

## Mid Devon Local Plan Examination

### Summary of Modifications relevant to the Devon Countryside Access Forum

Full text on: <https://www.middevon.gov.uk/residents/planning-policy/local-plan-review-examination/local-plan-review-proposed-main-modifications-consultation/>

Closing date: 5pm on 17<sup>th</sup> February 2020

#### Introduction

The new Local Plan for Mid Devon (known as the Mid Devon Local Plan Review) covers the district outside the Dartmoor National Park for the period to 2033. It identifies where new development can take place, including new homes, jobs, community facilities and infrastructure. Once adopted the plan will replace existing plans and guide planning applications and decisions.

Following Examination hearings, the Planning Inspector published his post hearings advice note. The District Council has now prepared a Schedule of Proposed Main Modifications to the plan, plus additional addendums and a Schedule of Additional Modifications which are more 'minor'.

Comments are invited on these documents only.

The following modifications are of interest to the Devon Countryside Access Forum.

#### Schedule of Proposed Main Modifications

No.	Policy/Paragraph	Local Plan page	Proposed changes	Reason
MM44	SP2: Higher Town Sampford Peverell	146	Include new criterion:  <b>“Improved access to the village for pedestrians and cyclists”</b>	Taken from Submission document SD14. Included as a main modification in accordance with the Inspector’s post hearing advice note. Modification proposed to provide greater clarity in response to a number of representations from individuals and through agreement of inclusion of criterion by Devon County Council.
MM45	SP2: Higher Town Sampford Peverell		Amend criterion g) as follows:	Taken from Submission Document SD14. Included as a main modification in accordance with the

			<p><b>“2 2.5 hectares of Green Infrastructure laid out and managed with landscaping and open space.”</b></p> <p>Modify the Policies Map as shown on Plan MM45.</p>	<p>Inspector’s post hearing advice note. The area of Green Infrastructure has been further extended to limit the impact of the setting of the listed building.</p>
MM52	Paragraph 4.88	189	<p>Amend paragraph 4.88 as follows:</p> <p>... “Green Infrastructure functions can coexist in one place, so the land coverage does not have to be extensive in every case, <b>although developments should recognise that floodplain cannot necessarily provide year-round amenity access.</b>”</p>	<p>Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector’s post hearing advice note. Modification proposed following representation made by the Environment Agency (673) which provides greater clarity of the ability of floodplain to be considered as Green Infrastructure but with limitations of year-round amenity access.</p>
MM53	Paragraph 4.88	189	<p>At the end of paragraph 4.88 include the following sentence:</p> <p><b>“Development incorporating green infrastructure will be required to submit management and maintenance details for the proposed green infrastructure.”</b></p>	<p>Taken from Submission Document SD14. Included as a main modification in accordance with the Inspector’s post hearing advice note. Modification proposed following the representation made by the Environment Agency to ensure green infrastructure is protected and managed beyond the initial construction/development.</p>