



Ref: **MM-**
MM35
MM36

(For official use only)

Consultation on Draft Main Modifications to the Local Plan Review 2013 - 2033

Form for representations

Please return by 17 February 2020 (5pm).

When making a representation you must include your name and full postal address, otherwise your comments cannot be registered. Addresses will only be used to inform people about the new plan and other planning matters.

This form has two parts –

Part A – Your Details

Part B – Your representation(s). Please fill in a separate Part B for each representation.

Data Protection Act. Please note that this information on this form will be entered onto a database and the paper copies retained on file. The information will be used for the purposes of Town and Country Planning and may be viewed by any person for such purposes. To find out more on how we use your personal information, please see our Privacy Notice <https://www.middevon.gov.uk/PNRepresentations>

The Local Plan Review Main Modifications and associated information can be seen on the Council's website at www.middevon.gov.uk/LPRMainMods

If you require this information in another language or format, please contact us on 01884 255255 or email customerfirst@middevon.gov.uk

Part A

	1. Personal Details*	2. Agent Details (if applicable)
Title		Mr
First Name		S
Last Name		Brown
Job Title (where relevant)		
Organisation (where relevant)	Taylor Wimpey UK Ltd	Woolf Bond Planning
Address 1		The Mitfords
Line 2		Basingstoke Rd
Line 3		Three Mile Cross
Line 4		Reading
Post Code		RG7 1AT
Telephone		██████████
E-mail Address		████████████████████

** If an agent is appointed, please complete only The Title, Name and Organisation boxes below but complete the full contact details of the agent in 2*

Part B – Please use a separate sheet for each representation

3. Name or organisation: Woolf Bond Planning LLP for Taylor Wimpey UK Ltd

4. To which Main Modification consultation document does this representation relate? Please tick one box only (please use a separate sheet for each document you are commenting on)

Schedule of Proposed Main Modifications	X
Sustainability Appraisal Addendum	
Habitats Regulations Assessment (HRA) Addendum	
Equality Impact Assessment (EqIA) Addendum	
Schedule of Additional Modifications	

5. Please indicate the schedule reference (e.g. MM01) in the above document and the Policy number (e.g. DM1) to which your representation relates (please use a separate sheet for each schedule reference you are commenting on):

Reference Code

Policy

Please note that this consultation invites comments on modifications only, and not the wider unchanged content of the Local Plan Review.

The Local Plan Review 2013 – 2033 is required to be assessed against the tests set out in paragraph 182 of the 2012 version of the National Planning Policy Framework to establish whether it is ‘sound’ and complies with legal requirements:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities, where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

6. Do you consider the Local Plan Review to be:

6.(1) Legally compliant Yes No

- 6.(2) Sound

6 (2.1) Positively Prepared	Yes	<input type="text" value="X"/>	No	<input type="text"/>
6 (2.2) Justified	Yes	<input type="text" value="X"/>	No	<input type="text"/>
6 (2.3) Effective	Yes	<input type="text" value="X"/>	No	<input type="text"/>
6 (2.4) Consistent with national policy	Yes	<input type="text" value="x"/>	No	<input type="text"/>

7. Please provide your comments below

See attached submission dated 14th February 2020.

Part B – Please use a separate sheet for each representation

8. Name or organisation: **Woolf Bond Planning LLP for Taylor Wimpey UK Ltd**

9. To which Main Modification consultation document does this representation relate?
Please tick one box only (please use a separate sheet for each document you are commenting on)

Schedule of Proposed Main Modifications	X
Sustainability Appraisal Addendum	
Habitats Regulations Assessment (HRA) Addendum	
Equality Impact Assessment (EqIA) Addendum	
Schedule of Additional Modifications	

10. Please indicate the schedule reference (e.g. MM01) in the above document and the Policy number (e.g. DM1) to which your representation relates (please use a separate sheet for each schedule reference you are commenting on):

Reference Code Policy

Please note that this consultation invites comments on modifications only, and not the wider unchanged content of the Local Plan Review.

The Local Plan Review 2013 – 2033 is required to be assessed against the tests set out in paragraph 182 of the 2012 version of the National Planning Policy Framework to establish whether it is 'sound' and complies with legal requirements:

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- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

11. Do you consider the Local Plan Review to be:

6.(1) Legally compliant Yes No

6.(2) Sound

6 (2.1) Positively Prepared	Yes	<input type="text" value="x"/>	No	<input type="text"/>
6 (2.2) Justified	Yes	<input type="text" value="x"/>	No	<input type="text"/>
6 (2.3) Effective	Yes	<input type="text" value="x"/>	No	<input type="text"/>
6 (2.4) Consistent with national policy	Yes	<input type="text" value="x"/>	No	<input type="text"/>

12. Please provide your comments below

See attached submission dated 14th Feb 2020.

(Continue on a separate sheet if necessary)

Please complete the form online at www.middevon.gov.uk/LPRMainMods, or return completed forms to:

Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton EX16 6PP
or email to planningconsultations@middevon.gov.uk



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/GR/7880

Email: [REDACTED]

14th February 2020

Forward Planning
Mid Devon District Council
Phoenix House,
Tiverton
EX16 6PP

Dear Sirs,

Consultation on the Local Plan Review (2013-2033) Schedule of Proposed Main Modifications (January 2020)

Consultation Response on behalf of Taylor Wimpey UK Ltd

Introduction

We refer to the above consultation and respond on behalf of our client, Taylor Wimpey UK Ltd.

Main Modifications MM35 and MM36: Land at Colebrook (Policy CU21)

Our client controls land off Colebrooke Lane, Cullompton, which site is allocated as a contingency site for 100 dwellings under Policy AL/CU/20 of the Allocations and Infrastructure DPD (adopted 2010).

The site's allocated status is proposed to be carried forward under Policy CU21 in the emerging Local Plan Review and the main modifications now propose to remove the contingency status of the site, with it becoming an allocation. This modification is proposed pursuant to Devon County Highway's advice to the Local Plan Inspector that the timing of the development of the site is not dependent upon provision of the Cullompton Town Centre Relief Road coming forward.

Main Modification ("MM") 35 and 36 on pages 12 and 23 clarify the position in relation to the proposed allocation of the site and the removal of its contingency site status.

The modifications have been proposed by the Council in response to the Local Plan Inspector's Advice Note, which changes the Council considers necessary in order to make the Plan 'sound'.

Proposed Main Modification MM35, entails the replacement of the contingency status with a baseline allocation. This Main Modification is supported by consequential amendments i.e. Plan MM01 and MM36 which ensure internal consistency within the Local Plan.

This change also reflects the technical assessments submitted in support of application 19/00118/MOUT which proposes development of the site for up to 105 dwellings.

Summary

In summary:

- We support the removal of the site's contingency status.
- We support the deletion of criterion (b) to Policy CU21.

Overall, the site represents a deliverable source of supply and the expectation of delivery (as illustrated in the trajectory included through MM01) is supported.

We trust the above comments are of assistance in producing the Local Plan Review and await confirmation of receipt of our representations in due course.

Please do not hesitate to contact the writer should you wish to discuss any matter(s) arising.

Yours faithfully,

Wolf Bond Planning LLP

Steven Brown BSc Hons DipTP MRTPI

Enc.