
From: Developer Services Planning [REDACTED]
Sent: 19 December 2017 12:20
To: Planning Policy
Subject: RE: East Devon Villages Plan Main Modifications Consultation

Thanks you for this further information the content noted and upon which we have no further comments.

Regards

Martyn Dunn Development Coordinator



D: [REDACTED]

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Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they [charge customers for Developer Services related activities from April 2018](#).



From: Planning Policy [mailto:[REDACTED]]
Sent: 18 December 2017 09:05
To: Linda Renshaw
Subject: East Devon Villages Plan Main Modifications Consultation

East Devon Villages Plan – Consultation on Proposed Schedule of Main Modifications – Representation period 18 December 2017 until 02 February 2018

We are sending you this email because our records show that you have previously made comments on our villages plan or that you wish to be kept informed on progress on the plan.

The Inspector appointed to examine the East Devon Villages Plan has now asked that we consult on proposed changes or 'main modifications' to the plan (shown at the end of this message) together with the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA).

The schedule of main modification, the updated SA/SEA, an amended version of the Villages Plan that incorporates the proposed changes and further information about the consultation may be viewed on the Council web site at: [Villages plan examination - East Devon](#)

If you wish to comment on the proposed schedule of main modifications or the updated SA/SEA, please email us at planningpolicy@eastdevon.gov.uk by no later than 2nd February 2018. All responses received will be forwarded to the Inspector for her consideration prior to issuing her report, which we expect in the Spring of 2018.

If you want further information please contact the planning policy team on 01395 571533.

Linda Renshaw (Mrs)
Senior Planning Officer
East Devon District Council
Tel. 01395 571683

Working days Tuesday, Wednesday and Thursday

East Devon Villages Plan Schedule of Main Modifications

Proposed new text shown underlined. Text proposed for deletion shown ~~struck through~~.

Ref.	Para.	Proposed Main Modification	Reason
MM01	1.5 (new para)	<u>1.5</u> The East Devon Local Plan refers to the intention to prepare <u>inset maps for Greendale Business Park and Hill Barton Business Park in the East Devon Villages Plan. Chapters 17 and 18 respectively include inset maps and policies for these business parks.</u>	Ensure scope of plan made clear at outset
MM02	1.7 (new para.)	<u>1.7</u> The relationship between the policies of other parts of the development plan and the Built-up Area Boundaries defined in <u>this East Devon Villages Plan is set out in Policy VP01.</u>	Supporting text to MM02
MM03	New policy VP01	<p><u>Policy VP01 – Built-up Area Boundaries</u></p> <p><u>In accordance with Strategy 27 of the East Devon Local Plan 2013-2031, Built-up Area Boundaries are shown on the Policies Map for the settlements of:</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>Kilminster;</u> • <u>Musbury;</u> • <u>Newton Poppleford;</u> • <u>Sidbury;</u> • <u>Uplyme;</u> • <u>West Hill;</u> 	Link to policies of EDLP to ensure legal compliance and effectiveness

Ref.	Para.	Proposed Main Modification	Reason
		<ul style="list-style-type: none"> • <u>Whimble; and</u> • <u>Woodbury.</u> <p><u>Lympstone is specifically excluded from this list of settlements because, at the time of 'publication' of this plan, there was a made neighbourhood plan for the village that included a BUAB.</u></p> <p><u>Development proposals at the above settlements will be considered in accordance with the strategic policies set out in Strategy 6 and Strategy 7 of the East Devon Local Plan, which are the relevant strategic policies relating to the BUAB status of land.</u></p> <p><u>The policies of Neighbourhood Plans, which also form part of the development plan, may also refer to the Built-up Area Boundaries defined in this plan.</u></p> <p><u>For the purposes of the East Devon Local Plan policies, land that is not specifically allocated for development or falls outside of the Built-up Area Boundaries defined in either this Villages Plan or the East Devon Local Plan constitutes 'countryside' where more restrictive policies on the development and use of land apply than within the defined Built-up Area Boundaries.</u></p>	
MM04	New policy number and extra text	<p>Policy <u>VP02</u> Beer 04 - Village Centre Vitality</p> <p>Within the Beer vitality and shopping area defined on the Beer inset map, proposals for main town centre uses (as defined in the National Planning Policy Framework) will be permitted provided the use would:</p> <ol style="list-style-type: none"> 1. maintain or enhance the character and diversity of such uses in the village centre; and 2. maintain or enhance the vitality and viability of the village centre. <p>Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation.</p> <p>Permission will be subject to the retention of the shopfront.</p> <p><u>The establishment of new main town centre uses which are within the defined BUAB but outside of the defined vitality and shopping area will not be permitted if they would harm the convenience, vitality or viability of the centre.</u></p>	Improve effectiveness of policy
MM05	New policy number and extra text	<p>Policy <u>VP03</u> Colyton 04 - Town Centre Vitality</p> <p>Within the Colyton vitality and shopping area defined on the Colyton inset map, proposals for main town centre uses (as defined in the National Planning Policy Framework) will be permitted provided the use would:</p>	Improve effectiveness of policy

Ref.	Para.	Proposed Main Modification	Reason
		<p>1. maintain or enhance the character and diversity of such uses in the town centre; and</p> <p>2. maintain or enhance the vitality and viability of the town centre.</p> <p>Proposals for other uses will not be permitted unless it has been clearly demonstrated that the site has been marketed without interest for all appropriate main town centre uses at a realistic price for at least 12 months (and up to two years depending on market conditions) and offered to the local community for their acquisition/operation.</p> <p>Permission will be subject to the retention of the shopfront.</p> <p><u>The establishment of new main town centre uses which are within the defined BUAB but outside of the defined vitality and shopping area will not be permitted if they would harm the convenience, vitality or viability of the centre.</u></p>	
MM06	New para.	<p>8.4 <u>A paddock to the south east of the village (north of Ravenscroft) that was excluded from the BUAB defined in the previously adopted Local Plan has now been included. The inclusion of this land inside the BUAB does not mean that the land is now less important from a heritage perspective as it could be that the land provides a valuable landscape setting to the significance and setting of listed historic buildings and the character and appearance of the conservation area.</u></p>	Protect the historic environment
MM07	10.2	<p>10.2 There is a farm complex adjoining the village centre that has been supported locally for redevelopment for residential use. The site has been included within the BUAB, but is not allocated for development, although a development brief will be produced to inform any development proposals that may be put forward. Within the centre of the village is an area that was excluded from the BUAB defined in the previously adopted Local Plan, <u>adjacent to the Mountfield grade II listed building. Whilst this has now been included in the BUAB, it lies at the heart of the conservation area and close to a number of listed buildings. The relationship of this land to these heritage assets, coupled with the open nature of this the land, coupled with its topography and tree cover and relationship with neighbouring listed buildings makes it unlikely that it will would be suitable for development unless, in except in exceptional circumstances, development would minimise harm in all respects upon the historic environment and secure the future of Mountfield, a heritage asset at risk.</u></p>	Protect the historic environment
MM08	17.3	<p>17.3 <u>The East Devon Local Plan refers to the intention to prepare inset maps for Greendale Business Park in the East Devon Villages Plan. There are no specific policies for Greendale Business Park in the Villages Plan though there is a line on the inset map showing the full extent of the land authorised for business uses at Greendale Business Park, this is provided to assist plan users. Policies of the</u></p>	Supporting text to MM08

Ref.	Para.	Proposed Main Modification	Reason
		<p>adopted Local Plan will be used to determine planning applications at Greendale Business Park which is within the open countryside and the subject of countryside protection policies including Strategy 7 – Development in the Countryside. <u>Policy VP04 sets out the relationship between the policies of the development plan and Greendale Business Park.</u></p>	
MM09	New policy	<p><u>Policy VP04 – Greendale Business Park</u></p> <p><u>Inset maps are included in this plan that show the extent of authorised uses at the Greendale Business Park for information purposes only. Development proposals at Greendale Business Park will be considered in accordance with the relevant policies of the development plan, in particular Strategy 7 of the East Devon Local Plan (Development in the Countryside).</u></p>	Provide clarity and improve effectiveness of plan
MM10	18.1 and 18.3	<p>18.1 Hill Barton Business Park lies to the north of and is accessed from the A3052. The business park dates back to the 1990s and over the past 30 years has expanded from a small base, historically with buildings in agricultural use, to a substantial business park extending to over 20 hectares. Part of the business park includes land in waste management and minerals use (Devon County Council are the waste and minerals planning authority).</p> <p>18.3 <u>The East Devon Local Plan refers to the intention to prepare inset maps for the Hill Barton Business Park in the East Devon Villages Plan. There is no specific policy for Hill Barton Business Park in the village plan though there is a line on the inset map showing the full extent of the land authorised for business uses at Hill Barton Business Park, this is provided to assist plan users. When considering development proposals for which the District Council is the determining authority the policies of the adopted Local Plan will be used to assess planning applications at Hill Barton Business Park, which is within the open countryside and the subject of countryside protection policies including Local Plan Strategy 7 – Development in the Countryside. Policy VP04 sets out the relationship between the policies of the development plan and Hill Barton Business Park.</u></p>	Provide clarity, improve effectiveness of plan and set out supporting text for MM10
MM11	New policy	<p><u>Policy VP05 – Hill Barton Business Park</u></p> <p><u>Inset maps are included in this plan that show the extent of authorised uses at the Hill Barton Business Park for information purposes only. Development proposals at Hill Barton Business Park will be considered in accordance with the relevant policies of the development plan, in particular Strategy 7 of the East Devon Local Plan (Development in the Countryside).</u></p>	Provide clarity and improve effectiveness of plan

Ref.	Para.	Proposed Main Modification				Reason
MM12	Monitoring table added	<u>Vision Objective</u>	<u>Key Policy or Strategy</u>	<u>Indicators</u>	<u>Target</u>	Enable effective monitoring of plan
		<u>Provide the resources to teach and develop skills</u>		<u>Number of state primary schools opened or closed in settlements with a BUAB defined in the EDVP</u>	<u>No loss of state primary schools in villages</u>	
		<u>Balanced communities</u>	<u>Strategy 32</u>	<u>Number of planning permissions granted that result in a net loss of cultural, social or leisure provision in settlements with a BUAB</u>	<u>No net loss of cultural/ social/ leisure provision in any one settlement</u>	
		<u>Conserve and enhance the historic environment of East Devon</u>	<u>Strategy 49</u>	<u>Net change in number of heritage assets on the Heritage at Risk Register for settlements in the EDVP</u>	<u>Reduce number of heritage assets at risk</u>	
		<u>Maintain and enhance town centres</u>	<u>Beer 01 Colyton 01</u>	<u>Any change of use from commercial main town centre uses to residential use within vitality and shopping areas</u>	<u>No net loss of commercial main town centre uses units in vitality and shopping areas</u>	
		<u>Vision for smaller towns and villages (Page 89 of the Local Plan).</u>	<u>Strategy 27 and VPO1</u>	<u>Number of new homes built annually at each settlement (inside and outside of BUAB)</u>	<u>Net increase in number of homes in each settlement</u>	
		<u>To ensure everybody has the opportunity to live in a decent house</u>	<u>Strategy 34</u>	<u>Number and percentage of new homes built that are affordable</u>	<u>Affordable housing provided to meet any need established in housing needs assessments in either individual or grouped parishes (as set out in Strategy 34)</u>	
		<u>To ensure that all groups of the population have access</u>	<u>Strategy 6</u>	<u>Number of residential completions in Strategy 27 settlements outside of the</u>	<u>More residential completions within BUAB than outside of BUAB</u>	

Ref.	Para.	Proposed Main Modification				Reason
		<u>to community services</u>		<u>BUAB and number of new homes built within walking distance of basic village facilities</u>		
		<u>To promote and encourage non-car based modes of transport and reduce journey lengths</u>	<u>Strategy 5B</u>	<u>Levels and frequency of bus services in the District's Strategy 27 settlements</u>	<u>No net loss of level or frequency of bus services</u>	

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