing trees and trees planted in accordance with approved landscaping schemes through the making of Tree Preservation Orders <u>where appropriate or necessary</u>.</p> <p>Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.</p>
MM113	172	21.13	Delete paragraph
MM114	172	D5	Delete policy
MM115	173	D7	<p>D7 – Agricultural Buildings and Development: New agricultural buildings <u>and/or buildings intended for intensive agricultural activities that could give rise to adverse amenity, landscape, environmental or other impacts</u> and development in the countryside will be permitted where there is a genuine agricultural need for the development and the following criteria are met:</p> <ol style="list-style-type: none"> 1. It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB. 2. It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance. 4. It has been established that there are no other suitable buildings on the holding or in the vicinity which could meet the reasonable need. 5. It will not lead to an unacceptable increase in traffic on the local highway network 6. All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment. <p>Proposals for the development of new <u>large scale</u> buildings for livestock <u>or for other use that could have polluting impacts</u> should be accompanied by a Waste Management Plan.</p>
MM116	174	D8	<p>D8 – Re-use of Rural Buildings Outside of Settlements:</p> <p>The re-use or conversion of buildings in the countryside outside of Built-up Area Boundaries will be permitted where:</p> <ol style="list-style-type: none"> 1. The new use is sympathetic to, and will enhance the rural setting and character of the building and surrounding area and is in a location which will not substantively add to the need to travel by car or lead to a dispersal of activity or uses on such a scale as to prejudice village vitality.

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			<p>2. The building is structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction and any alterations protect or enhance the character of the building and its setting;</p> <p>3. The form, bulk and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;</p> <p>4. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures;</p> <p>5. The proposal will not undermine the viability of an existing agricultural enterprise or require replacement buildings to fulfil a similar function.</p> <p>For any scheme <u>residential proposals</u> it must be established that:</p> <p>a) the building is no longer required for agricultural use or diversification purposes; and</p> <p>b) that its conversion will enhance its setting - e.g. through removal of modern extensions and materials, outside storage, landscaping etc.</p> <p><u>c) Development is located close to a range of accessible services and facilities to meet the everyday needs of residents</u></p> <p>Residential use will be expected to comply with the affordable housing and, open space and education provision policies of the Plan.</p> <p>Applications for the re-use of rural buildings should be accompanied by the results of a combined bat and barn owl survey together with a heritage survey and heritage statement where appropriate. Furthermore, provision for barn owls should be incorporated into all rural barn conversions, irrespective of the presence or absence of barn owls <u>within 1 kilometre of sightings of barn owls or signs of their activity</u>. Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development. Where a proposal involves the re-use or conversion of agricultural buildings and the proliferation of any replacement or new buildings would have a serious detrimental effect on the landscape, permitted development rights will be withdrawn for new farm buildings on the relevant part of that particular agricultural unit or holding. In determining proposals to convert a building constructed using agricultural permitted development rights, account will be taken of the extent to which the building has been used for its original purpose.</p>

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MM117	176	22.4 before EN2	<p>The Council will seek to protect the landscape and wildlife habitats in the Valley Parks and improve access. Development, other than for outdoor recreation, appropriate agriculture or forestry purposes, will be opposed. Where land is not owned or to be acquired by the Council management agreements will be sought with the landowners to protect the landscape and wildlife value.</p> <p>Detailed proposals for the Valley Parks and their future management will be drawn up and be subject to public consultation. Comments received will be considered and any amendments made before the proposals are adopted and implemented. Expansion and enhancement of the Valley Parks will need to be considered alongside and could form a valuable mechanism to help deliver recommendations that will be in the detailed habitat regulations joint mitigation and delivery strategy. <u>Though the Valley Parks will serve a wider function than just being SANGS.</u></p>
MM118	176	EN2	<p>EN2 - The Valley Parks in Exmouth:</p> <p>Within the Valley Parks in Exmouth on land identified on the Proposals Map as “Proposed Public Open Space” development other than that to provide a safe corridor for pedestrians, cyclists and disabled users and for outdoor recreation will not be permitted. New footpaths and cycleways should form an integral part of all new developments and where practical provide links to strategic and local routes, open space and recreation areas and to the Valley Parks.</p> <p>Initiatives to improve access to, enjoyment of and the physical extent of the Valley Parks in Exmouth, to include existing adjoining open space and new open space, will form part of a Suitable Alternative Natural Green Space (SANGS) mitigation measure for relieving visitor pressure and adverse impacts on the Exe Estuary and the Pebblebed Heaths. A particular onus will be attached to measures that will attract dog walkers away from the more sensitive estuary and Pebblebed heath sites and into less wildlife sensitive valley Park locations. <u>Though the Valley Parks will serve a wider function than just being SANGS.</u></p>
MM119	179	EN7	<p>EN7 - Proposals Affecting Sites which may potentially be of Archaeological Importance:</p> <p>When considering development proposals <u>which affect sites that are considered to potentially have remains of archaeological importance</u> the significance of any heritage assets (including the setting of any heritage assets) should first be established by the applicant. Where a proposed development site may affect a heritage asset with archaeological interest, the District Council will not grant planning permission until an appropriate desk based assessment and, where necessary, a field assessment has been undertaken.</p>
MM120	179	EN8	<p>EN8 - Extension, Alteration or Change of Use of Buildings of Special Architectural and Historic Interest: Significance of Heritage Assets and their Setting</p>

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			<p>Development involving the change of use, alteration extension or demolition of a listed building or development affecting the setting of a listed building, will be considered against Policy EN9. When considering development proposals the significance of any heritage assets and their settings, should first be established by the applicant through a proportionate but systematic assessment following East Devon District Council guidance notes for 'Assessment of Significance' (and the English Heritage guidance "The Setting Of Heritage Assets"), or any replacement guidance, sufficient to understand the potential impact of the proposal on the significance of the asset. This policy applies to both designated and non-designated heritage assets, including any identified on the East Devon local list.</p>
MM121	179	Heading after EN8	<p>Development Affecting a <u>Designated</u> Heritage Asset</p>
MM122	180	EN9	<p>EN9 - Development Affecting a Designated Heritage Asset or Loss of a Building or Structure that makes a Positive Contribution to a Conservation Area:</p> <p>The Council will not grant permission for developments involving substantial harm or total loss of significance of a designated heritage asset unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</p> <ul style="list-style-type: none"> a) the nature of the heritage asset prevents all reasonable uses of the site. b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation. c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible. d) the harm or loss is outweighed by the benefit of bringing the site back into use. <p>Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.</p> <p>Where total or partial loss of a heritage asset is to be permitted the Council may require that:</p> <ul style="list-style-type: none"> e) A scheme for the phased demolition and redevelopment of the site providing for its management and treatment in the interim is submitted to and approved by the Council. A copy of a signed contract for the construction work must be deposited with the local planning authority before demolition commences. f) Where practicable the heritage asset is dismantled and rebuilt or removed to a site previously approved. g) Important features of the heritage asset are salvaged and re-used. h) There is an opportunity for the appearance, plan and particular features of the heritage asset to be measured and recorded. i) Provision is made for archaeological investigation by qualified persons and excavation of the site where appropriate.

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			Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, the harm will be weighed against the public benefits of the proposal, including securing its optimum viable use. <u>Favourable consideration will be given for new development within the setting of heritage assets that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations.</u>
MM123	181	22.15	Within the Conservation Areas the Council will take positive steps to enhance the area by implementing schemes for landscaping and visual improvement and by seeking to remove features including advertisements and satellite dishes, which detract from the character and appearance of the area. The Highway Authority will also be requested to pay particular attention to paving, kerbing and all types of street furniture, such as lighting standards and direction signs, in order to protect the character of the area. <u>In Conservation Areas the emphasis should generally be on renovation and re-use rather than demolition and redevelopment. The existing buildings within Conservation Areas usually reflect the historical and architectural importance of the area and their loss should be avoided wherever possible.</u>
MM124	181	EN10	EN10 - Preservation and Enhancement of Conservation Areas: Proposals for development, including alterations, extensions and changes of use, or the display of advertisements within a Conservation Area, or outside the area, but which would affect its setting or views in or out of the area, will only be permitted where it would preserve or enhance the appearance and character of the area. Favourable consideration will be given to proposals for new development within conservation areas or within the setting of heritage assets that enhance or better reveal the significance of the asset, subject to compliance with other development plan policies and material considerations. <u>Loss of a building or other structure that makes a positive contribution to the significance of a Conservation Area will be considered against the criteria set out in Policy EN9.</u>
MM125	181	22.16	Delete paragraph
MM126	182	EN11	Delete policy
MM127	182	22.17	Delete paragraph
MM128	182	22.18	Delete paragraph
MM129	183	Policy EN12	Delete policy
MM130	183	22.19	Pollution in the environment has significant implications for people's health and quality of life. The possible pollution effects from proposed development can be a material consideration in determining planning applications insofar as they affect development and the use of land. Where the Council considers a proposal may raise such issues the relevant statutory pollution control authorities will be consulted at an early stage. Within the powers available to it, the Council will control and reduce pollution in the environment. Where external lighting is required, as part of a

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			<p>development proposal, full details of the proposed lighting scheme will be required to demonstrate that this is the minimum needed for security and working purposes and minimises light pollution from glare and spillage (particularly in areas of open countryside and areas of nature conservation value) and that it will not detract from residential amenity or highway safety. <u>Pollution or Nuisance caused by new developments can have significant implications for the health and quality of life of residents. Potential environmental detriments from proposed developments can also be a material consideration in determining planning applications. Where the Council considers that a proposal may raise such issues, the Environmental Health Officer and/or Environment Agency will be consulted. Within the powers available to it, the Council will make decisions which will control and reduce environmental impacts or detriment to health or amenity. In particular:</u></p> <ul style="list-style-type: none"> a) <u>Existing developments must not be put at risk from unacceptable levels of soil, air, water or noise pollution arising from a new development.</u> b) <u>New development must be appropriate for the location and the effects of pollution on health, the natural environment and amenity will be taken into account.</u> c) <u>An increase in noise level shall not give rise to significant adverse impacts on health, quality of life, or, where appropriate, tranquillity. The cumulative impacts on air quality shall be taken into account, and developments within Air Quality Management Areas shall be consistent with the local air quality action plan.</u> d) <u>The impact of pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation shall be minimised.</u> e) <u>The impact of pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation shall be minimised.</u>
MM131	184	22.20	<p>Applications involving the production or management of animal waste should demonstrate how waste and other nuisance, such as smell and flies, will be controlled. Such applications would be determined by Devon County Council as the Waste Planning Authority. <u>Environmental Impact Assessments or Environmental Statements may be required and developments will not be permitted if, when properly constructed, operated and managed, their emissions or impacts are likely to be detrimental to the environment, or to the health or amenities of local residents.</u></p>
MM132	184	22.21	<p>Radon is a naturally occurring radioactive gas present in variable amounts in rocks and soils. The likelihood of amounts in East Devon exceeding the draft UK acceptable standard is thought to be remote. There is a possible risk of raised radon levels in older properties, though with modern building techniques protection and mediation measures can address potential problems. Appropriate account should be taken of potential radon emission problems/issues in any development proposal. <u>Proposals involving the production, accumulation or management of significant quantities of animal waste must not cause nuisance from odour, flies and foul water run-off. Applicants will be required to demonstrate how this will be achieved and as Waste Planning Authority Devon County Council</u></p>

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			<u>determine applications. Some areas of East Devon are affected by levels of Radon gas which exceed the UK minimum acceptable standards. In these areas Radon protective measures will be required in order to prevent the build up of Radon within new dwellings.</u>
MM133	184	EN14	<p>EN14 - Control of Pollution.</p> <p>Permission will not be granted for development which would result in unacceptable levels, <u>either to residents or the wider environment</u>, of:</p> <ol style="list-style-type: none"> 1. Pollution of the atmosphere by gas or particulates, including. smell, fumes, dust, grit, smoke and soot. 2. Pollution of surface or underground waters including: <ol style="list-style-type: none"> a) Rivers, other watercourses, water bodies and wetlands. b) Water gathering grounds including water catchment areas, aquifers and groundwater protection areas. c) Harbours, estuaries or the sea. 3. Noise and/or vibration. 4. Light intrusion, where light overspill from street lights or floodlights on to areas not intended to be lit, particularly in areas of open countryside and areas of nature conservation value. 5. Fly nuisance. 6. Pollution of sites of wildlife value, especially European designated sites or species. 7. <u>Odour</u>
MM134	184	22.22	Paragraph deleted
MM135	185	22.23	Paragraph deleted
MM136	185	22.24	Paragraph deleted
MM137	185	EN15	Policy deleted
MM138	188	22.32 before EN19	<u>In rural areas where connection to the main sewer is not possible new development may be served by private sewage plants. Private systems may also be used for new development in areas affected by drainage restrictions preventing connection to the main sewer. However, the installation of a private sewage treatment system will only be possible on plots of adequate size and if detailed assessment of the site and local environment shows adverse effects will not arise. As a general principle new development should be served by new or existing public foul sewerage systems and sewage treatment plants, rather than a proliferation of small private sewage treatment systems.</u>
MM139	188	EN19	EN19 - Adequacy of Foul Sewers and Adequacy of Sewage Treatment System:

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			<p>New development will not be permitted unless a suitable foul sewage treatment system of adequate capacity and design is available or will be provided in time to serve the development.</p> <p><u>Development where private sewage treatment systems are proposed will not be permitted unless ground conditions are satisfactory and the plot is of sufficient size to provide an adequate subsoil drainage system or an alternative treatment system.</u></p>
MM140	188	22.32 following EN19	Delete paragraph
MM141	188	22.33 following EN19	Delete paragraph
MM142	188	EN20	Delete policy
MM143	190	22.38	<p>Under the Flood and Water Management Act 2010 Devon County Council's will be a SUDs Approval Body. The act encourages the use of sustainable drainage in new developments and re-developments. It does this by requiring drainage systems to be approved, against a set of National Standards, before construction work can commence. It will be the role of the newly established Sustainable Drainage Systems Approving Body (SAB) within Devon County Council, to approve, inspect, adopt and maintain sustainable drainage systems for new developments exceeding one property. The expectation is that for Schedule 3 (sustainable drainage) of the FWMA and its statutory instruments commencement will be in 2012. For the first 3 years (October 2012 to September 2015) the plan is for only major development (10 plus dwelling houses) to require SAB approval. After September 2015 all development with drainage implications will require SAB approval. Using Sustainable Drainage Systems (SUDS) to manage surface water has a number of benefits, such as improving water quality and the local environment. However, they also provide an important function in reducing the risk of flooding of homes and businesses, as well as adjacent or downstream properties, as a result of heavy rainfall. It is therefore a key consideration to look at the surface water flood mapping available and consider what drainage measures should be used. <u>The Government's expectation is that sustainable drainage systems will be provided in new developments wherever this is appropriate.</u></p>
MM144	191	EN22	<p>EN22 Surface Run-Off Implications of New Development:</p> <p>Planning permission for new development will require that:</p> <ol style="list-style-type: none"> 1. The surface <u>water</u> run-off implications of the proposal have been fully considered and found to be acceptable, <u>including implications for coastal erosion.</u>

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			<p>2. Appropriate remedial measures are included as an integral part of the development, (where practicable sustainable urban drainage systems in accordance with Environment Agency recommendations are encouraged) <u>and there are clear arrangements in place for ongoing maintenance over the lifetime of the development.</u></p> <p>3. Where remedial measures are required away from the application site, the developer is in a position to secure the implementation of such measures.</p> <p>4. A Drainage Impact Assessment will be required for all new development with potentially significant surface run off implications.</p> <p><u>5. Surface water in all major commercial developments or schemes for 10 homes or more (or any revised threshold set by Government) should be managed by sustainable drainage systems, unless demonstrated to be inappropriate.</u></p>
MM145	191	EN23	Delete policy
MM146	191	22.39	Paragraph deleted
MM147	191	EN24	Delete policy
MM148	193	23.1	Delete paragraph
MM150	193	H1	Delete policy
MM151	194	H2	<p>H2 - Range and Mix of New Housing Development: Planning permission will not be granted for new residential development which provides for 15 dwellings or more, or is situated on a site of 0.5 ha or larger, unless it contains a mix of dwelling sizes or comprises predominantly, or totally, of smaller dwellings. However where site characteristics, including in respect of landscape prominence and character, clearly indicate an alternative scale is appropriate there will be flexibility in scale. Landscape Character Assessment will be of key importance in site assessment work and establishing an appropriate dwelling mix.</p> <p>To ensure a variety of housing provision, where possible, developers should <u>will be encouraged</u> to make at least 10% of plots available for sale to small builders or individuals or groups who wish to custom build their own homes.</p>
MM152	195	H3	<p>H3 - Conversion of Existing Dwellings and Other Buildings to Flats: Within Built-up Area Boundaries planning permission will be granted for the conversion of existing residential properties to self contained flats provided:</p> <p>1. The proposed conversion will not materially adversely affect the character and amenities of the surrounding area or the building itself.</p>

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			<ol style="list-style-type: none"> 2. It is well served by public transport and <u>Development is located close to a range of accessible services and facilities to meet the everyday needs of residents</u> 3. Provision is made for adequate <u>bicycle storage and</u> car parking. Hard surfacing of front gardens to facilitate car parking will not be permitted where this would have an unacceptably harmful effect on the appearance of the area or on flooding. 4. Provision is made for storage of refuse. <p>Proposals for the conversion of buildings not in residential use will need to be compatible with other relevant policies in the Local Plan and the above criteria. Beyond Built-up Area Boundaries the conversion of existing residential properties will only be permitted where they meet all of the above criteria and they are compatible with environment policies of the plan regulating building conversions in the open countryside.</p>
MM153	198	H4	<p>H4 - Dwellings for Persons Employed in Rural Businesses:</p> <p>Permission for dwellings in the countryside for new agricultural or forestry workers or people employed in rural businesses or activities will be granted where the proposal fully satisfies the following:</p> <ol style="list-style-type: none"> 1. There is a proven and essential agricultural or forestry or rural business need for the occupier of the proposed dwelling to be housed permanently on the unit or in the specific rural location for functional reasons and the size of the proposed dwelling is commensurate with the scale of the established functional need. Where this need is unproven or a new business is being established a temporary dwelling (such as a mobile home) may be permitted to allow time to establish that there is a genuine functional and financial need for a permanent dwelling. A temporary dwelling will normally be permitted for a period of three years, subject to meeting relevant criteria detailed below. 2. In the case of a permanent dwelling, the rural business has been operational for a minimum of three years, it is demonstrable that it is commercially viable and has clear prospects for remaining so. 3. <u>In the case of a temporary dwelling,</u> a A financial assessment, specifically in the form of a business plan setting out projected future operations, must demonstrate future operational viability.

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			<p>4. The qualifying test of occupancy must involve at least one occupant being employed full time in the relevant rural business. Two occupants in partnership can meet the condition so long as their joint weekly hours equate to a full working week</p> <p>5. There are no buildings on the operational holding suitable for conversion to meet the residential need or exiting dwellings available now or likely to be available within a nearby location or settlement. Sale within the last three years of any dwellings or buildings suitable for conversion will be taken into account and will count against 'need' in the assessment carried out.</p> <p>6. Any permission granted will be subject to an occupancy condition tying it to the relevant business on the proposed dwelling and where appropriate, any existing dwelling on the farm holding.</p> <p>Applications for extensions to, or replacement of, agricultural or forestry workers dwellings (other than where minor works are proposed <u>commensurate with the scale and needs of the business</u>) will require a reassessment of need.</p> <p>Any permission granted will be tied through legal agreement to the agricultural holding.</p>
MM154	200	H6	<p>H6 - Replacement of Existing Dwellings in the Countryside:</p> <p>Proposals for the replacement of an existing dwelling outside the defined Built-up Area Boundaries will be permitted, provided that all the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. There is an existing, permanent, habitable dwelling located on the site, which is not a dwelling specifically granted planning permission under the agricultural or forestry exceptions policy. 2. The replacement dwelling is located on, or adjacent to, the footprint of the existing dwelling, <u>or elsewhere within the curtilage of the building where a clear planning or environmental benefit will be achieved.</u> 3. The replacement dwelling does not detract from the appearance and character of the landscape, and within the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty harm the natural beauty of the landscape. 4. The dwelling to be replaced is not of architectural importance (whether Listed or not) or important in terms of contributing to landscape character or quality or local distinctiveness. <p>A condition will be attached to any planning permission granted, which requires the demolition of the existing</p>

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			dwelling prior to the occupancy of the replacement dwelling, should an alternative location for the replacement dwelling be agreed.
MM155	200	23.14	Gypsies and Travellers are defined as "persons of nomadic habit of life, whatever their race or origin". Although making up a very small proportion of the population of East Devon, their land use requirements for accommodation and work need to be met. Given the variety of occupations in which gypsies are engaged there is no simple profile of an ideal site. Certain factors however, are common in the consideration of any proposals. These are road access, availability of services, and likely environmental impacts. In considering proposals for sites, the District Council will need evidence that a genuine need exists and cannot be met elsewhere before taking into account the need to resolve satisfactorily difficulties arising from the above factors. Outside Built-up Area Boundaries existing sites should be expanded or intensified to meet additional need, <u>wherever possible</u> , rather than permitting new sites in the countryside.
MM156			<p>H7 - Sites for Gypsies and Travellers:</p> <p><u>In the period up to 2034, 37 gypsy and traveller pitches and 3 plots for travelling showpeople should be provided. During the first 5 years, from 2014-2019, at least 22 of the gypsy and traveller pitches should be provided and 1 of the travelling showpeople's plots (with this to be accommodated on an existing permitted site with spare capacity at Clyst St Mary).</u></p> <p>Planning permission for a permanent or transit sites for gypsies and travellers will be granted if the proposal satisfies all of the following requirements:</p> <ol style="list-style-type: none"> 1. It is not situated within an Area of Outstanding Natural Beauty, Green Wedge or on a site designated as being of conservation interest. <u>1.</u> It has a satisfactory relationship with other neighbouring land uses. 2. <u>2.</u> It has acceptable vehicular access and provision for on-site turning, parking and servicing. 3. <u>3.</u> It contains satisfactory proposals for screening and landscaping. 4. <u>4.</u> It has no significant adverse impact on the appearance or character of the landscape or amenity of occupiers of neighbouring properties and any impacts will be mitigated to an acceptable level. 5. <u>5.</u> <u>In respect of proposals Outside Built-up Area Boundaries</u> The local East Devon need has been proven and cannot be met elsewhere <u>in the District.</u> 6. <u>6.</u> Where sites already exist within the locality, new pitches should be accommodated through expansion/increased use of these existing sites though as smaller sites can be more acceptable, site size restrictions could be applicable to ensure sites do not become too large. <u>Where it is not possible to expand/intensify</u>

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			<p><u>existing sites, the cumulative impacts of additional sites, particularly on the character of the local area and existing community, will be taken into account in addition to other considerations.</u></p> <p>Permanent sites should be conveniently located for access to existing community services and facilities and within 30 minutes travel time by public transport, walking or cycling of a primary school.</p>
MM157	202	24.1	Delete paragraph
MM158	202	24.2	Delete paragraph
MM159	202	E1	Delete policy
MM160	203	24.5	Delete paragraph
MM161	203	24.6	Delete paragraph
MM162	204	E3	Delete policy
MM163	205	E4	<p>E4 - Rural Diversification:</p> <p>Proposals to diversify and expand upon the range of traditional agricultural related economic activities undertaken in rural areas will be permitted where a proposal meets the following criteria in full:</p> <ol style="list-style-type: none"> 1. The proposal is complementary to, or compatible with, the agricultural operations in the rural area or on a farm and is operated as part of an overall holding. 2. The character, scale and location of a proposal are compatible with its landscape setting and any area of nature conservation importance. 3. The proposal would not use the best and most versatile agricultural land. 4. The likely amount of traffic generated by the proposal could be accommodated on the local highway network without harming road safety and without adverse visual impact upon the surrounding countryside. 5. Any new building (and associated parking and other structures/storage) does not detract from the historic environment is modest in scale and is sited in or adjacent to an existing group of buildings and is of a compatible design and will blend into the landscape in terms of design, siting and materials. 6. The proposal would not cause noise, air or water pollution or flooding nor harm the amenity of local residents. 7. All new agricultural and agricultural related buildings <u>within 1 kilometre of sighting of barn owls or signs of their activity</u> with a ridge height of 3 metres or more shall make suitable provision for the nesting of barn owls, whether or not they have been observed at the site.
MM164	205	E5	E5 - Small Scale Economic Development in Rural Areas:

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			<p>In villages and rural areas small scale economic development (not including retail use classes/other uses in Classes A1 – A4) and expansion of existing businesses designed to provide jobs for local people will be permitted where:</p> <ol style="list-style-type: none"> 1. It involves the conversion of existing buildings. Or 2. If new buildings are involved, it is on previously developed land. Or 3. If on a Greenfield site, shall be well related to a village development boundary and shall not exceed 0.25ha (gross) in size in scale and form and in sustainability terms to the village and surrounding areas. <p>Provided that the following criteria are met: a safe highway access <u>,the local highway network is capable of accommodating the forecast increase in traffic established by a Traffic Assessment,</u> no detrimental impact upon the amenities of neighbouring properties, wildlife, landscape or historic interests. All new buildings shall be designed to blend into their location and shall meet sustainable construction and on site renewable energy production. <u>In order to ensure that land is retained for the benefit of the local economy, permitted development rights allowing changes to alternative uses will be withdrawn.</u></p>
MM165	206	24.13	<p>It is important for East Devon to develop its employment base and where <u>established sites are successful,</u> established sites have reached an 80% built out level an additional extension should be provided to concentrate and encourage <u>successful sites economic development.</u> <u>Plan policy will apply to employment sites and larger employers.</u> This policy will offer protection to the surrounding built and natural environment whilst promoting business in the District.</p>
MM166	207	E7	<p>E7 - Extensions to Existing Employment Sites:</p> <p><u>Outside Built-up Area Boundaries and</u> Where it is clear that 80% (gross site area) of a business or employment site or estate is <u>at or near full occupancy built and occupied</u> the Council will permit a single 10% extension (gross floor area) the <u>small scale expansion of the site in a manner that is proportionate to the existing size and scale of site operations</u> provided the following criteria are met in full:</p> <ol style="list-style-type: none"> 1. The local highway network is capable of accommodating the forecast increase in traffic established by a Traffic Assessment; or where these can be mitigated either by physical works being undertaken by the

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			<p>applicant or contributions are secured towards the cost of the works.</p> <p>2. There will be no detrimental impact upon any nearby residential properties.</p> <p>3. No protected landscapes or historic interests or other environmental interests are adversely affected and the existing local biodiversity and habitats are conserved or enhanced.</p> <p>4. Requirements are met for onsite renewable energy production. <u>In association with any development encouragement will be given for on-site renewable energy production.</u></p> <p><u>In order to ensure that land is retained for the benefit of the local economy, permitted development rights allowing changes to alternative uses will be withdrawn.</u></p> <p><u>This policy will not apply at Hill Barton and Greendale business Parks.</u></p>
MM167	207	E8	Delete policy
MM168	209	E9	<p>E9 - Town Centre Vitality and Shopping Areas:</p> <p>The viability of town centres relies on their ability to be competitive, and this policy seeks to ensure this. Within Town Centre Shopping Areas as defined on the Proposals Map (outside the Defined Primary Shopping Frontages) proposals for both retail and non-retail uses which would add variety and increase activity and uses in Classes A2 and A3 of the Town and Country Planning (Use Classes Order) 1987 will be permitted provided:</p> <ol style="list-style-type: none"> 1. The use would not undermine the shopping character, and visual amenity, vitality or viability of the town centre. 2. The amenity interest of occupiers of adjoining properties is not adversely affected by reason of noise, smell or litter. 3. It would not cause traffic problems. 4. <u>Permission for change of use will not be permitted unless it can be clearly demonstrated that there is no longer a need for such uses and that the building or site has been marketed for at least 12 months (and up to two years depending on market conditions) at a realistic price without interest.</u> <p>Other non-retail uses will not be permitted unless the same criteria are met and the use would not harm the diversity, viability and vitality of the centre.</p>

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			The establishment of new shops which are outside defined town centres or which would extend the shopping areas will not be permitted if they would harm the convenience, vitality or viability of the town centre.
MM169	209	E10	<p>E10 - Primary Shopping Frontages:</p> <p>Within the Primary Shopping Frontages, as defined on the Proposals Map, permission will only be granted for the conversion or change of use of the ground floor of existing shops to non-retail uses where the proposed use would not undermine the retail function, character, vitality and viability of the Primary Shopping Area. <u>Permission for change of use will not be permitted unless it can be clearly demonstrated that there is no longer a need for such uses and that the building or site has been marketed for at least 12 months (and up to two years depending on market conditions) at a realistic price without interest.</u></p> <p>Proposals will be required not to adversely affect the amenity of the surrounding area through noise, smell, litter, traffic or disturbance arising from late opening hours.</p>
MM170	210	E11	<p>E11 - Large Stores and Retail Related Uses in <u>Town Centre Areas</u> Area Centres:</p> <p>Permission will be granted for new retail developments including extensions to existing stores where these are within the established Town Centre Shopping Areas of Area Centres as defined on the Proposals Map provided they are acceptable in respect of other Plan Policies such as for design and access. Only if there are no sites that are suitable or viable for the proposed use and likely to become available within a reasonable period of time within a Town Centre Shopping Area will edge of centre sites be considered. Only if no such sites are available and suitable within either of these locations will sites elsewhere within the Built-Up Area Boundaries be considered.</p> <p>Large retail developments of over 500 m² that are proposed on sites outside of a defined Town Centre Shopping Area will be required to demonstrate that it would not have an unacceptable impact on centres within the catchment of the proposed development either in itself or when considered cumulatively with other existing or proposed developments of a similar type. New retail developments will not be permitted where they would be on land allocated for other uses unless satisfactory alternative provision for such uses can be made elsewhere within the immediate locality.</p> <p><u>In order to ensure that land is retained for the benefit of the local economy, permitted development rights allowing changes to alternative uses will be withdrawn.</u></p>

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MM171	214	E15	<p>E15 - Retail Development in Rural Areas outside Built-up Area Boundaries Villages:</p> <p>In order to protect the viability of town centres in the District yet support local businesses, retail development in rural areas, <u>outside villages,</u> will be permitted only where it directly relates to an existing rural business like a shop associated with a farm business, garden centre or nursery or a showroom associated with a rural based business, subject to:</p> <ul style="list-style-type: none"> a) a minimum of 60% (or more) of the produce/products for sale being produced on the premises or holding, and: b) No more than 30% of the produce/products being sourced and produced off the site of the premises or holding and from within a 16 km (10 mile) radius of the business. c) No more than 10% of the produce/products are from elsewhere. <p>and subject to:</p> <ol style="list-style-type: none"> 1. The scale and type of retail shop proposed will not adversely affect easily accessible convenience shopping available to the local community. 2. The proposal does not harm the rural character of the landscape or the amenities of the locality. 3. The local road network and access to the site can safely accommodate the extra traffic generated by the proposal. 4. The car parking will be proportionate to the scale of the development and the layout and siting will be sympathetic to the surroundings. 5. The scale and scope of any additional services will be restricted to ensure that they are ancillary to the main use.
MM172	215	E16	<p>E16 - Proposals for Holiday or Overnight Accommodation and Associated Facilities:</p> <p>Proposals for hotel development, conversion of dwellings into self catering accommodation, guest houses and upgrading of existing holiday accommodation will be permitted within the Built-up Area Boundaries of towns and villages provided the following criteria are met in full:</p> <ol style="list-style-type: none"> 1. The scale, level and intensity of development is compatible with the character of the surrounding area, including adjoining and nearby settlements.

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			<ol style="list-style-type: none"> 2. The proposal does not harm the amenities enjoyed by the occupiers of neighbouring properties. 3. On-site servicing and parking facilities are provided commensurate with the level and intensity of the proposed use. 4. The proposal is accessible on foot, by bicycle and public transport and will not impair road safety or the free flow of traffic. <p>Conversion or use of existing buildings in the open countryside, within close proximity to the main farm house or country house, for small-scale holiday accommodation uses will be permitted where compatible with the above and also. with Policy D10 of the Design and Development Chapter of the plan.</p>
MM173	216	E17	<p>E17 - Principal Holiday Accommodation Areas:</p> <p>Within the Principal Holiday Accommodation Areas, as identified on the Proposals Map, the change of use or redevelopment of hotels and other forms of holiday accommodation to non-tourism accommodation uses will not be permitted unless:</p> <ol style="list-style-type: none"> 1. there is no physical or economic potential for continued tourist use. And/or 2. refurbishment or redevelopment for holiday accommodation purposes is not financially viable. And/or 3. development proposals would result in environmental and/or economic benefits to the area that would outweigh the loss of the tourist accommodation. <p><u>Permission for change of use will not be permitted unless it can be clearly demonstrated that there is no longer a need for such uses and that the building or site has been marketed for at least 12 months (and up to two years depending on market conditions) at a realistic price without interest.</u></p> <p>Within the Principal Holiday Accommodation Area proposals for change of use from residential to hotels or other forms of holiday accommodation will be encouraged.</p>
MM174	216	E18	<p>E18 - Loss of Holiday Accommodation:</p> <p>The proposals for change of use or redevelopment of hotels and other holiday accommodation in the seaside resorts of Exmouth, Budleigh Salterton, Seaton and Sidmouth will not be permitted unless the holiday use is no longer viable and there is no market for the business as a going concern and/or the new use will overcome clear social, economic or environmental problems associated with the current use.</p> <p><u>Permission for change of use will not be permitted unless it can be clearly demonstrated that there is no longer a need for such uses and that the building or site has been marketed for at least 12 months (and up to two years</u></p>

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MM	Page No.	Policy/Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough
			depending on market conditions) at a realistic price without interest.
MM175	227	TC1	<p>TC1 – Telecommunications:</p> <p>In considering applications for the installation of telecommunications systems, the Council will have regard to the following criteria:-</p> <ol style="list-style-type: none"> 1. The development should be sited, well designed and landscaped to minimise the visual impact on the surrounding area while taking due account of operational efficiency. 2. The development will not adversely affect the amenity of nearby residents or <u>by significantly impacting upon</u> their enjoyment of their homes 3. New antennas will, wherever technically and legally possible, share existing masts or be erected on existing buildings or other structures. Where the sharing of a mast will require its extension the District Council may alternatively consider the sharing of the site. 4. The development will not have an adverse effect on areas designated for their landscape or nature conservation value. 5. The development will not have a significant impact on radio or television reception which cannot be mitigated. 6. The development will not have a serious adverse effect on the character, appearance and setting of a conservation area, listed building, historic park or garden, ancient monument or site of archaeological interest. 7. The development will have no adverse effect on aviation safety. 8. There is an identified need for the development in the local area. 9. There has been consultation with organisations with an interest in the proposed development – most notably any nearby schools and colleges or technical businesses. <p>Proposals to erect masts or towers will not be permitted unless the applicants can demonstrate that they have attempted to use sites with low environmental impact or share masts and have been unsuccessful.</p> <p>Any planning permission granted will be conditioned so that when any facility ceases to be used, becomes obsolete, or falls into disrepair, the demolition and removal of all works undertaken, both above and below ground, and the reinstatement of the site to its original condition or to an agreed specification, will be required.</p>
MM176	241	TC8	<p>TC8 - Safeguarding of Land Required for Highway and Access Improvements</p>

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MM	Page No.	Policy/Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough
			<p>Land required for the following highway and access schemes will be safeguarded from other development.</p> <p>Road Schemes</p> <p>a) Completion of Dinan Way at Exmouth. The extent of safeguarded land is indicated on the Proposals Map. Future planning for and the implementation of this proposal will need to be compliant with Habitat Regulation requirements <u>and place full regard on the importance of assets and setting of assets of heritage and landscape importance.</u></p> <p>Other Access Improvements</p> <p>b) Exmouth, town centre to seafront – enhanced pedestrian route. c) Honiton, Heathpark to Sidmouth Road – pedestrian and cycle link. d) A373 Awliscombe, Sunnyside to village – footway. e) Sidmouth to Sidford, The Byes – cycle route extension. f) Sidford to Sidbury – pedestrian and cycle route. g) A3052 Harpford to Newton Poppleford – footway/footbridge. h) Exeter to Broadclyst – cycle route. i) Exeter to Clyst St Mary and Westpoint – cycle route. j) B3184 Clyst Honiton to Airport and Business Park. k) Axminster North-South Relief Road.</p>
MM177	235	26.26	Not accepted as a man modification; See report
MM178	236	TC12	<p>TC12 – Aerodrome Safeguarded Areas and Public Safety Zones.</p> <p>The outer boundary of the aerodrome safeguarded areas and the Public Safety Zones for Exeter International Airport are shown on the Proposals Map. Within these areas planning permission will not be granted for development that would prejudice the safe operation of protected aerodromes or give rise to public safety concerns.</p> <p><u>Planning permission will not be granted for developments in the vicinity of an airport (or that could impact on safe operation of aeroplanes) that would compromise air safety by creating physical obstructions that could interfere with flight paths or navigational aids. Permission will not be granted for developments that will unduly prejudice future development or expansion programmes or potential at Exeter airport.</u></p>
MM179	238	Part 3	Delete whole of Part 3
MM180	254	Appendix A	Delete

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MM	Page No.	Policy/Paragraph	PROPOSED MODIFICATIONS New text: <u>underlined</u> Deleted text Struckthrough
MM181	256	Appendix B	Rename as Appendix 1
MM182	267	Appendix C	Delete existing text but insert updated housing table and rename as Appendix 2
MM183	277	Appendix D	Rename as Appendix 3