

**From:** [Deborah McCann](#)  
**To:** [Angela King](#)  
**Subject:** Colyton NDP Examination Request for Clarification  
**Date:** 05 July 2021 11:11:38

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Dear Angela

Please can you forward the following email to the Neighbourhood Plan Group. My request for clarification should also be posted on your website. If you have any questions please do not hesitate to contact me.

Following my examination of the Regulation 16 submissions in connection with the Colyton NDP I request clarification, from the neighbourhood plan group, as to how and why the wording of policy Coly8 was modified between the Regulation 14 version of the plan and the Regulation 16 version of the plan..

**The Regulation 14 policy states:**

**Policy No. Coly8. Exception Site Housing Development**

Proposals for housing development outside the built-up area boundary will only be supported if it is demonstrated that:

- i. it is on a small site and would provide affordable housing for local need, that is evidenced in accordance with Local Plan Strategy 35; and
- ii. it will not have a harmful visual impact on its setting or the landscape;
- iii. it conserves or enhances the character and appearance of the area; and
- iv. where relevant, it brings redundant or vacant historic buildings back into beneficial re-use.

**The Regulation 16 version states:**

**Policy No. Coly8 Exception Site Housing Development**

Proposals for housing development outside the built-up area boundary will only be supported if it is demonstrated that:

A small number of market homes may be permitted where this is essential to enable the delivery of affordable units.

Proposals for housing development outside the built-up area boundary will only be supported if it is demonstrated that:

- i. it is a small development of up to 15 dwellings, to provide affordable housing for local need, that is evidenced in accordance with Local Plan Strategy 35; and
- ii. it will not have a harmful visual impact on its setting or the landscape;
- iii. it conserves or enhances the character and appearance of the area; and
- iv. where relevant, it brings redundant or vacant historic buildings back into beneficial re-use.

A small number of market homes may be permitted where this is essential to enable the delivery of affordable units.

The change at Reg16 is to include the figure of 15 dwellings in criteria i. whilst at Reg 14 the references a "small site".

It would be helpful to clarify the reasons behind the change and the process followed. I suggest that this is provided by 9th of July 2021 unless otherwise agreed.

kind regards  
Deborah

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