

626/2011/S2

ACK

From: Stuart Langer
Sent: 27 April 2015 18:18
To: DPD
Cc: Jenny Clifford; Dave Black
Subject: DCC response to MDDC local plan proposed submission
Attachments: 150427_MDDC LP Proposed Submission DCC Response.pdf

Dear sir / Madam

Please find Devon County Council's response to the Local Plan Review: Proposed Submission consultation attached.

I would be grateful if you could confirm receipt of this attachment.

	626/2012/S3	626/2020/S10
	626/2013/CRES	626/2021/S12
Kind regards,	626/2014/VSS	626/2022/S3
Stuart Langer	626/2015/DM26	626/2023/TIV3
	626/2016/CU8	626/2024/TIV5
Stuart Langer	626/2017/S11	626/2025/TIV2
Senior Planning Officer	626/2018/S8	626/2026/TIV4
	626/2019/S9	626/2027/TIV15
		626/2028/CU4



Devon County Council - Planning, Transportation and Environment Group

Address: AB2 Lucombe House, County Hall, Topsham Road, Exeter, Devon, EX2 4QD

Email disclaimer: www.devon.gov.uk/email

THINK CARBON FOOTPRINT! - Do you really need to print this email? Save paper - Save money - Reduce waste

626/2029/CU6	626/2035/DM3
626/2030/CU10	626/2036/DM2
626/2031/CU20	626/2037/DM2S
626/2032/CRE11	626/2038/IMP
626/2033/CO1	
626/2034/DM1	

Planning Transportation and Environment

Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP



Lucombe House
County Hall
Topsham Road
Exeter
Devon
EX2 4QD

Sent by email to
planningconsultations@middevon.gov.uk

Tel: 0345 155 1015
Email: planning@devon.gov.uk

27th April 2015

Dear Sir / Madam

Devon County Council response to Mid Devon Proposed Submission Local Plan consultation

Thank you for the opportunity to comment on the emerging local plan review document. Devon County Council has worked closely with Mid Devon District Council in developing the plan to this stage, having responded to various consultations and providing evidence about community facility enhancements and transport improvements which will support the plan. As such, the county council is generally of the opinion that the plan is sound.

However, despite this general support, the county council does believe that there are some areas where the plan could be improved to provide greater clarification and reflect the latest evidence bases. In particular, the four key areas which could be improved include:

1. The plan sets out that 7,200 dwellings are required within the plan period; however it is felt that further information could be provided to justify this specific figure against the evidence contained in the strategic housing market assessment (SHMA) report.
2. The plan should include more detail regarding how the distribution of development has been determined, specifically the allocation of dwellings amongst the main towns and other settlements.
3. Further clarification would be welcomed on the level of affordable housing need which is set out in the plan – the plan at page 35 seems to differ from the SHMA report.
4. As set out in the evidence report produced by Devon County Council, which refers to the impacts of the proposed plan on Education, Children and Young People (amongst other matters), a site is required for a new primary

Textphone: 0845 155 1020
www.devon.gov.uk

school in Crediton. It is suggested that the residential allocation at Pedlerspool (as the largest allocation in Crediton) should be amended to include provision for this new primary school.

Further, more detailed comments are included in the Appendix, attached to this letter. If you have any questions about these comments or require further clarification, please contact the county council's strategic planning team.

Yours faithfully,



Joe Keech
Chief Planner

Appendix – schedule of comments

Please see a schedule of detailed comments below, these relate (and are in addition to) the strategic-level comments included in the attached letter.

Section	Comment(s)
<p>Vision (page 9 onwards) and Policy DM26</p>	<p>The vision refers to promoting community health and wellbeing; however it is felt that the plan could more appropriately reflect the Joint Strategic Needs Assessment and Joint Health and Wellbeing Strategy. These assessments / strategies set out that increasing physical activity and increasing healthy eating in Mid Devon are key objectives in improving health and wellbeing in the district. It is considered that this could be better reflected in the vision.</p> <p>It is noted that policy S1 (point i) already refers to the role of physical activity in improving health and wellbeing and policies S5 and DM26 relate to the provision of open spaces for access to leisure / fitness opportunities. However it is felt that policy DM26 could be improved by specifically mentioning allotment provision – this would enable people to learn about the origin of food and promotes healthier eating choices.</p>
<p>Spatial Strategy (page 11 onwards)</p>	<p>The text relating to Cullompton states that the spatial strategy reflects Cullompton's accessibility. It is considered that this paragraph would be more accurate if it stated 'potential accessibility' as infrastructure improvements will be required to ensure that the town is suitably accessible from the M5 taking account of the impacts of the allocated development.</p>
<p>Overall provision of housing and employment Paragraphs 2.2, 2.4, 2.6 & 2.9</p>	<p>The National Planning Policy Framework (NPPF) paragraph 47 sets out that the local plan must ensure provision of sufficient housing to meet the 'housing need' for the district. This version of the Local Plan Review sets out the amount of housing to be allocated.</p> <p>It is considered that further clarification could be usefully provided to set out how the Strategic Housing Market Assessment has been utilised to inform the requirement of 7,200 homes, particularly in the context of employment requirements.</p> <p>It would also be helpful to clarify whether the additional 10% of housing referred to in paragraphs 2.4 and 2.6 is included in the 7,200 figure. It is also unclear how the 628 dwellings referred to in para 2.9 relates to this 10%.</p>

Section	Comment(s)
Overall provision of housing and employment Paragraph 2.3	This paragraph sets out the development requirement for towns across the district and this is presented as a percentage of growth being allocated to each town. It is considered that the justification for these percentages could be made clearer. Whilst it is assumed that these have been based upon capacity analysis resulting from the Strategic Housing and Commercial Land Availability Assessments, and sustainability appraisal / strategic environmental assessment, this is not clear within these paragraphs.
Overall provision of housing and employment Tables 5 and 9	It is considered that the format of these two tables could be better aligned, in particular including a requirement column and baseline dates in table 9.
Overall housing trajectory (page 24)	It would be useful to set out how the trajectory has been informed – for example if this has involved liaison with known proposers of the allocation sites.
Overall provision of housing and employment Paragraph 2.15	This paragraph refers to an additional 20% being applied to the commercial land floor space allocated within the Local Plan. It would be helpful to set out how this relates to the assessments mentioned in paragraph 2.14 and table 9 – it appears that only 13% additional commercial land is being allocated which, unless misunderstood, may be an error.
Overall provision of housing and employment (page 29)	It would be helpful to explain how the trajectory of employment land development has been informed.
Amount and distribution of development Policy S2	As per the comment above in relation to paragraph 2.3, it would be helpful to set out how these allocations - specifically the share of development in each area - have been determined.
Amount and distribution of development Paragraph 2.20	Additional information could be added to this paragraph about the objectively assessed need arising from the SHMA document.

Section	Comment(s)
<p>Paragraph 2.22, Paragraph 2.65, paragraph 3.102, Policy S11 and Policy CU8</p>	<p>The County Council supports the transport strategy for accommodating growth East of Cullompton as included in these paragraphs / policies, including the need for improvements to ensure that development traffic impacts are appropriately mitigated – with particular regard to the M5.</p> <p>Devon County Council assessment shows that in order to mitigate the impact of the East of Cullompton allocation on junction 28, a new bridge crossing the M5 would be required. The preferred location for this additional bridge is just to the north of the current Duke Street Bridge, where south-facing slips can be accommodated. Construction of this scheme will be difficult given the small gap between the M5 and railway line and the floodplain covering most of the area. It will require negotiations with the Highways Agency, Environment Agency and Network Rail before a design can be agreed. This cost is likely to be at least £40m (including south facing slip roads). The combination of engineering challenges and costs is of concern but the scheme is potentially achievable and could have wider benefits to Cullompton</p> <p>We welcome the acknowledgement made at paragraph 3.102 that the high infrastructure costs associated with the East of Cullompton site will not be solely funded by development. The County Council will work with the District Council to seek appropriate funding to ensure the delivery of the necessary infrastructure to support this allocation.</p> <p>In addition, the text refers to the re-opening of Cullompton rail station. There is potential to undertake this scheme, however no detailed business case has been prepared. As such, it is important to note that this scheme is unlikely to be delivered within the next five years.</p>
<p>Amount and distribution of development Paragraph 2.24</p>	<p>Should be updated to reflect that the Crediton relief road is now open.</p>
<p>Housing Paragraph 2.27</p>	<p>Refers to the requirement of 96 affordable houses being required per year. However the SHMA report in table 11-3 states this is 111 per year for Mid Devon. It would be helpful to clarify how the figure has been derived.</p>
<p>Housing Paragraph 2.29</p>	<p>It is considered that the wording setting out that care homes or retirement complexes will be provided through strategic allocations may be too prescriptive. For example, extra care units promoted by the County Council could be accommodated elsewhere with the main market towns depending on site availability.</p>

Section	Comment(s)
Infrastructure Paragraph 2.53	As per the comment above, it is possible that provision for elderly people will occur in the main towns outside of the urban extensions. As such the wording 'strategic sites will include care homes...' should be replaced with 'strategic sites will include care homes unless the need has been met or will be met by other committed projects...'
Environment Policy S9	Point 'g' could usefully refer to protecting the setting of these assets.
Tiverton Policy S10	Bearing in the mind the allocation at Phoenix Lane makes provision to improve the bus station, it is considered appropriate to refer to improving the interchange of sustainable modes in the town centre in this policy.
Cullompton Paragraph 2.65	The paragraph wording could infer to some readers that the allocation will access directly onto the M5 – this may not be the case as the final transport solution has not been determined. Indeed, it is likely that the traffic from the development will access the local road network, which through junction 28 currently has access to the M5. It is also considered that improvements to reduce the impact of development traffic upon the M5 will be required to enable the delivery of this allocation and this could be made clearer in this paragraph.
Credon Policy S12 and Policy CRE5	Within Credon there is a need for a new primary school site. This should be included within the policies set for Credon and specifically Pedlerspool with a 210 pupil capacity primary school featuring early years provision and children's centre service delivery base, requiring a site of 1.1ha in size.
Rural Areas Policy S13	This policy refers to 'small scale' and it is considered that it would be useful to define what this means, perhaps in the supporting text.
Tiverton Policies TIV1 to TIV5	These policies and the supporting text should refer to the allocation for an energy from waste allocation which is included in the Devon Waste Plan (adopted December 2014). It is recognised that this is referred to in paragraph 3.60 however further mention of this allocation and a related district heating network should be mentioned in these policies. In particular, the district heating network should be referred to in TIV3 and TIV 5.

Section	Comment(s)
Tiverton Policy TIV2	<p>Policy TIV2 Eastern Urban Expansion Transport Provision point 'a' refers to a new junction onto the A361. It is considered that in order to ensure suitable traffic flow is sustained on the A361, this wording should be amended to 'grade separated junction'.</p> <p>Point 'b' makes reference to a number of traffic calming schemes. This includes Tidcombe Lane, however during recent consultation the preferred option suggested by the public was to not carry out works to this lane. As such, it is suggested that reference to Tidcombe Lane is removed.</p>
Tiverton Paragraph 3.20	<p>The wording of this paragraph suggests that contributions should be provided by developers until bus services become self-supporting. However it is more likely that a contribution will be required for a fixed duration, generally up to five years, rather than necessarily until the service becomes self-supporting. The text could be altered to reflect this.</p>
Tiverton Policy TIV3	<p>It is considered that this policy could refer to the Grand Western Canal, as an asset to be protected from the impacts of the Eastern Urban Extension.</p> <p>This policy could also refer to the EUE developments contributing towards facilities to facilitate recycling.</p>
Tiverton Policy TIV4	<p>Point 'b' - refers to funding for 420 school places but this is likely to exceed the need according to DCC's education s106 policy which sets out primary pupil generation of 0.25 pupils per dwelling (totalling 380 places from the 1520 houses allocated). Rather than stating a number it would be more suitable to say 'provision of a 420 place primary school with early years provision and a children's centre service delivery base, funded by appropriate contributions from developers.</p> <p>Point 'e' – this point could be more clearly worded as it suggests the intention is that the EUE may have separate youth or children's centre buildings. Rather, it is assumed that there may be one community building, which these services can make use of.</p> <p>It is also anticipated that developments at the EUE should contribute towards library services and this should be reflected in the policy.</p>
Tiverton Paragraph 3.28	<p>This paragraph should refer to development at the EUE providing fair contributions towards education facilities.</p>

Section	Comment(s)
Tiverton Policy TIV15	<p>The policy should be amended to include:</p> <ul style="list-style-type: none"> • Enhanced library service provision • Enhanced recycling centre provision • Reference could also be made to the Energy from Waste Facility allocated in the Devon Waste Plan and the associated district heating network.
Tiverton Paragraph 3.60	Should be updated to confirm the adoption of the Devon Waste Plan in December 2014.
Cullompton Policy CU4	<p>This policy makes reference for the need to construct a 290 place primary school; however the calculated number of pupils likely to be generated by the development is 300 pupils. In addition, to accommodate the general growth in pupils in the town the school capacity will need to provide 420 places. The policy should be amended to refer to the provision of a 420 place school with early years provision and a children's centre service delivery base, supported by appropriate developer contributions.</p> <p>This policy should also refer to library facility enhancements within the town.</p>
Cullompton Policy CU6	<p>Devon County Council has a number of concerns about the phasing in this policy, specifically with regard to buses and highway provision. The development of the allocation is likely to have a significant impact on the local transport network and mitigation is required to be in place as soon as possible.</p> <p>Point 'f' should be amended to state 'opening of a through route linking Willand Road to Tiverton Road prior to the occupation of development.</p> <p>Similarly, point 'e' which refers to bus services is ambiguous. Whilst it may not be possible to provide a bus service through the site at an early phase of the development, there are likely to be other bus improvements required such as providing more attractive waiting facilities on existing bus routes. In addition, the provision of bus stops and waiting facilities including shelters should be delivered in phase with development and the through-route. This point should therefore be amended to read 'implementation of bus infrastructure and service improvements in step with development'.</p>

Section	Comment(s)
Cullompton Policy CU10	The policy refers to land requirements for the new primary school facilities and also to the fact that the facilities may be delivered as either two schools or one school. An issue with this is that if the strategy of delivering two schools is followed, it is likely that a greater amount of land will be required. There is also an issue with the sizes of the two primary schools, each being 325. This would not properly accommodate the key stage groups and so would more likely be a school of 210 places and another of 420. The policy could be reworded to set out that the site should deliver 'education facilities providing for a total of not less than 630 pupils plus additional early years provision, including the requisite land to deliver these facilities. The required primary school capacity could be delivered through the provision of either one or two schools'.
Cullompton Policy CU20	Reference should be within CU20 towards the need for enhanced recycling centre provision to serve Cullompton.
Crediton Policy CRE 5	This policy sets out that at least 25 extra care units will need to be provided within the allocation. It should be noted that, due to the need to provide efficiencies of scale, extra care facilities are generally delivered at a minimum scale of 50 units per scheme. Whilst the policy does not need to change to reflect this, there may be a knock on effect of this from the amount of land required to provide a larger facility.
Crediton Policy CRE11	Inclusion of the new primary school requirement in Crediton should be mentioned in this policy – the need for this is set out in Devon County Council's Community Infrastructure Report for Mid Devon.
Rural Areas Policy CO1	Inclusion of the requirement for a 100 space car park to serve the railway station is supported. Devon County Council can provide further evidence to support this requirement.
Sustainable development principles Paragraph 4.5	Mention of the Devon Waste Plan is welcomed. However the paragraph could usefully refer to DCC's Waste Management and Infrastructure SPD that is due for adoption in June - this will provide guidance to applicants on how to comply with Policy W4.
Sustainable development principles Policy DM3	This policy could also refer to Transport Statements – which are less detailed reports than Transport Assessments (used where there are lesser transport impacts). This policy could also refer to ensuring there is safe access to the transport network.

Section	Comment(s)
Sustainable development principles Paragraph 4.58	In paragraph 4.8 the word 'waste' should precede 'materials' in line 3 to provide clarity. Currently the wording implies that DCC would be the LPA for any energy development that uses fuel brought into the site, such as coal, virgin timber or biomass crops, which is incorrect.
Sustainable development principles Policy DM25	Suggest adding text to ensure that if heritage assets cannot be preserved in situ that they are preserved in record by being investigated and recorded prior to development.
Tiverton Map	It is recommended that the allocation for an energy recovery facility under Policy W6 of the Devon Waste Plan within the Eastern Urban Expansion be indicated for information purposes; the suggested label using the term 'Potential Waste Management Facility'.
Uffculme Map	The Waste Management Facility should be omitted – while it was in the previous Waste Local Plan, it does not appear in the newly adopted Devon Waste Plan, and the area that appears on this map has never been used for waste management.
Various Maps	On the plan for Bampton, Burlescombe, Uffculme, Westleigh it is appropriate to amend reference to 'Minerals Consultation Zone' to 'Mineral Consultation Area', as the latter is the term used in the Minerals Local Plan and NPPF. If the text in the Plan refers to these areas, it would be worth mentioning that they are being reviewed through the emerging Devon Minerals Plan and will be superseded on adoption of that Plan.