

## Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1i [PMM/66]	26	ST05	<p><i>Amend criterion (1):</i></p> <p>(1) All new major development proposals will <u>make a positive contribution towards the creation of resilient and cohesive communities and ensure that built and environmental assets can adapt to and be resilient to climate change</u> <del>demonstrate how they will incorporate sustainable construction standards and techniques, unless it can be demonstrated that it is not technically feasible or financially viable.</del></p>
MM1ii [PMM/1, PMM/66]	26	ST05	<p><i>Delete criteria (2) and (3):</i></p> <p><del>(2) All new major residential development will achieve a reduction in CO2 emissions by 15% beyond current building Regulations until such a time as the Planning and Energy Act 2008 amended is commenced in 2016;</del></p> <p><del>(3) All new major residential developments will achieve the highest BfL12<sup>(*)</sup> standard (or successor), unless it can be demonstrated that it is not technically feasible or financially viable. Any 'ambers' and 'reds' should be identified at the earliest opportunity so that a suitable design solution can be found.</del></p>
MM1iii [PPM/2 & PMM/66]	26	ST05	<p><i>Amend and renumber criterion (5) by adding new criterion (b) and amending old criterion (b):</i></p> <p><u>(3 5)</u> All new major development will be encouraged to build to a standard which minimises the consumption of resources during construction and thereafter in its occupation through:</p> <p><del>(a) demonstrating high standards of water efficiency targeting the optional requirements of 110 litres per person per day, and including for conversions and extensions of existing buildings;</del></p> <p><u>(b) connecting to any existing or proposed decentralised energy scheme or developing a scheme individually or jointly within a specified time frame;</u></p> <p><del>(b c)</del> <u>c</u> maximising opportunities for renewable and low carbon technologies including <del>decentralised energy</del></p>

Ref	Page	Policy/ Paragraph	Main Modification									
			<del>networks;</del>									
MM1iv [PMM/114]	238	DMO4	<p><i>Amend by adding a new criterion</i></p> <p><u>(2)All major residential proposals will be expected to be supported by a Building for Life 12 (BfL12)* (or successor) assessment. High quality design should be demonstrated through the minimisation of "amber" and the avoidance of "red" scores.</u></p> <p><i>Footnote: x <a href="http://www.designcouncil.org">www.designcouncil.org</a></i></p>									
MM2 [PMM/4]	33	ST07	<p><i>Amend criterion (3):</i></p> <p><del>(3) In Rural Settlements which contain at least one service or community facility, proposals for a local occupancy single dwelling will be enabled to meet locally generated needs where subject to demonstrable community support in line with provisions set out in Policy DM24</del> <u>appropriately located development of a modest scale will be enabled to meet locally generated needs.</u></p>									
MM3i [PMM/67]	35	4.19	<p><i>Amend first two sentences:</i></p> <p>The Local Plan <del>identifies</del> <u>establishes</u> a requirement for the <del>provision</del> <u>delivery</u> of a minimum of 17,220 dwellings across northern Devon over the life of the Local Plan, along with the provision of a minimum of <del>85.1</del> <u>84.9</u> hectares of land for economic development, on the basis of providing balanced housing and economic strategies. About 87% of the planned housing <del>requirement</del> <u>provision</u> will be located in the districts' towns, with the growth focus at Barnstaple and Bideford.</p>									
MM3ii [PMM/67]	35	ST08	<p><i>Amend criterion (2):</i></p> <p>(2) Planned provision for a minimum of 17,220 dwellings and <del>85.1</del> <u>84.9</u> hectares of employment land, to be provided on the following basis during the period 2011-2031:</p> <table border="1" data-bbox="734 1184 2042 1383"> <thead> <tr> <th></th> <th>Planned Housing <u>Requirement</u> (dwellings) 2011 - 2031</th> <th>Planned Employment Land (hectares) 2011-2031</th> </tr> </thead> <tbody> <tr> <td>Barnstaple*</td> <td>4,139</td> <td>21.6</td> </tr> <tr> <td>Bideford</td> <td>4,127</td> <td><del>25.4</del> <u>20.4</u></td> </tr> </tbody> </table>		Planned Housing <u>Requirement</u> (dwellings) 2011 - 2031	Planned Employment Land (hectares) 2011-2031	Barnstaple*	4,139	21.6	Bideford	4,127	<del>25.4</del> <u>20.4</u>
	Planned Housing <u>Requirement</u> (dwellings) 2011 - 2031	Planned Employment Land (hectares) 2011-2031										
Barnstaple*	4,139	21.6										
Bideford	4,127	<del>25.4</del> <u>20.4</u>										

Ref	Page	Policy/ Paragraph	Main Modification																																	
			<table border="1"> <tr> <td>Braunton/Wrafton</td> <td>390</td> <td><del>10</del> <u>12</u></td> </tr> <tr> <td>Fremington/Yelland*</td> <td>426</td> <td><del>7</del> <u>0</u></td> </tr> <tr> <td>Great Torrington</td> <td>632</td> <td>4</td> </tr> <tr> <td>Holsworthy</td> <td>670</td> <td>7.1</td> </tr> <tr> <td>Ifracombe</td> <td>1,429</td> <td>5</td> </tr> <tr> <td>Northam</td> <td>1,916</td> <td>0</td> </tr> <tr> <td>South Molton</td> <td>1,240</td> <td><del>10.8</del> <u>13.6</u></td> </tr> <tr> <td>Local Centres**</td> <td>1,123</td> <td>0.9</td> </tr> <tr> <td>Villages</td> <td><del>1,034</del> <u>1,024</u></td> <td>0.3</td> </tr> <tr> <td>Rural Settlements and Countryside</td> <td><del>120</del> <u>104</u></td> <td>0</td> </tr> <tr> <td>Area Total</td> <td><del>17,246</del> <u>17,220</u></td> <td><del>85.1</del> <u>84.9</u></td> </tr> </table>	Braunton/Wrafton	390	<del>10</del> <u>12</u>	Fremington/Yelland*	426	<del>7</del> <u>0</u>	Great Torrington	632	4	Holsworthy	670	7.1	Ifracombe	1,429	5	Northam	1,916	0	South Molton	1,240	<del>10.8</del> <u>13.6</u>	Local Centres**	1,123	0.9	Villages	<del>1,034</del> <u>1,024</u>	0.3	Rural Settlements and Countryside	<del>120</del> <u>104</u>	0	Area Total	<del>17,246</del> <u>17,220</u>	<del>85.1</del> <u>84.9</u>
Braunton/Wrafton	390	<del>10</del> <u>12</u>																																		
Fremington/Yelland*	426	<del>7</del> <u>0</u>																																		
Great Torrington	632	4																																		
Holsworthy	670	7.1																																		
Ifracombe	1,429	5																																		
Northam	1,916	0																																		
South Molton	1,240	<del>10.8</del> <u>13.6</u>																																		
Local Centres**	1,123	0.9																																		
Villages	<del>1,034</del> <u>1,024</u>	0.3																																		
Rural Settlements and Countryside	<del>120</del> <u>104</u>	0																																		
Area Total	<del>17,246</del> <u>17,220</u>	<del>85.1</del> <u>84.9</u>																																		
MM3iii [PMM/67]	36	4.19A	<p><i>Amend paragraph and add footnote (x):</i></p> <p>The overall housing requirements set out in Policy ST08 <del>applies apply to northern Devon,</del> across the joint Plan area and <del>is</del> <u>are</u> not disaggregated to <del>the an</del> individual constituent local planning authorities<del>y</del>. Equally, the need to identify a five year housing land supply will apply across the joint Plan area as a whole, rather than being applicable to each individual local planning authority. Recognising the opportunity afforded by national planning practice guidance<sup>(x)</sup>, the Councils will monitor and appraise the five year housing land supply for the Plan area on a collaborative basis. As such, the need to identify and maintain a five year supply of sites for housing will apply across the plan area, rather than being applicable to each individual constituent local planning authority.</p> <p>Footnote: (x) Paragraph: 010 Reference ID: 2a-010-20140306</p>																																	
MM3iv [PMM/67]	36	4.20	<p><i>Delete paragraph:</i></p> <p>National planning policy and guidance requires local planning authorities to plan to meet their objectively assessed development needs through their Local Plans and indicates that these needs should be</p>																																	

Ref	Page	Policy/ Paragraph	Main Modification
			<p>established using appropriate evidence. A suite of Strategic Housing Market Assessment evidence, including the Northern Peninsula Housing Market Area Strategic Housing Market Assessment (SHMA) Update, along with the Northern Devon Housing and Employment Report have objectively informed the level of housing planned for delivery. Previously provided evidence, including that used to prepare the South West Regional Spatial Strategy is considered to be significantly out of date and the more up to date assessment of need provided by the material set out above are considered to establish an appropriate and up to date evidence base to support the Local Plan.</p>
<p>MM3v [PMM/67]</p>	<p>36</p>	<p>4.20A</p>	<p><i>Amend paragraph:</i></p> <p>A range of evidence, including the Northern Peninsula Housing Market Area Strategic Housing Market Assessment (SHMA) Update, identifies a demographically derived requirement for about 14,500 dwellings across northern Devon over the Plan period, including consideration of appropriate vacancy rate and an allowance for second home ownership. Recognising the need to provide a balanced housing and employment strategy, evidence identifies the need to increase the scale of planned housing provision, above the demographically derived baseline, to <u>the housing requirement has been set to</u> ensure the availability of an appropriate workforce to meet economic growth aspirations. <del>To provide a balance with planned economic growth,</del> including the provision of <del>85.1</del> <u>84.9</u> hectares of land for economic development, evidence establishes an increased objectively assessed need for housing of <del>17,220</del> dwellings across northern Devon over the Plan period.</p>
<p>MM3vi [PMM/67]</p>	<p>36</p>	<p>4.20B and 4.20C</p>	<p><i>Delete paragraphs:</i></p> <p>The planned housing requirement of 17,220 dwellings provides for a 19% uplift above the demographically derived housing requirement. This uplift is considered to provide an appropriate response to market signals, in particular providing an appropriate adjustment to help address housing affordability and offering the opportunity to help address the high need for affordable housing across northern Devon. In doing so, it also addresses the requirement to boost significantly the supply of housing, provides a greater flexibility of housing supply and facilitates the aspirations for growth within particular communities.</p> <p>The planned housing provision also incorporates the objectively assessed need for housing, amounting to 205 196 dwellings, arising from the part of Exmoor National Park that resides within North Devon. This follows a formal request from Exmoor National Park Authority on a Duty to Cooperate basis and responds to the constrained nature of the National Park in terms of opportunities to deliver housing. The provision of housing within the Plan to meet the needs arising from the North Devon part of Exmoor National Park reflects the obligation on local planning authorities to work together to meet the full needs for housing across the housing market area. The economic impacts of this arrangement has been reflected within the overall housing and employment balance.</p>

Ref	Page	Policy/ Paragraph	Main Modification
MM3vii [PMM/67]	37	4.21	<p><i>Amend first sentence:</i></p> <p>The <del>planned minimum</del> housing requirement for <del>provision across</del> northern Devon will require an average development rate of <del>about</del> 861 dwellings per annum over the plan period.</p>
MM3viii [PMM/67]	37	4.21	<p><i>Amend footnote (y) to second sentence:</i></p> <p>(y) based on the <del>2013</del> Strategic Housing Land Availability Assessment <u>and subsequent work with development interests to establish likely timetables for development delivery.</u></p>
MM3ix [PMM/67]	37	4.22	<p><i>Amend paragraph:</i></p> <p><u>The Local Plan sets out a housing supply of 20,189 dwellings for northern Devon over the plan period (Table 4.2), offering a potential level of housing delivery that is approximately 17% greater than the housing requirement. The level of supply provides for an increase in choice and competition within the housing market to help secure the delivery of the requirement of a minimum of 17,220 dwellings by the end of the plan period. Delivery during the first five years of the plan period is established through dwelling completions, amounting to 7,364 dwellings as of 31st March 2017. Subsequently, in the first part of the Plan period will include sites currently under construction and those with planning permission are anticipated to come forward and, as of 31st March 2017, at 1st April 2013 there were commitments for 2,837 2,873 dwellings. The Local Plan allocates further sites with capacity for to deliver 12,663 11,837 dwellings, with another 699 dwellings considered to have the potential to be delivered on non-strategic housing sites (see Appendix 5). Recognising that small unidentified brownfield sites have previously contributed to the housing supply, the Local Plan makes a modest windfall allowance from this source, based for the continuation of this trend and established on evidence of historic delivery; contributing a further 990 dwellings. Achieved development, commitments, urban non-strategic deliverable sites identified through Strategic Housing Land Availability Assessment and allocated sites provide an identified housing supply of 17,246 dwellings, amounting to 8,768 dwellings in North Devon and 8,478 dwellings in Torridge. This, which includes sites coming forward in the rural areas, will be sufficient to meet the identified housing requirement of 17,220 dwellings across northern Devon.</u></p>
MM3x [PMM/145]	37	4.22A to 4.22D	<p><i>Add new paragraphs as supporting text following paragraph 4.22:</i></p> <p><u>4.22A For the purpose of identifying and updating annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against the housing requirements of the Local Plan, the "Liverpool method" of spreading the shortfall across the remainder of the plan period, shall be adopted. At the time of adoption of the Local Plan, the five year housing land supply shall include a buffer of 20% to reflect past under delivery of housing. The Liverpool method of spreading the delivery of the shortfall together with the 20% buffer shall apply to all reports published for the North Devon and Torridge Local Plan area</u></p>

Ref	Page	Policy/ Paragraph	Main Modification														
			<p>until 1 April 2031 or until the Local Plan is first reviewed. In the event that the shortfall is delivered prior to the 1 April 2031 or to the review of the Local Plan, a buffer of 5% shall be applied to the five year housing land requirement.</p> <p>4.22B The five year requirement for housing at the annualised rate of 861 dwellings would be 4,305 dwellings. At 31 March 2017 the unmet requirement for housing was 1,708 dwellings. If this is averaged to be delivered over the remainder of the plan period, an additional 122 dwellings are required each year. This results in a five year requirement of 4,915 dwellings. With a 20% buffer to provide for past under delivery, the requirement for the five year housing land supply at 1 April 2017 is for 5,898 dwellings.</p> <p>4.22C Table x sets out the identified supply of specific deliverable sites for northern Devon as of 1st April 2017; which will be updated annually through the preparation of the Authorities Monitoring Reports.</p> <p style="text-align: center;"><u>Table x: Five year supply of deliverable housing sites at 1st April 2017</u></p> <table border="1" data-bbox="752 756 1957 1171"> <thead> <tr> <th data-bbox="757 759 1357 810">Source</th> <th data-bbox="1361 759 1953 810">Dwellings</th> </tr> </thead> <tbody> <tr> <td data-bbox="757 813 1357 865"><u>Allocations</u></td> <td data-bbox="1361 813 1953 865"><u>4,235</u></td> </tr> <tr> <td data-bbox="757 868 1357 919"><u>Non-strategic housing sites</u></td> <td data-bbox="1361 868 1953 919"><u>322</u></td> </tr> <tr> <td data-bbox="757 922 1357 992"><u>Housing commitments (excluding small unimplemented)<sup>(1)</sup></u></td> <td data-bbox="1361 922 1953 992"><u>2,207</u></td> </tr> <tr> <td data-bbox="757 995 1357 1066"><u>Small unimplemented housing commitments<sup>(2)</sup></u></td> <td data-bbox="1361 995 1953 1066"><u>420</u></td> </tr> <tr> <td data-bbox="757 1069 1357 1120"><u>Windfall development</u></td> <td data-bbox="1361 1069 1953 1120"><u>180</u></td> </tr> <tr> <td data-bbox="757 1123 1357 1174"><u>Total deliverable supply</u></td> <td data-bbox="1361 1123 1953 1174"><u>7,364</u></td> </tr> </tbody> </table> <p>(1) Estimated dwelling yield from sites which are subject to planning permission or with a resolution to grant consent subject to signing of a s106 agreement as of 31st March 2017, whilst excluding such yield which results from: (1) sites with unimplemented planning commitments that are less than 0.1 hectare or providing fewer than five dwellings; and (2) allocated and non-strategic housing sites.</p> <p>(2) Estimated dwelling yield (subject to a 15% non-implementation allowance) from sites smaller than 0.1 hectares or providing for fewer than five dwellings, which are subject to an unimplemented planning permission or with a resolution to grant consent subject to signing of a s106 agreement as of 31st March 2017, whilst excluding such yield which result from allocated or non-strategic housing sites.</p>	Source	Dwellings	<u>Allocations</u>	<u>4,235</u>	<u>Non-strategic housing sites</u>	<u>322</u>	<u>Housing commitments (excluding small unimplemented)<sup>(1)</sup></u>	<u>2,207</u>	<u>Small unimplemented housing commitments<sup>(2)</sup></u>	<u>420</u>	<u>Windfall development</u>	<u>180</u>	<u>Total deliverable supply</u>	<u>7,364</u>
Source	Dwellings																
<u>Allocations</u>	<u>4,235</u>																
<u>Non-strategic housing sites</u>	<u>322</u>																
<u>Housing commitments (excluding small unimplemented)<sup>(1)</sup></u>	<u>2,207</u>																
<u>Small unimplemented housing commitments<sup>(2)</sup></u>	<u>420</u>																
<u>Windfall development</u>	<u>180</u>																
<u>Total deliverable supply</u>	<u>7,364</u>																

Ref	Page	Policy/ Paragraph	Main Modification
			<u>4.22D Proposals for residential development which would comply with the relevant policies of the Local Plan when taken as a whole, and unless material considerations indicate otherwise, will continue to receive support from the Councils in the determination of planning applications, irrespective of whether a supply of specific deliverable sites, sufficient to provide five years' worth of housing against the requirements of the Local Plan, can be demonstrated.</u>
MM3xi [PMM/67]	37	4.24	<p><i>Amend paragraph:</i></p> <p>To ensure a maintained land supply and to provide for development choice, the Local Plan adopts a flexible approach to land release. <del>No allowance is given for windfalls, although yields from such sites have made a significant contribution to historic development rates. It is anticipated that windfalls will make an additional contribution to the housing supply, which will further extend development opportunities beyond that required to meet the identified housing requirement.</del> Additionally, the <u>potential dwelling capacity</u> of sites has been calculated on the basis of a conservative estimate, in accordance with the assumptions agreed <u>through</u> <del>in</del> the Strategic Housing Land Availability Assessment and a generous 15% non- implementation <u>allowance rate</u> has been applied to small sites that contribute to the land supply through unimplemented consents.</p>
MM3xii [PMM/67]	37	4.25	<p><i>Delete paragraph:</i></p> <p><del>The supply of housing will be monitored annually to ensure both Councils have specific sites sufficient to provide five years worth of housing against the objectively assessed need. Both Councils reserve the right to include a windfall supply in their respective assessment of the five year housing land supply, where evidence supports its inclusion.</del></p>
MM3xiii [PMM/67]	37	4.26	<p><i>Amend first sentence:</i></p> <p>The Local Plan does not identify a programme of land release, <u>with no phasing applied to the release of allocated sites</u>; rather the nature and scale of committed and allocated sites provides that there will be a gradual delivery of new dwellings across the plan period.</p>
MM3xiv [PMM/67]	38	4.28	<p><i>Amend second sentence:</i></p> <p>The allocations have been tested for <u>deliverability suitability and availability</u> <del>and are subject to site specific policies.</del> <u>With respect to the non-strategic housing sites (see Appendix 5), development proposals will be considered having regard to all relevant Local Plan policies and will be expected to contribute to the delivery of the relevant settlement's spatial vision and development strategy.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification																																																																																				
MM3xv [PMM/67]	38	Table 4.2	<p><i>Amend Table's title, figures in table and footnotes:</i></p> <p><b>Table 4.2: Housing Commitments and Additional Land Release Requirements</b></p> <table border="1"> <thead> <tr> <th>-</th> <th>Built 2011 –2013</th> <th>Commitments<sup>(1)</sup></th> <th>Non-Strategic Sites<sup>(2)</sup></th> <th>Allocations<sup>(3)</sup></th> <th>Total Identified Supply</th> </tr> </thead> <tbody> <tr> <td>Barnstaple*</td> <td>106</td> <td>356</td> <td>494</td> <td>3,183</td> <td>4,139</td> </tr> <tr> <td>Bideford</td> <td>249</td> <td>854</td> <td>309</td> <td>2,715</td> <td>4,127</td> </tr> <tr> <td>Braunton/Wrafton</td> <td>21</td> <td>101</td> <td>680</td> <td>200</td> <td>390</td> </tr> <tr> <td>Fremington /Yelland*</td> <td>54</td> <td>9</td> <td>860</td> <td>277</td> <td>426</td> </tr> <tr> <td>Great Torrington</td> <td>18</td> <td>126</td> <td>380</td> <td>450</td> <td>632</td> </tr> <tr> <td>Holsworthy</td> <td>65</td> <td>240</td> <td>0</td> <td>365</td> <td>670</td> </tr> <tr> <td>Ifracombe</td> <td>104</td> <td>209</td> <td>191</td> <td>925</td> <td>1,429</td> </tr> <tr> <td>Northam</td> <td>41</td> <td>155</td> <td>90</td> <td>1,630</td> <td>1,916</td> </tr> <tr> <td>South Molton</td> <td>19</td> <td>102</td> <td>199</td> <td>920</td> <td>1,240</td> </tr> <tr> <td>Local Centres**</td> <td>111</td> <td>331</td> <td>89</td> <td>592</td> <td>1,123</td> </tr> <tr> <td>Villages</td> <td>128</td> <td>295</td> <td>31</td> <td>580</td> <td>1,034</td> </tr> <tr> <td>Rural Settlements and Countryside</td> <td>25</td> <td>95</td> <td>0</td> <td>0</td> <td>120</td> </tr> <tr> <td>Northern Devon</td> <td>941</td> <td>2,873</td> <td>1,595</td> <td>11,837</td> <td>17,246</td> </tr> </tbody> </table>	-	Built 2011 –2013	Commitments <sup>(1)</sup>	Non-Strategic Sites <sup>(2)</sup>	Allocations <sup>(3)</sup>	Total Identified Supply	Barnstaple*	106	356	494	3,183	4,139	Bideford	249	854	309	2,715	4,127	Braunton/Wrafton	21	101	680	200	390	Fremington /Yelland*	54	9	860	277	426	Great Torrington	18	126	380	450	632	Holsworthy	65	240	0	365	670	Ifracombe	104	209	191	925	1,429	Northam	41	155	90	1,630	1,916	South Molton	19	102	199	920	1,240	Local Centres**	111	331	89	592	1,123	Villages	128	295	31	580	1,034	Rural Settlements and Countryside	25	95	0	0	120	Northern Devon	941	2,873	1,595	11,837	17,246
-	Built 2011 –2013	Commitments <sup>(1)</sup>	Non-Strategic Sites <sup>(2)</sup>	Allocations <sup>(3)</sup>	Total Identified Supply																																																																																		
Barnstaple*	106	356	494	3,183	4,139																																																																																		
Bideford	249	854	309	2,715	4,127																																																																																		
Braunton/Wrafton	21	101	680	200	390																																																																																		
Fremington /Yelland*	54	9	860	277	426																																																																																		
Great Torrington	18	126	380	450	632																																																																																		
Holsworthy	65	240	0	365	670																																																																																		
Ifracombe	104	209	191	925	1,429																																																																																		
Northam	41	155	90	1,630	1,916																																																																																		
South Molton	19	102	199	920	1,240																																																																																		
Local Centres**	111	331	89	592	1,123																																																																																		
Villages	128	295	31	580	1,034																																																																																		
Rural Settlements and Countryside	25	95	0	0	120																																																																																		
Northern Devon	941	2,873	1,595	11,837	17,246																																																																																		



Ref	Page	Policy/ Paragraph	Main Modification					
			<u>Table 4.2 Housing Land Supply 2011-2031</u>					
			-	<u>Dwelling /Completions 2011 - 2017<sup>(1)</sup></u>	<u>Planning Commitments (2)</u>	<u>Non-strategic Housing Sites<sup>(3)</sup></u>	<u>Allocations<sup>(4)</sup></u>	<u>Total Identified Supply</u>
			<u>Barnstaple*</u>	<u>375</u>	<u>473</u>	<u>153</u>	<u>3,162</u>	<u>4,163</u>
			<u>Bideford</u>	<u>766</u>	<u>322</u>	<u>226</u>	<u>2,815</u>	<u>4,129</u>
			<u>Braunton/Wrafton</u>	<u>83</u>	<u>69</u>	<u>0</u>	<u>420</u>	<u>572</u>
			<u>Fremington/ Yelland*</u>	<u>63</u>	<u>259</u>	<u>0</u>	<u>527</u>	<u>849</u>
			<u>Great Torrington</u>	<u>104</u>	<u>67</u>	<u>0</u>	<u>513</u>	<u>684</u>
			<u>Holsworthy</u>	<u>254</u>	<u>66</u>	<u>0</u>	<u>415</u>	<u>735</u>
			<u>Ifracombe</u>	<u>196</u>	<u>202</u>	<u>71</u>	<u>935</u>	<u>1,404</u>
			<u>Northam</u>	<u>143</u>	<u>140</u>	<u>92</u>	<u>1,735</u>	<u>2,110</u>
			<u>South Molton</u>	<u>177</u>	<u>145</u>	<u>51</u>	<u>949</u>	<u>1,322</u>
			<u>Local Centres**</u>	<u>281</u>	<u>342</u>	<u>76</u>	<u>614</u>	<u>1,313</u>
			<u>Villages</u>	<u>230</u>	<u>318</u>	<u>30</u>	<u>578</u>	<u>1,156</u>
			<u>Rural Settlements and Countryside</u>	<u>328</u>	<u>434</u>	<u>0</u>	<u>0</u>	<u>762</u>

Ref	Page	Policy/ Paragraph	Main Modification												
			<table border="1"> <tr> <td><u>Windfall Estimate</u></td> <td></td> <td></td> <td></td> <td></td> <td><u>990</u></td> </tr> <tr> <td><u>Northern Devon</u></td> <td><u>3,000</u></td> <td><u>2,837</u></td> <td><u>699</u></td> <td><u>12,663</u></td> <td><u>20,189</u></td> </tr> </table> <p>Note that figures may not sum due to rounding.</p> <p>(1) Dwelling completions over the period 1st April 2011 to 31st March 2017, excluding those built on allocated sites.</p> <p>(±2) <u>Estimated dwelling yield from sSites under construction, sites with planning permission subject to implementation, and unimplemented sites (with small sites subject to a 15% non implementation discount) and sites with a resolution to grant consent subject to signing of a s106 agreement as of 31st March 2017 whilst, excluding planning commitments on allocations with extant consents at Anchorwood Bank and Moreton Park.</u></p> <p>(±3) <u>Estimated dwelling yield from non-strategic housing sSites which are identified as developable by through the Strategic Housing Land Availability Assessment, and not subject to site specific allocations, not a commitment as of the 31st March 2017 and situated within settlement development boundaries (see Appendix 5).</u></p> <p>(±4) <u>Estimated dwelling yield from sSites subject to Local Plan allocations, including sites which benefit from the yield arising from planning commitments and dwelling completions on them as extant consents at 31st March 2017-2013.</u></p>	<u>Windfall Estimate</u>					<u>990</u>	<u>Northern Devon</u>	<u>3,000</u>	<u>2,837</u>	<u>699</u>	<u>12,663</u>	<u>20,189</u>
<u>Windfall Estimate</u>					<u>990</u>										
<u>Northern Devon</u>	<u>3,000</u>	<u>2,837</u>	<u>699</u>	<u>12,663</u>	<u>20,189</u>										
MM4 [PMM/70]	57	ST11	<p><i>Amend third sentence of criterion (1):</i></p> <p>Employment generating employment opportunities to meet identified needs and locally determined growth aspirations. Employment land requirements will be met through the release of <u>about a minimum of 85.1-84.9</u> hectares of land for general employment purposes and by the retention and re-use of employment sites.</p>												
MM5i [PMM/68]	40	ST09	<p><i>Amend first and fourth sentences of criterion (2):</i></p> <p>(2) <u>Priority will be given to Employment uses and waterside infrastructure requiring a coastal location. Such uses will be directed to previously developed sites around the coastline and the Taw-Torridge estuary with existing jetties and wharves. .... Facilities at Appledore and Yelland Quay will be protected for their value as landing stages for marine aggregates and for other marine employment uses.</u></p>												
MM5ii [PMM/68]	40	ST09	<p><i>Amend criterion (3):</i></p> <p>(3) <u>Proposals for Tourism attractions, and leisure developments, new tourist accommodation, associated tourism facilities and services of an appropriate scale will be supported within and adjoining northern Devon coastal resorts and the developed coast will be supported where they enhance the quality or diversity of the local tourism offer and will not detract from the character of protected landscapes and</u></p>												

Ref	Page	Policy/ Paragraph	Main Modification
			<del>other environmental assets. Within the resorts, coastal towns and villages, new tourist accommodation, associated tourism facilities and services of an appropriate scale will be supported within the developed coast where well related to its environmental setting and assets.</del>
MM5iii [PMM/68]	40	ST09	<p><i>Amend criterion (7):</i></p> <p>(7) Development within the undeveloped coast and estuary will be supported where it does not detract from the unspoilt character, appearance and tranquillity of the area, nor the undeveloped character of the Heritage Coasts, and it is required because it cannot reasonably be located outside the undeveloped coast and estuary. <del>and is:</del></p> <p><del>(a) for agricultural purposes;</del></p> <p><del>(b) to provide community facilities that meet the needs of the local community; or</del></p> <p><del>(c) to enhance opportunities for outdoor sport and recreation and facilitate the enjoyment, understanding and appreciation of the coast and estuary by the public.</del></p>
MM5iv [PMM/68]	42	4.36	<p><i>Amend final sentence:</i></p> <p>Sites <del>or those parts of a site</del> developed with permanently sited static caravans and/or other tourism related facilities form part of the developed coast, whereas seasonal caravan and/or camping sites <del>or those parts of sites</del> without a significant level of permanent structures form part of the undeveloped coast.</p>
MM6 [PMM/7]	61	ST14	<p><i>Amend criterion (a):</i></p> <p>(a) providing a net gain in northern Devon's biodiversity where possible, through positive management of an enhanced and expanded network of designated sites and green infrastructure, including retention and enhancement of critical environmental capital <u>by protecting the hierarchy of designated sites in accordance with their status;</u></p>
MM7 [PMM/71]	66	ST15	<p><i>Amend first sentence and criteria (a) and (b):</i></p> <p><u>Great weight will be given to the desirability of preserving and enhancing</u> <del>The quality of northern Devon's historic environment will be preserved and enhanced where feasible through positive management by:</del></p> <p>(a) conserving <del>and enhancing</del> the historic dimension of the landscape;</p> <p>(b) conserving <del>and enhancing</del> cultural, built, historic and archaeological features of national and local</p>

Ref	Page	Policy/ Paragraph	Main Modification
			importance and their settings, including those that are not formally designated;
MM8 [PMM/8]	67	ST16	<p><i>Amend the policy:</i></p> <p>(1) Proposals for development incorporating on-site provision of renewable energy (<u>other than wind energy</u>) or <u>renewable</u> heat and/or low carbon technologies will be supported and encouraged where appropriate.</p> <p>(2) Proposals by community-led enterprises and schemes that meet the needs of local communities to offset their energy and heat demand from renewable and low carbon sources (<u>other than wind energy</u>) will be supported <u>where appropriate</u>.</p> <p>(3) Renewable and low carbon energy and heat generating development (<u>other than wind energy</u>) will be supported in the landscape character types where:</p> <p>(a) landscape sensitivity is best able to accommodate them, assessed in accordance with the Councils' Landscape Sensitivity Assessments and by the landscape's sensitivity to accommodate the scale of development;</p> <p>(b) there is no significant impact on local amenities; and</p> <p>(c) the special qualities of nationally important landscape, biodiversity and heritage designations and their settings are conserved or enhanced.</p> <p>(4) Renewable and low carbon energy development (<u>other than wind energy</u>) will be supported where it can demonstrate that the cumulative impact of operational, consented and proposed development on landscape character does not become a significant or defining characteristic of the wider fabric, character and quality of the landscape.</p>
MM9 [PMM/10]	49	ST17	<p><i>Delete criterion (3):</i></p> <p><del>Accessible and Adaptable Homes</del></p> <p><del>(3) Residential development proposals will be encouraged to provide accessible and adaptable homes by incorporating principles of Lifetime Homes Standard or other equivalent provisions.</del></p>
MM10i [PMM/72]	77	ST18	<p><i>Amend criterion (1):</i></p> <p><del>(1) All new residential development that provides a net gain in open market housing will be expected to contribute towards the provision of affordable housing either through physical provision or financial contributions on the following priority basis: Affordable housing provision will be required on residential</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>development proposals on the following basis, with the thresholds for the provision of affordable housing applied unless changed in national policy or guidance:</u></p> <p><del>(a) on-site provision of affordable housing equal to 30% of all dwellings on-site; proposals for 11 or more dwellings, or for the provision of greater than 1,000 square metres (gross internal area) of residential floorspace irrespective of the number of dwellings, will be expected to provide on-site delivery of affordable housing equal to 30% of the number of dwellings (gross) on site; and</del></p> <p><del>(b) where it can be demonstrated that on-site provision is not possible or appropriate, alternative off-site delivery, or provision through a financial contribution of broadly equivalent value, to providing 30% of all dwellings on-site. in rural areas designated under section 157 of the Housing Act 1985, including the North Devon Coast Areas of Outstanding Natural Beauty, proposals for 6 to 10 dwellings will be expected to provide a financial contribution of broadly equivalent value to providing on-site affordable housing equal to 30% of the number of dwellings (gross) on site.</del></p> <p><u>(c) If the requirement for affordable housing thresholds is removed from national planning policy or guidance then clauses (1)(a) and (1)(b) above will no longer have effect and all residential development proposals that provide for a net gain in open market housing will be required to provide affordable housing equal to 30% of the number of dwellings (gross) on site.</u></p>
MM10ii [PMM/72]	77	ST18	<p><i>Add new criterion (2):</i></p> <p><u>(2) As part of residential development proposals, where vacant buildings are brought back into any lawful use, or are demolished to be replaced by new buildings, the affordable housing requirement for the proposal will be discounted by a proportion equivalent to the existing gross floorspace of the vacant buildings unless the requirement to do so is removed or moderated by a change in national policy or guidance.</u></p>
MM10iii [PMM/72]	77	ST18	<p><i>Amend and renumber old criterion (2):</i></p> <p><del>(2)</del> <u>(3) Where a fraction of an affordable dwelling is required by policy, such provision will be collected through a financial contribution of broadly equivalent value to providing it on-site that which would have been required on site.</u></p>
MM10iv [PMM/72]	77	ST18	<p><i>Add new criterion (4):</i></p> <p><u>(4) Where the policy seeks on-site provision, alternative off-site delivery or provision through financial contributions of broadly equivalent value may be negotiated where it can be demonstrated that on-site provision is not possible or appropriate.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM10v [PMM/72]	77	ST18	<i>Add new criterion (6):</i>  <u>(6) Where it is considered that a proposal is formulated with a view to circumventing affordable housing requirements, the affordable housing provision will be re-negotiated.</u>
MM10vi [PMM/72]	77	ST18	<i>Amend and renumber old criterion (6):</i>  <u>(6) All affordable housing will be subject to arrangements to ensure that it or provision of broadly equivalent value remains available to eligible households in perpetuity.</u>
MM10vii [PMM/72]	78	7.25	<i>Delete paragraph:</i>  <del>All new qualifying housing developments, will be expected to contribute to widening housing choice in northern Devon through the provision of affordable housing. The Local Plan supports a range of mechanisms that are intended to increase the availability and range of affordable housing including:</del>  <del>(a) securing an appropriate mix of dwelling types, sizes and tenures;</del>  <del>(b) securing an element of affordable housing in open market residential schemes; and</del>  <del>(c) allowing affordable housing on sites that would not otherwise allow development.</del>
MM10viii [PMM/72]	78	7.26	<i>Amend paragraph:</i>  <del>A contribution towards affordable housing delivery will be sought from all qualifying proposals for residential development, should provide or contribute to the delivery of affordable housing. Policy ST18: Affordable Housing on Development Sites requires all residential proposals providing a net gain of market housing to contribute to the supply of affordable housing. An on-site first position will apply to all sites unless it is not mathematically possible to deliver affordable housing based on the 30% requirement. Reflecting national provisions, affordable housing requirements for residential development proposals are subject to a series of development thresholds beneath which affordable housing will not be sought. In line with national provisions, North Devon Council and Torridge District Council have exercised the option to implement a lower threshold of five dwellings or less, beneath which affordable housing should not be sought, in designated rural areas. No affordable housing provision will be sought from proposals for residential annexes, residential extensions and occupancy restricted accommodation such as tied rural workers dwellings or dwellings provided through Starter Homes Exception Sites.</del>
MM10ix [PMM/72]	78	7.26A and 7.26B	<i>Delete paragraphs:</i>  <del>The thresholds at which this policy shall apply will be the minimum set out in Government policy or</del>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>guidance (including any lower thresholds which Local Planning Authorities have the discretion to establish) subject to an up to date Council viability assessment showing that these thresholds can be justified. Where there is no applicable Government Policy or Guidance there will be no minimum size threshold at which affordable housing will be sought, subject to there being up to date strategic evidence that the general delivery of housing would not be significantly undermined.</del></p> <p><del>No affordable housing provision will be sought from proposals for residential annexes, residential extensions, and occupancy restricted accommodation such as tied rural workers dwellings or dwellings provided through Starter Homes Exception Sites.</del></p>
MM10x [PMM/72]	78	7.26C	<p><i>Add two new sentences to end of paragraph:</i></p> <p><u>Financial contributions towards the off-site delivery of affordable housing will be subject to a negotiated position based on a phased payment programme. Collection will however, generally be required on the basis of 50% prior to the occupation of 50% of the generating site's dwellings, with the balance subject to collection on substantial completion of the site. Further detail of the means by which affordable housing contributions will be collected and utilised will be set out in a Supplementary Planning Document.</u></p>
MM10xi [PMM/72]	79	7.28A	<p><i>Amend paragraph:</i></p> <p><del>No text.</del> <u>In determining the potential dwelling capacity, the local planning authority may have regard to a range of matters including site layout, forms and/or mix of development and the housing density that might be appropriate, reflecting on the context of the site and having regard to the need to make efficient use of land. Where a proposal site is subject to phasing, is sub-divided or where there is a reasonable prospect of adjoining land coming forward for residential development, the local planning authority may consider the site(s) taken as a whole for the purpose of determining the appropriate affordable housing provisions.</u></p>
MM10xii [PMM/72]	79	7.31	<p><i>Amend third sentence:</i></p> <p>For the purpose of Policy ST18 and Policy ST19, a household with a local connection <u>to the parish, adjoining rural parish(es), or other relevant grouping of parishes, as the case may be,</u> is defined as those where: ...</p>
MM10xiii [PMM/72]	79	7.31A	<p><i>Insert new sentences after first sentence:</i></p> <p><u>Affordable housing need is sometimes assessed across an area wider than the host parish of a proposal, such as adjoining rural parishes or a relevant grouping of parishes formally recognised by the local planning authority, such as the Rural Alliance. Where that cumulative affordable housing need is to be</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>met by a proposal on one site, then the above local connection criteria for a household will relate equally to any parish from which that need has arisen. Such dwellings will be available to households with a local connection to any qualifying parish before being cascaded across a wider spatial area.</u>
MM10xiv [PMM/72]	80	7.31A	<p><i>Amend second sentence:</i></p> <p>Where no household with a local connection qualifies for occupancy under these criteria, the scope for occupation will cascade to households with a local connection to an adjoining parish, or to the relevant grouping of parishes formally recognised by the local planning authority, <u>as the case may be</u>. Ultimately, where no household qualifies for occupancy within these areas, the scope for occupation will cascade to the wider local planning authority area.</p>
MM11 [PMM/11]	85	ST20	<p><i>Amend criterion (2) to read:</i></p> <p>(2) During the period 2011-2031, provision <u>to meet identified needs in northern Devon</u> will be made to deliver:</p> <p><u>(a) at least 15 pitches for permanent gypsy and traveller accommodation; within northern Devon to meet identified needs and</u></p> <p><u>(b) at least 2 transit sites or emergency stopping places each providing for the accommodation of 4 or 5 pitches.</u></p>
MM12 [PMM/74]	87	ST21	<p><i>Add new policy:</i></p> <p><u>The delivery of housing across northern Devon will be appraised through the annual local planning authority monitoring reports and the maintenance of an up-to-date and detailed housing trajectory.</u></p> <p><u>(1) If monitoring identifies that the number of dwelling completions across northern Devon in a monitoring year is less than 110% of the annualised dwelling requirement for that year, then the Councils will:</u></p> <p><u>(a) implement a review to identify and understand key issues that might be affecting housing delivery; and</u></p> <p><u>(b) engage proactively with development interests and work in partnership to remove barriers and facilitate the increased delivery of new homes.</u></p> <p><u>(2) If monitoring identifies that the number of dwelling completions across northern Devon in a monitoring year falls below 90% of the annualised dwelling requirement, and the housing trajectory for that year indicates that the rate would not recover to an average of at least 100% for the two</u></p>



Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>subsequent monitoring years, then proposals for additional residential development outside of defined settlement limits will be supported where they are:</u></p> <p><u>(a) in a location and of a scale and nature commensurate to the deficit in required housing;</u></p> <p><u>(b) able to demonstrate the ability to contribute in a timely manner to addressing the deficit in housing supply;</u></p> <p><u>(c) broadly consistent with, not prejudicial to and contributing towards the positive achievement of the Plan's overall spatial vision and strategy for northern Devon, along with the relevant settlement vision and development strategy; and</u></p> <p><u>(d) in all other respects in accordance with other Local Plan policies, in so far as they apply.</u></p> <p><u>(3) If monitoring identifies that it is not possible to demonstrate a five year supply of deliverable housing land for northern Devon, and there is no recovery of identified supply indicated for the two subsequent monitoring years, then a full or partial review of the Local Plan will be implemented.</u></p>
MM13 [PMM/14 & PMM/76]	98	BAR	<p><i>Amend criteria (b) and (o) of the Spatial Development Strategy:</i></p> <p>(b) provision of new site allocations of approximately <del>3,183</del> <u>3,165</u> dwellings and non-allocated developable sites of approximately <del>504</del> <u>153</u> dwellings;</p> <p>(o) social and community facilities required to support new development including enhanced primary and secondary provision through <u>delivery of new schools</u> and the expansion of existing schools and improved early years and youth provision within Barnstaple;</p>
MM14i [PMM/77]	101	BAR01	<p><i>Amend first sentence of criterion (1):</i></p> <p>(1) Land at Westacott, (about <del>65</del> <u>80</u> hectares) as identified on Policies Map 1, is allocated for a comprehensive, sustainable, high quality, mixed use development that includes:</p>
MM14ii [PMM/77]	102	BAR01	<p><i>Amend criterion (3)(a):</i></p> <p>(a) provide improvements at the Landkey junction on the A361 to deliver the primary vehicular access to <u>all parts of</u> the development and provide a new vehicular link between the development and Westacott Road;</p>
MM14iii	103	10.17	<p><i>Add new sentence after first sentence:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
[PMM/77]			<u>A main road through the development should provide vehicular access to the northern parts of the site.</u>
MM15 [PMM/78]	107	BAR02a	<p><i>Amend criteria (1)(a) and (2)(c):</i></p> <p>(1)(a) approximately <del>100</del> <u>138</u> dwellings, the size and tenure of which will be reflective of local needs; and</p> <p>(2)(c) safeguard <u>an area of woodland on the boundary land</u> immediately <u>east to the south</u> of the Crematorium as <del>part of a green buffer</del> for the future extension of the existing memorial garden.</p>
MM16 [PMM/79]	111	BAR05	<p><i>Amend criterion (1)(a):</i></p> <p>(a) approximately <del>158</del> <u>130</u> dwellings, the size and tenure of which will be reflective of local needs; and</p>
MM17 [PMM/80]	115	BAR09	<p><i>Amend criterion (1)(a):</i></p> <p>(a) approximately <del>170</del> <u>210</u> dwellings, the size and tenure of which will be reflective of local needs;</p>
MM18 [PMM/81]	119	BAR12	<p><i>Amend criterion (1)(a):</i></p> <p>(a) approximately <del>240</del> <u>172</u> dwellings, the size and tenure of which will be reflective of local needs;</p>
MM19 [PMM/83]	132	BID	<p><i>Amend criteria (b), (c) and (d) of the Spatial Development Strategy:</i></p> <p>(b) in addition to existing commitments, new site allocations, including capacity provided by previously developed sites, will be required to provide approximately <del>2,715</del> <u>2,815</u> dwellings;</p> <p>(c) urban extensions to the west and south-west of Bideford and to the south of East-the-Water will accommodate strategically significant levels of housing growth of approximately <del>2,250</del> <u>2,130</u> dwellings that is supported by required social and physical infrastructure;</p> <p>(d) employment capacity will be maintained and enhanced on established industrial estates and additional provision made to develop the town's role as a locally significant employment centre. Additional employment capacity will be provided on new site allocations: approximately 8 hectares to the south of the Caddsdawn Industrial Park and <del>about 10</del> <u>5</u> hectares for commercial development on Atlantic Park as part of the Bideford West urban extension;</p>
MM20	135	BID01	<i>Amend criterion (1):</i>

Ref	Page	Policy/ Paragraph	Main Modification
[PMM/18 & PMM/84]			<p>(1) A site of about 71 hectares West of Bideford, between Abbotsham Road and Clovelly Road, as defined on Policies Map 2, is allocated to deliver a sustainable, high quality mixed use development that <u>will be developed in a comprehensive manner and includes:</u></p> <p>(a) approximately <del>950</del> <u>1,050</u> dwellings, providing a mix of housing types and size to reflect local need, including affordable housing, <u>of which approximately 1,000 are expected to be delivered in the plan period;</u></p> <p>(b) a mix of commercial and employment uses on about <del>10</del> <u>5</u> hectares at Atlantic Park, provided on the basis of a low density, high quality development contained within a wooded area, which reflects the existing nature of the site and safeguards the wider landscape contribution provided by the former woodland; and</p> <p>(c) integrated social and community infrastructure, including a 420 place primary school with early years provision and a children's <u>centre delivery</u> base, with associated sports and play facilities and a mixed-use local centre providing a range of facilities.</p>
MM21 [PMM/85]	137	BID03	<p><i>Amend criteria (1)(a) and (b) to read:</i></p> <p>(a) approximately <del>215</del> <u>310</u> dwellings, providing a mix of housing types and size to reflect local need, including affordable housing; and</p> <p>(b) a 2.5 hectare site <del>to the east of Manteo Way</del> for open space and recreation facilities.</p>
MM22 [PMM/86]	138	BID04	<p><i>Amend criteria (1)(a) and (b) to read:</i></p> <p>(a) approximately 600 dwellings, providing a mix of housing types and size to reflect local need, including affordable housing, <u>of which approximately 430 are expected to be delivered in the plan period;</u></p> <p>(b) a 420 place primary school, including a nursery and a children's <u>centre delivery base;</u></p>
MM23i [PMM/87]	139	BID05	<p><i>Amend criterion (1) by amending criterion (a), replacing criterion (b) and adding new criterion (c):</i></p> <p>(1) Land <del>to the south of</del> <u>adjoining</u> the Caddsdawn <u>Business Industrial</u> Park, extending to about <del>11</del> <u>18</u> hectares and as defined on Policies Map 2, <u>will be developed comprehensively to deliver</u> <del>is allocated for a</del> <u>sustainable, high quality mixed use economic</u> development that includes:</p> <p>(a) approximately 8 hectares of land for economic development, focused on B1, B2 and B8 uses as appropriate to the site and its wider context, ensuring that there is a mix of unit sizes to enable</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>businesses to start up and expand expansion; and</del></p> <p><u>(b) approximately 130 dwellings, including affordable homes, with an emphasis on providing a mix of housing types and sizes that reflects local needs; and</u></p> <p><del>(b) a vehicular link forming part of a wider distributor link to the south of Clovelly Road and an extended spinal estate road connecting with the Caddsdwn Industrial Park.</del></p> <p><u>(c) an integrated highway network that incorporates:</u></p> <p><u>(i) the formation of a new east-west aligned vehicular link, as part of a wider distributor road through BID09 and extending to the site's eastern boundary;</u></p> <p><u>(ii) the provision of an extended spinal estate road for Caddsdwn Business Park to service the new economic development; and</u></p> <p><u>(iii) the formation of a new junction onto Clovelly Road, providing access to the site from its north-eastern boundary.</u></p>
MM23ii [PMM/87]	140	BID05	<p><i>Amend criterion (2) by adding new criteria (c), (d) and (e):</i></p> <p><u>(c) integrated pedestrian, cycle and public transport networks that provides connections to neighbouring residential and commercial areas;</u></p> <p><u>(d) appropriate design and layout to ensure effective site use and co-existence of housing and economic development; and</u></p> <p><u>(e) noise mitigation measures as necessary to avoid a prejudicial impact on the future operation of businesses within and beyond the site.</u></p>
MM23iii [PMM/87]	140	10.128A	<p><i>Add new paragraph before paragraph 10.129:</i></p> <p><u>10.128A A site to the south of Bideford is allocated for mixed use development. The site adjoining the Caddsdwn Business Park will make a significant contribution to meeting the economic needs of the area and will deliver approximately 130 dwellings, including a proportion of affordable housing. The site will be required to be developed in a comprehensive manner to ensure the appropriate delivery of both housing and employment.</u></p>
MM23iv [PMM/87]	140	10.129	<p><i>Replace existing paragraph:</i></p> <p><del>In addition to employment capacity and opportunities provided within the town's industrial estates,</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>which are focused at the Caddsdwn Industrial Park, the Clovelly Road Industrial Estate and the Alverdiscott Industrial Estate, additional site allocations are required to provide deliverable sites to meet a range of future employment needs that will support the establishment and expansion of local business and encourage inward investment. Serviced employment land should be delivered in an early phase of the plan period to provide new business and employment opportunities, as part of a high quality business park, facilitated by the delivery of housing as part of a mixed use development. The form and layout of development, including the location and configuration of the required uses, together with any included noise alleviation measures, must ensure that any prejudicial impacts on the operation of businesses are avoided and the amenity of future residents is safeguarded.</del></p>
MM23v [PMM/87]	140	10.130	<p><i>Delete paragraph:</i></p> <p><del>Land south of the Caddsdwn Industrial Park has been identified as a site for employment development. The site area is about 11 hectares, with an 8 hectare component proposed for economic development. The balance of the site, on the southern boundary will be formed by strategic landscaping. The site offers an opportunity to improve the availability of employment opportunities in a location which has developed successfully as an employment centre.</del></p>
MM23vi [PMM/87]	140	10.131	<p><i>Replace existing paragraph:</i></p> <p><del>Vehicular access to the site will be initially secured through an extended estate road from the Caddsdwn Industrial Park with a further route being delivered as part of a wider distributor link to the south of Clovelly Road with connections provided to the adjoining sites. Vehicular access will be from a new junction on Clovelly Road at the north-east corner of the site and through an extension of the Caddsdwn spinal estate road. From the new access points an internal highway network will result in connections to a wider distributor road, which should extend from the adjoining site subject to Policy BID09 and to the site's eastern boundary, to enable its continuation beyond the site.</del></p>
MM24 [PMM/88]	147	BRA	<p><i>Amend criteria (b), (c) and (i) of the Spatial Development Strategy:</i></p> <p><del>(b) provision of new site allocations of approximately 200 420 dwellings and non-allocated developable sites of approximately 68 dwellings;</del></p> <p><del>(c) an two strategic extensions to the south-east of Braunton and Wrafton to accommodate approximately 150 370 new family dwellings and serviced employment land plus land safeguarded for expansion of Perrigo supported by required physical, social and green infrastructure;</del></p> <p><del>(i) social and community facilities required to support new development including increased primary and secondary school capacity, early years provision and additional formal open space;</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM25i [PMM/91]	151	BRA02A	<p><i>Add new policy after paragraph 10.165:</i></p> <p><u>Land East and West of Staggers Lane (approximately 15 hectares), as identified on Policies Map 3, will be planned comprehensively to deliver a mixed-use development that includes:</u></p> <p><u>(a) approximately 220 dwellings on land east of Staggers Lane, the size and tenure of which will be reflective of local needs;</u></p> <p><u>(b) approximately 2 hectares of employment land south of Perrigo for its future expansion;</u></p> <p><u>(c) vehicular access from an improved junction at Rectory Close Cross together with the provision of a pedestrian crossing of the A361;</u></p> <p><u>(d) noise attenuation measures along the northern, western and eastern boundaries of land east of Staggers Lane;</u></p> <p><u>(e) a sustainable water strategy that reduces water usage, incorporates sustainable drainage systems and does not increase the risk of flooding elsewhere in the locality;</u></p> <p><u>(f) enhancing the existing network of local and strategic green infrastructure through and around the site including the provision of public open spaces and an enhanced biodiversity network;</u></p> <p><u>(g) new footpath and cycle access onto the Tarka Trail;</u></p> <p><u>(h) an opportunity being safeguarded for future vehicular and/or pedestrian access to land east of the site; and</u></p> <p><u>(i) social and community facilities required to support new development including contributions towards the expansion of Braunton Academy and primary and early years provision.</u></p>
MM25ii [PMM/91]	151	10.165A to 10.165D	<p><i>Add new paragraphs after new policy BRA2A:</i></p> <p><u>10.165A Development of about 220 dwellings on land east of Staggers Lane will occur in a comprehensive manner and will facilitate opportunities for the future expansion plans of Perrigo by securing delivery of an improved vehicular access. This site has Assisted Area status. Residential development will deliver a proportion of affordable housing, contributing towards the identified local needs as well as an equipped play area. Any housing and employment uses should be designed to a high quality in order to complement its landscape setting, with the housing also having an active frontage to the Tarka Trail.</u></p> <p><u>10.165B A sustainable drainage scheme should be integrated with the provision of green infrastructure</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>that will permeate throughout the site, creating linkages to the existing biodiversity network. Noise attenuation measures in the form of enhanced landscaping are required along the northern, western and eastern boundaries of the residential development to safeguard residential amenities from traffic noise associated with the A361, Perrigo and the proposed new business park (Policy BRA01) respectively, especially noise arising from shift work.</u></p> <p><u>10.165C The existing access off Rectory Close Cross is at capacity. In preference to a new access onto the A361, which would intensify the existing number of junctions on this section of the main road, development will improve the capacity of the existing junction on the A361. For example, it could provide a new roundabout that would be designed to accommodate any future traffic associated with residential development on land east of Staggers Lane, expansion of Perrigo south of the existing premises and land at Wrafton Glebefield (BRA02). The road through this site would be located to provide a future opportunity for provision of a road link and/or pedestrian and cycle link to that serving the economic development delivered through the Wrafton South-Eastern Extension (BRA01).</u></p> <p><u>10.165D The nearest primary and secondary schools are along Wrafton Road, access to which requires a new pedestrian crossing of the A361. Provision of a new pedestrian crossing should be delivered comprehensively with improvements at Rectory Close Cross required by Wrafton Glebefield (Policy BRA02). New or enhanced pedestrian and cycle links to the Tarka Trail will serve both the proposed housing and existing business at Perrigo.</u></p>
MM26i [PMM/92]	155	FRE	<p><i>Amend third and fourth paragraphs of the spatial vision policy:</i></p> <p>Community driven regeneration of the former Yelland Power Station site will facilitate <u>a mixed use redevelopment including housing and employment opportunities and with associated social, community, green and blue</u> infrastructure through high quality design that will capitalise on the site's coastal setting within the Taw-Torridge estuary.</p> <p>Fremington/Yelland will become a <u>healthier and more</u> accessible village with a greater sense of self-sufficiency providing for the needs of all including an enhanced network of public footpaths, cycleways and bridleways, superfast broadband <del>with</del> <u>and</u> improved connectivity to Barnstaple, the A39 Atlantic Highway and Roundswell Business Park. Opportunities to promote Fremington <u>and Yelland Quays as a</u> tourist destinations <u>will be developed.</u></p>
MM26ii [PMM/92]	155	FRE	<p><i>Amend criteria (b), (c) and (k) of the Spatial Development Strategy:</i></p> <p>(b) <del>provision of new site allocations through the re-development of Fremington Army Camp of for</del> approximately 277 new family dwellings and community facilities supported by required physical, social and green infrastructure <del>and non-allocated developable sites of approximately 86 dwellings;</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>(c) the <u>regeneration and re-development of Yelland Quay to deliver a high quality mixed use development for approximately 250 dwellings, economic uses including infrastructure requiring a waterside location, water compatible employment uses opportunities for utilising the existing jetty and quay with supporting employment uses on land outside the flood zone to provide supporting services and facilitate local supply chains;</u></p> <p>(k) social and community facilities required to support new development including additional formal <u>and informal open space, enhancement of the existing Fremington Medical Centre and enhanced primary education provision through the expansion of the existing primary and secondary schools and contributions towards new primary education and early years provision;</u> and</p>
MM27 [PMM/93]	159	New Vision for Yelland Quay	<p><i>Insert new vision after paragraph 10.188:</i></p> <p><u>The Vision for Yelland Quay:</u></p> <p><u>Redevelopment of this large previously developed site will contribute to its economic regeneration whilst safeguarding the long term future of the existing jetty and wharf. The development will deliver a high quality, mixed use scheme incorporating new community facilities, residential and economic development that maximises opportunities associated with its waterside location. Development will complement the site's estuary landscape setting, whilst protecting sensitive ecological areas from development and enhancing the network of green infrastructure including formal and informal recreation facilities. The development will serve the existing community, whilst creating a distinctive sense of place and quality of life.</u></p>
MM28i [PMM/19 & PMM/94]	159	FRE02	<p><i>Amend the policy and renumber the criteria:</i></p> <p>A site of about <del>12-30</del> hectares north of the Tarka Trail at Yelland Quay, as identified on Policies Map 4, is allocated for <u>a high quality, mixed use development water compatible economic development or infrastructure provision requiring a waterside location</u> that will deliver the following site specific development principles:</p> <p><u>(a) redevelopment in a comprehensive manner in accordance with an agreed master plan;</u></p> <p><u>(b) approximately 250 dwellings the size and tenure of which will be reflective of local needs;</u></p> <p><u>(c) approximately 6,000 square metres of economic development and community facilities, compatible with its waterside location including business development, tourism and leisure uses;</u></p> <p><u>(a)-(d) buildings and structures will be sited and designed in accordance with an agreed 'Design Code' to address minimise their visual impact on the open landscape setting of the estuary and to avoid any harm</u></p>



Ref	Page	Policy/ Paragraph	Main Modification
			<p>to the protected biodiversity value of the Site of Special Scientific Interest <u>and other designated habitats in the locality;</u></p> <p><del>(b)</del> <u>(e) retention of the existing jetty and wharf and provision of associated operational land, including a safeguarded vehicular access to it, to facilitate future opportunities for water borne transport of goods;</u></p> <p><del>(c)</del> <u>(f) provision of adequate flood alleviation measures with design and distribution of uses to manage minimise and mitigate against any risks from flooding;</u></p> <p><u>(g) assessment and remediation, prior to commencement of redevelopment, of any site contamination arising from historic uses;</u></p> <p><del>(d)</del> <u>(h) contributions to and enhancement of the green infrastructure network within and adjoining the site including the provision of a new football pitch with associated facilities and provision of informal open space accessible natural greenspace and enhancement of the biodiversity network on the site of the former ash beds;</u></p> <p><u>(i) provision of a net gain in biodiversity through enhancement of existing habitats;</u></p> <p><u>(j) contributions towards a wider study on the potential impact of increased recreational pressure on the SSSI and nesting birds in the estuary;</u></p> <p><u>(k) provision of a public car park for users of the Tarka Trail;</u></p> <p><u>(l) improvements to the existing road junction with the B3233;</u></p> <p><del>(e)</del> <u>(m) improved pedestrian and cycle links through and around the site and from the B3233 to the Tarka Trail; and</u></p> <p><u>(n) appropriate traffic management measures where vehicular traffic crosses the Tarka Trail to reduce conflict with, and improve safety for, pedestrians and cyclists using the Tarka Trail;</u></p> <p><u>(o) provision of a 10 metre landscape buffer along the developable site frontage alongside the Tarka Trail; and</u></p> <p><u>(p) opportunities for the generation of renewable energy.</u></p>
MM28ii [PMM/94]	159	10.193	<p><i>Amend paragraph, splitting it into three separate paragraphs:</i></p> <p>10.193 <u>Yelland Quay is a prominent previously developed site, the redevelopment of which will deliver economic and physical regeneration that will be master planned in accordance with the following design principles:</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>a) <u>delivering high quality design through an agreed 'Design Code'</u>;</p> <p>b) <u>promoting safe and healthy communities</u>;</p> <p>c) <u>providing a net gain in biodiversity</u>;</p> <p>d) <u>safeguarding existing minerals and waste infrastructure</u>; and</p> <p>e) <u>incorporating the development into the existing community</u>.</p> <p><u>10.193A Yelland Quay</u> The site is <del>situated</del> <u>located</u> to the north of the Tarka Trail adjacent to the Taw-Torridge estuary Site of Special Scientific Interest (SSSI), an area of national importance for the large number of <u>over wintering</u> wildfowl and waders that use the estuary, and adjacent land, particularly in winter and on migration in spring and summer. For a few species, the site is of international importance. The site is also within the buffer zone of the UNESCO Biosphere Reserve. <del>Any</del> <u>The</u> redevelopment of Yelland Quay should avoid harm to the area's biodiversity value (Policy ST14: Enhancing Environmental Assets) <u>and will deliver a net gain in biodiversity through enhancement of existing habitats. A wider study is required to assess the potential impact on the SSSI.</u></p> <p>10.193B <del>It is the</del> <u>The</u> site of the former Yelland power station <u>also</u> forms part of the developed coast and estuary, although the adjacent former ash beds that have been capped form part of the undeveloped coast and estuary (Policy ST09: Coast and Estuary Strategy). <u>This area has an important biodiversity value whilst contributing to the wider green infrastructure along the Taw estuary. As such, new buildings will be minimised here with the open landscape character safeguarded for provision of additional green infrastructure. The jetty and wharf remain and are safeguarded through the Devon Minerals Local Plan to facilitate continued import and export of minerals. Redevelopment must have regard to the value of the existing concrete plant and the recycled aggregates facility in terms of the Devon Minerals Plan and the Devon Waste Plan respectively. Any development on this site must be in accordance with adopted policies within <del>that</del> <u>these</u> documents (or successor documents) to retain future potential as a strategic quay facility for water-borne transport of goods. Flexible space accessible from the wharf will be provided as associated operational land.</u></p>
MM28iii [PMM/20 & PMM/94]	159	10.194	<p><i>Amend paragraph:</i></p> <p><del>10.194 Yelland Quay adjoins Estuary Business Park and is at risk of tidal flooding, but is appropriate for water compatible uses. This site is one of a limited number of sites in northern Devon with a jetty and wharf that could accommodate an operation and maintenance base and infrastructure to service off-shore renewable energy. The site should be safeguarded for such uses (Policy ST11: Delivering Employment and Economic Development) which require a waterside location for access to the sea and/or</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>a marine water supply. Recreational uses requiring a waterside location (e.g. watersports) would also be appropriate on part of the site, provided that opportunities for employment requiring a waterside location are not compromised. Flood risks will be managed by raising ground levels to reduce the extent and severity of flood risks both on site and elsewhere in the Taw estuary in accordance with Policy ST03: Adapting to Climate Change and Strengthening Resilience. Development will need to be designed to provide a safe means of escape from the site. Development that may have offshore implications may require licensing from the Marine Management Organisation. Businesses that service and support water compatible employment uses would be appropriate here and could facilitate a hub for water-based industries, or marine engineering to support off-shore renewable technologies. Policy FRE02 will allow limited enabling development sufficient only to deliver a viable comprehensive regeneration of Yelland Quay incorporating water compatible economic uses, where it would not conflict with other strategic policies in the Local Plan and where the viability justification of any enabling development has been demonstrated clearly.</del></p>
MM28iv [PMM/94]	159	10.194A	<p><i>Add new paragraph after paragraph 10.194:</i></p> <p><u>10.194A A mixed use development at Yelland Quay will deliver a range of economic uses and community facilities including a business hub, tourism, leisure uses and approximately 250 dwellings, including a proportion of affordable housing. The provision of housing as part of a comprehensive redevelopment will facilitate a viable regeneration of North Devon’s largest previously developed site. The residential development will also help to provide new facilities and social infrastructure for the wider benefit of the local community including a new football pitch and associated facilities as well as contributions towards the expansion of Fremington Medical Centre. The master plan will ensure there are no adverse impacts on residential amenities arising from the economic development and traffic associated with the existing jetty, wharf and associated operational land. Development that may have offshore implications may require licensing from the Marine Management Organisation (MMO).</u></p>
MM28v [PMM/94]	160	10.195	<p><i>Amend paragraph:</i></p> <p><u>Yelland Quay is prominent within the open landscape setting of the estuary-SSSI. Any <del>new</del> buildings and structures should be located predominately on the site of the former power station, set back from the estuary frontage and which should be designed and sited to minimise address their landscape impact, as well as securing environmental enhancement of the site. Due to the site’s prominent location on the Taw-Torridge estuary and visual prominence within the wider landscape, including from Braunton Burrows, development should be designed to complement its sensitive landscape setting. External lighting will need to be designed to minimise light pollution on neighbouring protected habitats and species and the nearby Area of Outstanding Natural Beauty. The former ash beds have an important biodiversity value whilst contributing to the wider green infrastructure along the Taw estuary and will</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<del>therefore be protected from any new buildings and safeguarded within the open landscape setting for additional open spaces.</del>
MM28vi [PMM/94]	160	10.196	<i>Add new replacement paragraph:</i>  <del>No Text.</del> <u>Parts of the existing site are contaminated from its historic use as a power station, which is understood to include contamination from hydrocarbons, heavy metals and a substantial amount of asbestos. The capped ash beds must be safeguarded from disturbance. Levels of contamination will need to be assessed across the entire site and appropriate remediation agreed and undertaken before redevelopment occurs in accordance with Policy DM02: Environmental Protection. A phased approach to this remedial action could be undertaken across the site to facilitate phases of redevelopment in accordance with an agreed comprehensive programme of remediation works.</u>
MM28vii [PMM/94]	160	10.197	<i>Amend paragraph:</i>  Vehicular access to the site will be along the access road off <u>an improved junction with the B3233</u> , as well as providing pedestrian and cycle links to the Tarka Trail. <u>A new public car park of approximately 30 spaces will be provided for users of the Tarka Trail.</u> Development at Yelland Quay will need appropriate traffic management where it crosses the Tarka Trail to reduce conflict with and improve safety for pedestrians and cyclists using the Tarka Trail.
MM29 [PMM/95]	166	GTT01	<i>Amend criterion (1)(a):</i>  (a) about <del>140</del> <u>190</u> dwellings, the type, size and tenure of which will be reflective of local needs;
MM30 [PMM/21& PMM/96]	168	GTT03	<i>Amend criterion (1):</i>  (1) A site of about 7.3 hectares at Hatchmoor Common Lane, as defined on Policies Map 5, is allocated for residential and educational development that includes:  (a) about <del>130</del> <u>140</u> dwellings, the type, size and tenure of which will be reflective of local needs; and  (b) provision for a 210 place primary school with early years provision and a children's <u>centre delivery</u> base.
MM31 [PMM/97]	170	GTT05	<i>Amend criterion (1)(a) and delete criterion (2)(a):</i>  (1)(a) about <del>55</del> <u>60</u> dwellings, the type, size and tenure of which will be reflective of local needs.  <del>(2)(a) primary access to be from the B3227 Hatchmoor Road/Burwood Lane junction. Junction improvement or replacement and other off site highway improvements necessitated by the development</del>

Ref	Page	Policy/ Paragraph	Main Modification
			<del>will be required;</del>
MM32 [PMM/98]	171	GTT07	<i>Amend criterion (1)(a):</i> (a) about <del>65</del> <u>70</u> dwellings, the type, size and tenure of which will be reflective of local needs.
MM33 [PMM/99]	176	HOL	<i>Amend criterion (b) of the Spatial Development Strategy:</i> (b) in addition to existing commitments, provision of new site allocations, comprising of a mix of brownfield regeneration opportunities, along with accessible and well integrated greenfield sites, to deliver approximately <del>365</del> <u>415</u> additional dwellings;
MM34 [PMM/22 & PMM/100]	181	HOL03	<i>Amend first sentence of criterion (1) and criterion (a):</i> (1) Land between Rydon Road and Trewyn Road, extending to about <del>10.5</del> <u>7.8</u> hectares, as defined on <del>Proposals Policies</del> Map 6, is allocated for residential development that includes:  (a) approximately <del>130</del> <u>140</u> dwellings, the type, size and tenure of which will be reflective of local needs; and
MM35 [PMM/101]	183	HOL05	<i>Amend criterion (1)(a):</i> (a) provision of approximately <del>40</del> <u>60</u> dwellings, the type, size and tenure of which will be reflective of local needs.
MM36 [PMM/102]	184	HOL06	<i>Amend criterion (1)(a):</i> (a) provision of about <del>90</del> <u>110</u> dwellings, the type, size and tenure of which will be reflective of local needs.
MM37 [PMM24 & PMM/103]	188	ILF	<i>Amend criteria (b) and (j) of the Spatial Development Strategy:</i> (b) provision of new site allocations of approximately <del>925</del> <u>935</u> dwellings and non-allocated developable sites of approximately <del>191</del> <u>71</u> dwellings;  (j) social and community facilities required to support new development including increased primary school capacity, a children's centre <del>delivery</del> base, early years and youth provision, additional sports pitches, allotments and extension to the existing cemetery;
MM38	192	ILF01	<i>Amend criterion (1)(a):</i>

Ref	Page	Policy/ Paragraph	Main Modification
[PMM/104]			<p>(1) Land to the south of Ilfracombe, (about <del>84</del> <u>63</u> hectares) as identified on Policies Map 7, will be planned comprehensively to deliver a sustainable, high quality, mixed use development that includes:</p> <p>(a) approximately 875 dwellings <u>over two separate sites</u>, the size and tenure of which will be reflective of local needs;</p> <p>(i) <u>approximately 750 dwellings on land at Channel, Winsham and Bowden Farms; and</u></p> <p>(ii) <u>approximately 125 dwellings on land off Worth Road (Worth Meadows).</u></p>
MM39 [PMM/105]	194	ILF02	<p><i>Amend criterion (a):</i></p> <p>(a) approximately <del>50</del> <u>60</u> dwellings, the size and tenure of which will be reflective of local needs;</p>
MM40 [PMM/107]	203	NOR	<p><i>Amend criteria (b), (c) and (h) of the Spatial Development Strategy:</i></p> <p>(b) in addition to existing commitments, new site allocations, including capacity provided by previously developed sites, will be required to provide approximately <del>1,630</del> <u>1,740</u> dwellings;</p> <p>(c) urban extensions to the south of Westward Ho! and Northam, will accommodate significant levels of housing growth of approximately <del>1,100</del> <u>1,240</u> dwellings that is supported by social and physical infrastructure;</p> <p>(h) avoidance of development that would <del>result in</del> <u>contribute</u> to coalescence between Appledore and Northam and the designated Green Wedge in Northam;</p>
MM41 [PMM/108]	207	NOR02	<p><i>Amend criterion (1)(a):</i></p> <p>(a) approximately <del>600</del> <u>740</u> dwellings, providing a mix of housing type and size to reflect local need, including those of the area's elderly population and affordable housing; and</p>
MM42 [PMM/109]	209	NOR04	<p><i>Amend criterion (a):</i></p> <p>(a) approximately <del>150</del> <u>125</u> dwellings, providing a mix of housing type and size to reflect local need, including affordable housing;</p>
MM43	212	NOR08	<p><i>Amend criterion (1)(a):</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
[PMM/110]			(a) approximately <del>20</del> <u>11</u> dwellings, providing a mix of housing type and size to reflect local need, including affordable housing.
MM44  [PMM/26 & PMM/111]	217	SMO	<p><i>Amend criteria (b), (c), (d) and (f) of the Spatial Development Strategy:</i></p> <p>(b) provision of new site allocations of approximately <del>920</del> <u>950</u> dwellings and non-allocated developable sites of approximately <del>194</del> <u>50</u> dwellings;</p> <p>(c) an urban extension to the west of South Molton to accommodate approximately <del>860</del> <u>890</u> new dwellings supported by required physical, social and green infrastructure;</p> <p>(d) provision of approximately <del>10.8</del> <u>13.6</u> hectares of additional employment land to the east and west of Hacche Lane at Pathfields Business Park plus an additional 2.5 hectares for a new livestock market to strengthen the town's role as a vibrant business and employment centre;</p> <p>(f) social and community facilities required to support new development including provision of a new primary school, site with the expansion of the existing infant school and junior school to become a primary school, provision of a children's <u>centre delivery</u> base <del>centre</del>, a new medical centre, new sewage treatment works, additional sports pitches, allotments and informal open space;</p>
MM45i  [PMM/27 & PMM/112]	219	SM01	<p><i>Amend criteria (a) and (d) of criterion (1) of the policy:</i></p> <p>(a) approximately <del>860</del> <u>890</u> dwellings, the size and tenure of which will be reflective of local needs;</p> <p>(d) a new primary school, early years' provision and a children's <u>centre delivery</u> base <del>centre</del>; and</p>
MM45ii  [PMM/27 & PMM/112]	219	SM01	<p><i>Amend criteria (a), (c) and (d(i)) of criterion (2) of the policy:</i></p> <p>(a) area 1 (north of Gunswell Lane) for approximately 250 dwellings including <u>the historic setting of the listed buildings at Quince Honey Farm being safeguarded</u>;</p> <p><del>(i) approximately 0.1 hectare of land for the provision of a new medical centre;</del></p> <p><del>(ii) sufficient land safeguarded to facilitate expansion of the current community infants school to become a new primary school; and</del></p> <p><del>(iii) the historic setting of the listed buildings at Quince Honey Farm being safeguarded.</del></p> <p>(c) area 3 (south of Nadder Lane) for approximately <del>280</del> <u>310</u> dwellings including pedestrian and cycle</p>

Ref	Page	Policy/ Paragraph	Main Modification
			links into the adjoining developments of Nadder Meadow and Parklands.  (d) area 4 (west of Exeter Gate and George Nympton Road) for approximately 170 dwellings including:  (i) a new 420 place primary school, early years' provision and a children's <u>centre delivery</u> base <del>centre</del> to the west of Exeter Gate and south of the B3226; and
MM45iii [PMM/112]	220	SM01	<i>Add new criterion (g) to criterion (3) of the policy:</i>  <u>(g) provide social and community facilities required to support new development including contributions towards the expansion of South Molton Medical Centre.</u>
MM46i [PMM/115]	240	DM07	<i>Amend criteria (1) and (2):</i>  <del>(1) Proposals which affect heritage assets and their settings will be supported provided that they conserve or enhance the significance of the asset and its setting. All proposals affecting heritage assets should be accompanied by sufficient information, in the form of a Heritage Statement, to enable the impact of the proposal on the significance of the heritage asset and its setting to be properly assessed. As part of such an assessment, consideration should be given, in order of preference, for avoiding any harm, providing enhancement, then minimising and mitigating any harm.</del>  <del>(2) Where there is potential for harm to the heritage asset or its setting, the benefits of the proposal, including the public benefit, should be explained. These benefits will be weighed in the balance against the harm caused. Proposals which conserve and enhance heritage assets and their settings will be supported. Where there is unavoidable harm to heritage assets and their settings, proposals will only be supported where the harm is minimised as far as possible, and an acceptable balance between harm and benefit can be achieved in line with the national policy tests, giving great weight to the conservation of heritage assets.</del>
MM46ii [PMM/115]	241	12.55	<i>Add new sentence after fourth sentence of paragraph:</i>  <u>Developers will be required to make a proportionate but systematic assessment of the impact on setting as set down in the guidance from Historic England: The Setting of Heritage Assets (2015), or any replacement guidance.</u>
MM47 [PMM/116]	242	DM08	<i>Replace existing policy with new policy:</i>  <del>Development will contribute towards a net gain in biodiversity and geodiversity, where possible, including enhancing sites with ecological or geological value whether or not they are formally protected. Development that would harm protected species or the habitats on which they depend will only be</del>



Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>supported in exceptional circumstances with imperative reasons of overriding public interest.</del></p> <p><u>(1) Development should conserve, protect and, where possible, enhance biodiversity and geodiversity interests and soils commensurate with their status and giving appropriate weight to their importance. All development must ensure that the importance of habitats and designated sites are taken into account and consider opportunities for the creation of a local and district-wide biodiversity network of wildlife corridors which link County Wildlife Sites and other areas of biodiversity importance.</u></p> <p><u>European Sites</u></p> <p><u>(2) The highest level of protection will be given to potential and existing Special Protection Areas, candidate and existing Special Areas of Conservation and listed or proposed Ramsar sites. Proposals having an adverse impact on the integrity of such areas that cannot be avoided or adequately mitigated to remove any adverse effect will not be permitted other than in exceptional circumstances. These circumstances will only apply where there are:</u></p> <p><u>(a) no alternative solutions;</u></p> <p><u>(b) imperative reasons of overriding public interest; and</u></p> <p><u>(c) necessary compensatory provisions secured to ensure that the overall coherence of the Natura 2000 network of European sites is protected.</u></p> <p><u>(3) Development will only be supported where any necessary mitigation is included such that, in combination with other plans or projects, there will be no adverse effects on the integrity of European Nature Conservation Sites.</u></p> <p><u>National Sites</u></p> <p><u>(4) Development proposals within or outside a SSSI or Marine Conservation Zone which would be likely to affect the designation adversely, either individually or in combination with other developments, will not be supported unless the benefits of the development at this site clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSIs and Marine Conservation Zones.</u></p> <p><u>Local Sites</u></p> <p><u>(5) Development likely to affect adversely locally designated sites, their features or their function as part of the ecological network, including County Wildlife Sites, County Geological Sites and sites supporting Biodiversity Action Plan habitats and species, will only be permitted where the need for and benefits of the development clearly outweigh the loss, and the coherence of the local ecological network is</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>maintained.</u></p> <p><u>Priority Species and Habitats</u></p> <p><u>(6) Adverse impacts on European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, subject to:</u></p> <p style="padding-left: 40px;"><u>i) the legal tests afforded to them where applicable; or otherwise unless</u></p> <p style="padding-left: 40px;"><u>ii) the need for and benefits clearly outweigh the loss.</u></p> <p><u>Ancient Woodland and Veteran Trees</u></p> <p><u>(7) Development must avoid the loss or deterioration of ancient woodland and veteran trees, unless the need for, or benefits of, development on that site clearly outweigh the loss.</u></p> <p><u>Avoidance, Mitigation and Compensation for Biodiversity and Geodiversity Impacts</u></p> <p><u>(8) Development should avoid adverse impact on existing features as a first principle and enable net gains by designing in biodiversity features and enhancements and opportunities for geological conservation alongside new development. Where adverse impacts are unavoidable they must be adequately and proportionately mitigated. If full mitigation cannot be provided, compensation will be required as a last resort.</u></p>
MM48 [PMM/117]	243	DM08A	<p><i>Insert new policy after paragraph 12.61:</i></p> <p><u>(1) Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and undesignated landscapes and seascapes; it should avoid adverse landscape and seascape impacts and seek to enhance the landscape and seascape assets wherever possible. Development must take into account and respect the sensitivity and capacity of the landscape/seascape asset, considering cumulative impact and the objective to maintain dark skies and tranquillity in areas that are relatively undisturbed, using guidance from the Joint Landscape and Seascape Character Assessments for North Devon and Torridge.</u></p> <p><u>Development within or affecting the setting of the North Devon Coast AONB or affecting the setting of Exmoor National Park</u></p> <p><u>(2) Great weight will be given to conserving the landscape and scenic beauty of designated landscapes and their settings. Proposals affecting the North Devon Coast Area of Outstanding Natural Beauty (AONB) or Exmoor National Park or their settings should have regard to their statutory purposes including to ensure that their landscape character and natural beauty are conserved and enhanced.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>Development should be appropriately located to address the sensitivity and capacity of these designated areas and will not be permitted where it would conflict with the achievement of their statutory purposes.</u></p> <p><u>(3) Proposals within or affecting the setting of the AONB should be informed by, and assist in the delivery of, the North Devon Coast AONB Management Plan. Major development within the AONB will be refused subject to the tests of exceptional circumstances and where it can be demonstrated that the development is in the public interest as set out in national policy.</u></p> <p><u>Heritage Coast</u></p> <p><u>(4) Development within the Heritage Coast should maintain the character and distinctive landscape qualities of the area.</u></p>
MM49 [PMM/31]	251	DM14	<p><i>Amend first sentence and criterion (b):</i></p> <p>To support the rural economy, new small scale economic development <u>at Rural Settlements and in the Countryside</u> will be supported on the following basis:</p> <p>(b) sites or buildings adjoining or well related to a defined settlement <u>or a Rural Settlement</u>; or</p>
MM50 [PMM/32 & PMM/118]	254	DM17	<p><i>Amend criterion (1) and criteria (2)(a) and (2)(e):</i></p> <p>(1) Development of new, and <u>the expansion or rationalisation of existing tourism, visitor or leisure facilities will be supported within or adjacent to defined settlements located outside the Coast and Estuarine Zone and within the Developed Coast</u> where:</p> <p>(2) <u>Elsewhere, within the Undeveloped Coast and in the Countryside beyond the Coast and Estuarine Zone</u> <del>In the countryside,</del> <u>development of new or the expansion or rationalisation of existing tourism, visitor or leisure facilities will be supported where:</u></p> <p>(a) <del>a countryside</del> <u>the location is justified;</u></p> <p>(e) environmental and heritage assets are not subject to significant harm, <u>and</u> are conserved or enhanced, with particular respect to the setting and special qualities of nationally important landscapes, biodiversity and heritage designations.</p>
MM51 [PMM/120]	259	DM21	<p><i>Amend criteria (1) and (1)(a):</i></p> <p>(1) Within development boundaries, or within the principal built form of Policy ST07 identified settlements without development boundaries and within Rural Settlements, the development of individual shops or small groups of shops <del>up to 250 square metres (gross) retail floor area to serve</del></p>

Ref	Page	Policy/ Paragraph	Main Modification
			neighbourhood or village needs will be supported provided that: (a) it is of a scale and location appropriate to serve <del>only</del> the shopping needs of the local community;
MM52 [PMM/34 & PMM/121]	264	DM24	<i>Amend the first sentence, amend criterion (e) and delete criterion (g):</i> In qualifying Rural Settlements, proposals for a local occupancy <del>single dwellings</del> to meet a locally identified housing need will be supported where: (e) it would not harm the settlement's rural character and setting; <del>and</del> (g) <del>there is demonstrable local community support for the proposal.</del>
MM53i [PMM/36 & PMM/124]	271	DM30	<i>Replace criterion (1):</i> <del>(1) The acceptability of proposals for the provision of traveller accommodation will be considered on the following sequential basis, subject to an assessment of site availability:</del> <del>(a) appropriately scaled extensions to an existing site offering traveller accommodation;</del> <del>(b) within the boundary of a defined settlement;</del> <del>(c) adjoining or well related to a defined settlement;</del> <del>(d) redevelopment of suitable brownfield land in the open countryside; and</del> <del>(e) on greenfield sites in the open countryside.</del> <u>(1) Sites for traveller accommodation will be allocated within a separate North Devon and Torridge Traveller Site Allocations Development Plan Document.</u>
MM53ii [PPM/36 & PMM/124]	272	DM30	<i>Amend criterion (2), delete criterion (a), amend and renumber original criteria (d), add new criterion (e) and amend criterion (f):</i> <u>(2) Sites for traveller accommodation will be identified and planning applications will be supported, providing the sites meet all of the following criteria:</u> <del>(2) Proposals to deliver accommodation for travellers will be considered appropriate where they meet the following criteria:</del> (a) <del>there is a proven and identified need for traveller accommodation of the scale and mix that the</del>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>proposal seeks to deliver that cannot be met by existing or planned provision;</del></p> <p><del>(c)</del> <u>it offers an acceptable level of amenity to prospective occupants whilst not unacceptably harming and will have no significant detrimental impact to the amenities of neighbouring occupiers;</u></p> <p><del>(e)</del> <u>it does not place undue pressure on local infrastructure and services;</u></p> <p><del>(f)</del> <u>safe and convenient vehicular access can be provided to the site and the surrounding highway network can support the generated traffic; the health and safety of occupants and visitors will not be at risk through unsafe access to the site, noise pollution or unacceptable flood risk;</u></p>
MM55 [PMM/126]	285	BBR02	<p><i>Amend criterion (1)(a):</i></p> <p>(a) approximately <del>20</del> <u>25</u> dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need, including affordable homes; and</p>
MM56 [PMM/147]	287	BBR04	<p><i>Amend criterion (1):</i></p> <p>(1) Land to the west of Tower Hill, as shown on Policies Map 12, is allocated for residential development that includes approximately <del>10</del> <u>5</u> dwellings with an emphasis on providing a mix of housing types and size to reflect local need, including affordable housing.</p>
MM59 [PMM/130]	315	INS	<p><i>Amend criterion (a):</i></p> <p>(a) provision of a minimum of 38 new dwellings to meet the range of housing need in the local community. The supply of housing will be delivered through extant planning consents and the allocation of three sites totalling <del>23</del> <u>20</u> dwellings;</p>
MM60 [PMM/131]	316	INS01	<p><i>Amend criterion (1) and criteria (a) and (c) of criterion (2):</i></p> <p>(1) Land at the junction of Anstey Way and Rectory Lane, as shown on Policies Map 19, is proposed for approximately <del>8</del> <u>5</u> dwellings with an emphasis on providing a mix of housing types, tenures and sizes to reflect local needs.</p> <p>(2) The site will be developed in accordance with the following specific development principles:</p> <p>(a) <del>safe vehicular access to Anstey Way</del> that takes account of its existing junctions <u>from Anstey Way</u> with Rectory Lane and Marine Parade and existing pedestrian crossing facilities;</p> <p>(c) no homes to be located adjoining Rectory Lane on land at risk of flooding <u>and to protect setting and views of the listed St. John the Baptist church from the northern edge of the village.</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
MM62i [PMM/133]	325	SHB	<i>Amend criterion (a):</i>  (a) provision of a minimum of 28 dwellings, including affordable homes, to meet the range of housing needs in the local community, including the need to accommodate elderly and retired persons. The supply of housing will be delivered through extant planning consents and one allocation with a capacity for <del>approximately 20</del> <u>30</u> dwellings;
MM62ii [PMM/134]	327	SHB02	<i>Amend criterion (1)(a):</i>  (a) approximately <del>20</del> <u>30</u> dwellings, including affordable homes, with an emphasis on providing a mix of housing types and sizes to reflect local needs; and
MM64 [PMM/138]	390	CLO01	<i>Delete policy:</i>  (1) Land north of War Memorial Hall, as shown on Policies Map 41A, is allocated for residential development that includes approximately 8 dwellings with an emphasis on providing a mix of housing types and sizes to reflect local need.  (2) The site should be developed in accordance with the following specific development principles:  (a) vehicular access from Wrinkleberry Lane through land associated with the Memorial Hall;  (b) retain existing trees and hedges on the site and incorporate substantial landscaping on the northern boundary to enhance biodiversity and help integrate the new development into the landscape; and  (c) sensitive design specification that reflects Area of Outstanding Natural Beauty status of the site and wider area.
MM65i [PMM/54]	421	LAN	<i>Amend criterion (a):</i>  (a) provision of a minimum of <del>97</del> <u>87</u> new dwellings to meet a range of housing needs in the local community. The supply of housing will be delivered through extant planning permissions and <del>two</del> <u>one</u> site allocations totalling approximately <del>60</del> <u>50</u> new dwellings on land to the south of Birch Road and the former Watt's Depot;
MM65ii [PMM/56]	423	LAN02	<i>Delete policy:</i>  (1) Land at the former Watts Depot off Manor Road, as shown on Policies Map 51, is proposed for approximately 10 dwellings, including affordable housing, with an emphasis on providing a mix of housing types, tenures and sizes to reflect local needs.

Ref	Page	Policy/ Paragraph	Main Modification
			<p><del>(2) The site will be developed in accordance with the following specific development principles:</del></p> <p><del>(a) design and layout that respects the special character and appearance within and adjacent to the Conservation Area;</del></p> <p><del>(b) protection of the amenities of adjoining dwellings;</del></p> <p><del>(c) assessment and remediation prior to the commencement of development of any site contamination arising from previous uses; and</del></p> <p><del>(d) retention and enhancement of existing boundary hedges.</del></p>
<p>MM65iii [PMM/56 a-c]</p>	<p>423</p>	<p>13.653 to 13.655</p>	<p><i>Delete all paragraphs:</i></p> <p><del>The former Watts' Depot consists of a modern storage building and large external parking area that is currently vacant. To the rear is a large open field that slopes downwards towards the Mill Leat. The southern boundary is adjacent to an identified flood plain of the Venn Stream and Mill Leat. A detailed flood risk assessment will be required to demonstrate the development will not increase existing flooding problems in Landkey nor elsewhere downstream including at Bishop's Tawton.</del></p> <p><del>A satisfactory relationship is required between the adjoining residential properties and new housing in order to protect the amenities of both. The design of the new housing and access for vehicles will need to respect the character and appearance of Landkey Newland Conservation Area. A financial contribution will be required towards the delivery of affordable housing in accordance with Policy ST18 (Affordable Housing on Development Sites).</del></p> <p><del>Any vehicular access on to Manor Road is poor but small scale residential development that would not increase the traffic generation over and above the former use as an agricultural haulage business is considered acceptable. Potential alternative vehicular access may be available from Castle Mill. Pedestrian access to the site should be improved together with traffic management measures along Manor Road. Any residual contamination on site will need to be re-mediated in accordance with Policy DM02: Environmental Protection.</del></p>
<p>MM66 [PMM/143]</p>	<p>504</p>	<p>Appendix 2</p>	<p><i>Insert housing trajectory chart (see Appendix A):</i></p>
<p>MM67</p>	<p>99,</p>	<p>Tables</p>	<p><i>In each of the referenced Tables:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification																														
[PMM/144 & PMM/146]	103, 148, 157, 165, 177, 190, 204, 218	10.1, 10.3, 10.5, 10.7, 10.8, 10.10, 10.12, 10.14, 10.15	<p><i>Delete sub-heading: <del>Non-allocated developable sites</del></i></p> <p><i>and insert alternative in lieu: <u>Non-strategic Housing Sites</u></i></p> <p><i>Delete lists of sites below each sub-heading in referenced Tables.</i></p> <p><i>Update 'Number of Dwellings' for each component of supply in referenced Tables to reflect detail of Housing Trajectory provided through MM66.</i></p> <p><i>Add new appendix:</i></p> <p><u>The sites listed in Appendix 5 are allocated as non-strategic housing sites. These sites are all developable (suitable, available and achievable) SHLAA sites that are located within the development boundaries shown on the Policies Map. Non-strategic housing sites contribute to the Local Plan's housing supply and planning applications upon them will be considered with respect to Policies ST06 and ST07, as well as other relevant policies within the Local Plan.</u></p> <table border="1"> <thead> <tr> <th><u>Site Address</u></th> <th><u>SHLAA Reference(s)</u></th> <th><u>Assumed Dwelling Yield (Net)</u></th> </tr> </thead> <tbody> <tr> <td><u>Land at Brunswick Wharf, East-the-Water, Bideford</u></td> <td><u>SHA/BID/38</u></td> <td><u>52</u></td> </tr> <tr> <td><u>Car parks, Bridge Street, Bideford</u></td> <td><u>SHA/BID/37</u></td> <td><u>50</u></td> </tr> <tr> <td><u>Land at Kingsley School, Bideford</u></td> <td><u>SHA/BID/126</u></td> <td><u>28</u></td> </tr> <tr> <td><u>Land at Nuttaberry, East-the-Water, Bideford</u></td> <td><u>SHA/BID/18</u></td> <td><u>96</u></td> </tr> <tr> <td><u>Land between Watertown and Staddon Road, Appledore</u></td> <td><u>SHA/NOR02 (part)*</u></td> <td><u>5</u></td> </tr> <tr> <td><u>Land at Kingsley Avenue, Appledore</u></td> <td><u>SHA/NOR/3</u></td> <td><u>14</u></td> </tr> <tr> <td><u>Land adjoining Appin House, Buckleigh Road, Westward Ho!</u></td> <td><u>SHA/NOR/35</u></td> <td><u>10</u></td> </tr> <tr> <td><u>Land east of Churchill Way, Appledore</u></td> <td><u>SHA/NOR/135</u></td> <td><u>51</u></td> </tr> <tr> <td><u>Land at Amberley, Limers Lane, Northam</u></td> <td><u>SHA/NOR/137</u></td> <td><u>12</u></td> </tr> </tbody> </table>	<u>Site Address</u>	<u>SHLAA Reference(s)</u>	<u>Assumed Dwelling Yield (Net)</u>	<u>Land at Brunswick Wharf, East-the-Water, Bideford</u>	<u>SHA/BID/38</u>	<u>52</u>	<u>Car parks, Bridge Street, Bideford</u>	<u>SHA/BID/37</u>	<u>50</u>	<u>Land at Kingsley School, Bideford</u>	<u>SHA/BID/126</u>	<u>28</u>	<u>Land at Nuttaberry, East-the-Water, Bideford</u>	<u>SHA/BID/18</u>	<u>96</u>	<u>Land between Watertown and Staddon Road, Appledore</u>	<u>SHA/NOR02 (part)*</u>	<u>5</u>	<u>Land at Kingsley Avenue, Appledore</u>	<u>SHA/NOR/3</u>	<u>14</u>	<u>Land adjoining Appin House, Buckleigh Road, Westward Ho!</u>	<u>SHA/NOR/35</u>	<u>10</u>	<u>Land east of Churchill Way, Appledore</u>	<u>SHA/NOR/135</u>	<u>51</u>	<u>Land at Amberley, Limers Lane, Northam</u>	<u>SHA/NOR/137</u>	<u>12</u>
<u>Site Address</u>	<u>SHLAA Reference(s)</u>	<u>Assumed Dwelling Yield (Net)</u>																															
<u>Land at Brunswick Wharf, East-the-Water, Bideford</u>	<u>SHA/BID/38</u>	<u>52</u>																															
<u>Car parks, Bridge Street, Bideford</u>	<u>SHA/BID/37</u>	<u>50</u>																															
<u>Land at Kingsley School, Bideford</u>	<u>SHA/BID/126</u>	<u>28</u>																															
<u>Land at Nuttaberry, East-the-Water, Bideford</u>	<u>SHA/BID/18</u>	<u>96</u>																															
<u>Land between Watertown and Staddon Road, Appledore</u>	<u>SHA/NOR02 (part)*</u>	<u>5</u>																															
<u>Land at Kingsley Avenue, Appledore</u>	<u>SHA/NOR/3</u>	<u>14</u>																															
<u>Land adjoining Appin House, Buckleigh Road, Westward Ho!</u>	<u>SHA/NOR/35</u>	<u>10</u>																															
<u>Land east of Churchill Way, Appledore</u>	<u>SHA/NOR/135</u>	<u>51</u>																															
<u>Land at Amberley, Limers Lane, Northam</u>	<u>SHA/NOR/137</u>	<u>12</u>																															
	512	Appendix 5																															



Ref	Page	Policy/ Paragraph	Main Modification
			<u>Land east of Langdon Road Industrial Estate, Bradworthy</u> <u>SHA/BRD/18</u> <u>28</u>
			<u>Telephone Repeater Station, Rackfield, Barnstaple</u> <u>SHA/BAR/065</u> <u>10</u>
			<u>Old Laundry, Lower Raleigh Road, Barnstaple</u> <u>SHA/BAR/200</u> <u>6</u>
			<u>Land adj. Aviemore Industrial Estate, Sticklepath, Barnstaple</u> <u>SHA/TAW/153</u> <u>9</u>
			<u>Land west of junction of Goodleigh Road and Gorwell Road, Barnstaple</u> <u>SHA/BAR/584</u> <u>6</u>
			<u>Whiddon Park, Mount Sandford, Barnstaple</u> <u>SHA/LAN/482</u> <u>11</u>
			<u>Land north of Bickington Road, adj. Mead Park, Bickington, Barnstaple</u> <u>SHA/FRE/138</u> <u>61</u>
			<u>Land between Oliver Road and Valley Close, Gorwell, Barnstaple</u> <u>SHA/BAR/467</u> <u>16</u>
			<u>Land west of Oakland Park South, Sticklepath, Barnstaple</u> <u>SHA/FRE/607</u> <u>34</u>
			<u>Berkeley Hotel, Wilder Road, Ilfracombe</u> <u>SHA/ILF/249</u> <u>11</u>
			<u>Former Montebello Hotel, Fore Street, Ilfracombe</u> <u>SHA/ILF/327</u> <u>25</u>
			<u>Former Chambercombe Bakery, Ilfracombe</u> <u>SHA/ILF/328</u> <u>20</u>
			<u>Former Bicclescombe Nursery, Ilfracombe</u> <u>SHA/ILF/253</u> <u>15</u>
			<u>Tyre Depot, East Street, South Molton</u> <u>SHA/SMO/030</u> <u>14</u>
			<u>Former Tannery, 77 East Street, South Molton</u> <u>SHA/SMO/428</u> <u>6</u>
			<u>Quince Honey Farm, North Road, South Molton</u> <u>SHA/SMO/332</u> <u>31</u>
			<u>Oldings Meadow, Chulmleigh</u> <u>SHA/CHU/165</u> <u>23</u>

Ref	Page	Policy/ Paragraph	Main Modification		
			<u>Land off Spurway Gardens, Combe Martin</u>	<u>SHA/CMA/244</u>	<u>5</u>
			<u>Mollands Garage, Instow</u>	<u>SHA/INS/208</u>	<u>7</u>
			<u>Sands Residential Care Home, Instow</u>	<u>SHA/INS/357</u>	<u>6</u>
			<u>Land South of Oakford Lea, Oakford Villas, North Molton</u>	<u>SHA/NMO/025</u>	<u>7</u>
			<u>Capitol Farm, Bishops Nympton</u>	<u>SHA/BNY/387</u>	<u>10</u>
			<u>Fairleigh, Georgeham</u>	<u>SHA/GEO/563</u>	<u>8</u>
			<u>Land at Skibbows, King's Nympton</u>	<u>SHA/KNY/522</u>	<u>12</u>
			<u>North Devon</u>		<u>353</u>
			<u>Torridge</u>		<u>346</u>
			<u>Total</u>		<u>699</u>
			<u>*Extends only to the land within the development boundary adjoining Staddon Road</u>		



Land between Oliver Road and Valley Close	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	16
Land west of Oakland Park South, Sticklepath	0	0	0	0	0	0	0	0	14	20	0	0	0	0	0	0	0	0	0	0	0	0	34
Commitments (excluding Allocations)	0	0	0	0	0	0	152	60	93	59	83	20	0	0	15	0	0	0	0	0	0	8.85	473
Completions (excluding Allocations)	38	68	103	83	44	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	375
<b>Bideford</b>																							
<b>Allocation</b>																							
BID01: Bideford West Urban Extension	0	0	0	0	0	0	0	0	20	60	70	50	95	115	135	139	90	75	75	75	0	999	
BID02: Cleave Wood	0	0	0	0	0	0	0	0	0	30	60	60	60	40	0	0	0	0	0	0	0	0	250
BID03: Land adjoining Manteo Way	0	0	0	1	13	0	4	8	8	34	31	0	0	0	0	40	40	40	40	47	0	306	
BID04: Site South of East-the-Water	0	0	0	0	0	0	0	0	0	0	0	30	50	50	50	50	50	50	50	50	0	430	
BID05: Land adjoining Caddsdwn Business Park	0	0	0	0	0	0	0	0	0	30	30	30	30	10	0	0	0	0	0	0	0	130	
BID09: South of Clovelly Road	0	0	0	0	0	0	0	0	20	60	80	80	80	80	80	80	80	80	60	0	0	700	
<b>Non Strategic Housing Sites</b>																							
Land at Brunswick Wharf, East-the-Water	0	0	0	0	0	0	0	0	0	20	32	0	0	0	0	0	0	0	0	0	0	52	
Car parks, Bridge Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	30	0	0	0	0	50	
Land at Kingsley School	0	0	0	0	0	0	0	0	0	8	10	10	0	0	0	0	0	0	0	0	0	28	
Land at Nuttaberry, East-the-Water	0	0	0	0	0	0	0	0	0	20	40	36	0	0	0	0	0	0	0	0	0	96	
Commitments (excluding Allocations)	0	0	0	0	0	0	92	54	32	21	57	48	20	0	0	0	0	0	0	0	2.25	322	
Completions (excluding Allocations)	150	89	24	251	155	97	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	766	
<b>Braunton and Wrafton</b>																							
<b>Allocations</b>																							
BRA01: Wrafton South Eastern Extension	0	0	0	0	0	22	45	48	35	0	0	0	0	0	0	0	0	0	0	0	0	150	
BRA02: Wrafton Glebefield	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	20	20	0	0	0	50	
BRA02A: Land East and West of Staggers Lane	0	0	0	0	0	0	0	0	0	0	0	20	40	40	40	40	40	0	0	0	0	220	
Commitments (excluding Allocations)	0	0	0	0	0	0	6	10	14	6	12	0	0	0	0	23	0	0	0	0	1.65	69	
Completions (excluding Allocations)	7	3	30	20	17	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	83	
<b>Fremington and Yelland</b>																							

Allocations																							
FRE01: Fremington Army Camp	0	0	0	0	2	163	80	32	0	0	0	0	0	0	0	0	0	0	0	0	0	277	
FRE02: Yelland Quay	0	0	0	0	0	0	0	0	0	30	30	40	40	40	30	30	10	0	0	0	0	250	
Commitments (excluding Allocations)	0	0	0	0	0	0	25	73	55	58	49	0	0	0	0	0	0	0	0	0	1.05	259	
Completions (excluding Allocations)	20	34	3	2	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	63	
Great Torrington																							
Allocations																							
GTT01: The Former Creamery Site	0	0	0	0	0	0	0	0	10	30	40	57	40	9	0	0	0	0	0	0	0	186	
GTT03: Hatchmoor Common Lane	0	0	0	0	0	0	0	0	0	0	25	25	29	25	25	10	0	0	0	0	0	139	
GTT04: Adjacent to Dartington Fields	0	0	0	0	0	0	0	0	0	0	0	0	20	40	0	0	0	0	0	0	0	60	
GTT05: North of Burwood Lane	0	0	0	0	0	0	0	0	20	40	0	0	0	0	0	0	0	0	0	0	0	60	
GTT07: East of School Lane	0	0	0	0	0	0	0	0	0	0	0	0	33	35	0	0	0	0	0	0	0	68	
Commitments (excluding Allocations)	0	0	0	0	0	0	37	7	10	0	14	0	0	0	0	0	0	0	0	0	1.05	67	
Completions (excluding Allocations)	1	12	3	34	7	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	
Holsworthy																							
Allocations																							
HOL02: Land south of Under Lane – Phase I	0	0	0	0	0	23	23	28	17	0	0	0	0	0	0	0	0	0	0	0	0	91	
HOL03: Land Between Rydon Road and Trewyn Road	0	0	0	0	0	0	0	9	0	18	30	33	35	14	0	0	0	0	0	0	0	139	
HOL05: Land between Dobles Lane and North Road	0	0	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	0	60	
HOL06: Land East of North Road	0	0	0	0	0	0	0	0	0	20	20	40	30	0	0	0	0	0	0	0	0	110	
HOL07: Land off Menors Place	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	15	
Commitments (excluding Allocations)	0	0	0	0	0	0	32	22	12	1	1	0	0	0	0	0	0	0	0	0	2.25	66	
Completions (excluding Allocations)	54	10	20	19	108	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	254	
Ilfracombe																							
Allocations																							
ILF01 (a)(i): Southern Extension (Channel, Bowden & Winsham Farms)	0	0	0	0	0	0	0	0	20	40	40	40	80	80	80	80	80	80	80	50	0	750	



South Molton																						
Allocations																						
SM01 (a): Strategic Western Extension (Area 1)	0	0	0	0	0	0	0	15	30	30	30	30	30	30	30	25	0	0	0	0	0	250
SM01 (b): Strategic Western Extension (Area 2)	0	0	0	0	0	0	0	0	0	0	0	25 -	25 -	25 -	25 -	25 -	25 -	10 -	0	0	0	160
SM01 (c): Strategic Western Extension (Area 3)	0	0	0	0	0	0	3	25	25	50	50	50	50	37	19	0	0	0	0	0	0	309
SM01 (d): Strategic Western Extension (Area 4)	0	0	0	0	0	0	0	0	0	0	0	10 -	20 -	20 -	20 -	20 -	20 -	20 -	20 -	20 -	0	170
SM02(1): Sports Hub and Football Club	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20 -	40 -	0	0	60
Non Strategic Housing Sites																						
Tyre Depot, East Street	0	0	0	0	0	0	0	0	0	0	0	14 -	0	0	0	0	0	0	0	0	0	14
Former Tannery, 77 East Street	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6 -	0	0	0	0	0	6
Quince Honey Farm, North Road	0	0	0	0	0	0	0	5 -	9 -	0	0	0	0	8 -	9 -	0	0	0	0	0	0	31
Commitments (excluding Allocations)	0	0	0	0	0	0	38 -	57 -	30 -	19 -	5 -	0	0	0	0	0	0	0	0	0	0	145
Completions (excluding Allocations)	14	5	21	27 -	39 -	71 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	177
Bradworthy																						
Allocations																						
BRD01: Land North of Elizabeth Lea Close	0	0	0	0	0	0	0	0	0	0	0	5 -	5 -	5 -	0	0	0	0	0	0	0	15
BRD02: Land at Mill Road	0	0	0	0	0	0	0	0	7 -	10 -	0	0	0	0	0	0	0	0	0	0	0	17
Non Strategic Housing Sites																						
Land east of Langdon Road Industrial Estate, Bradworthy	0	0	0	0	0	0	0	10 -	18 -	0	0	0	0	0	0	0	0	0	0	0	0	28
Commitments (excluding Allocations)	0	0	0	0	0	0	7 -	2 -	0	7 -	4 -	0	0	0	0	0	0	0	0	0	0	20
Completions (excluding Allocations)	1	0	2	11 -	1 -	1 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
Bratton Fleming																						
Allocations																						
BRF01: Land off The Glebe	0	0	0	0	0	0	0	0	0	15 -	10 -	0	0	0	0	0	0	0	0	0	0	25
Commitments (excluding Allocations)	0	0	0	0	0	0	3 -	0	2 -	5 -	9 -	0	0	0	0	0	0	0	0	0	0	18
Completions (excluding Allocations)	0	1	2	1 -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Buckland Brewer																						









Abbotsham																						
Allocations																						
ABS01: Land at The Glebe	0	0	0	0	0	0	0	0	0	10	13	0	0	0	0	0	0	0	0	0	0	23
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ashwater																						
Commitments (excluding Allocations)	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
Completions (excluding Allocations)	0	0	1	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
Atherington																						
Allocations																						
ATH01: Land North of Torrington Road	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
Commitments (excluding Allocations)	0	0	0	0	0	0	0	2	6	0	0	0	0	0	0	0	0	0	0	0	0	8
Completions (excluding Allocations)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Beaford																						
Allocations																						
BEA01: Land North of Towell Lane / Towell Meadow	0	0	0	0	0	0	0	0	4	0	5	0	5	0	0	0	0	0	0	0	0	14
BEA02: Land at Rye Park Close, Beaford Garage and Land to Rear	0	0	0	0	0	0	0	0	0	0	20	10	0	0	0	0	0	0	0	0	0	30
Commitments (excluding Allocations)	0	0	0	0	0	0	1	0	0	0	9	0	0	0	0	0	0	0	0	0	0	10
Completions (excluding Allocations)	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Berryarbor																						
Commitments (excluding Allocations)	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9
Completions (excluding Allocations)	3	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Bishops Nympton																						
Allocations																						
BNY01: Glebe Field	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
Non Strategic Housing Sites																						

Capitol Farm, Bishops Nympton	0	0	0	0	0	0	0	0	0	0	0	8	0	0	2	0	0	0	0	0	0	10
Commitments (excluding Allocations)	0	0	0	0	0	0	0	2	2	3	0	0	0	0	0	0	0	0	0	0	0	6
Completions (excluding Allocations)	1	9	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11
<b>Bishops Tawton</b>																						
<b>Allocations</b>																						
BTA01: Former Engineering Works, Village Street	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	5
BTA02: Land off Exeter Road	0	0	0	0	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	15
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	1	4	0	0	0	0	0	0	0	0	0	0	5
Completions (excluding Allocations)	1	9	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
<b>Black Torrington</b>																						
<b>Allocations</b>																						
BTR01: Land at Long Cross Farm	0	0	0	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0	0	0	0	5
Commitments (excluding Allocations)	0	0	0	0	0	0	1	0	1	0	3	0	0	0	0	0	0	0	0	0	0	5
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Bridgerule</b>																						
<b>Allocations</b>																						
BRI02: Southfields	0	0	0	0	0	0	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0	9
Commitments (excluding Allocations)	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Completions (excluding Allocations)	0	13	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
<b>Burrington</b>																						
<b>Allocations</b>																						
BUR01: Land off Meadow Park Drive	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	10
BUR02: Land Rear of Barnstaple Inn	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	20
BUR03: Land South of Hayne View	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	20
Commitments (excluding Allocations)	0	0	0	0	0	0	0	1	0	2	2	0	0	0	0	0	0	0	0	0	0	4
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Bucks Cross</b>																						





Completions (excluding Allocations)	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
<b>Kentisbury/ Kentisbury Ford</b>																						
Commitments (excluding Allocations)	0	0	0	0	0	0	1	1	2	1	3	0	0	0	0	0	0	0	0	0	0.6	7
Completions (excluding Allocations)	1	0	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
<b>Kings Nympton</b>																						
<b>Non Strategic Housing Sites</b>																						
Land at Skibbows	0	0	0	0	0	0	0	0	0	4	4	4	0	0	0	0	0	0	0	0	0	12
Commitments (excluding Allocations)	0	0	0	0	0	0	2	5	1	2	0	0	0	0	0	0	0	0	0	0	0.45	10
Completions (excluding Allocations)	0	2	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
<b>Knowle</b>																						
<b>Allocations</b>																						
KNW01: Land south of Chalwells	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	20
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Completions (excluding Allocations)	1	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
<b>Landkey</b>																						
<b>Allocations</b>																						
LAN01: Land South of Birch Road	0	0	0	19	7	0	0	0	0	0	0	0	6	6	6	7	0	0	0	0	0	51
Commitments (excluding Allocations)	0	0	0	0	0	0	1	22	44	20	2	0	0	0	0	0	0	0	0	0	0.9	88
Completions (excluding Allocations)	0	10	18	3	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33
<b>Langtree and Stibb Cross</b>																						
<b>Allocations</b>																						
LAG01: Residential Development West of The Crescent	0	0	0	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	0	0	0	10
LAG02: Former Cattle Market and Land to North	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	8
Commitments (excluding Allocations)	0	0	0	0	0	0	8	4	1	0	2	0	0	0	0	0	0	0	0	0	0.15	15
Completions (excluding Allocations)	1	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
<b>Lower Lovacott and Newton Tracey</b>																						
<b>Allocations</b>																						







Tetcott																							
Allocations																							
TET01: Land at Tetcott	0	0	0	0	0	0	0	0	0	3	15	10	0	0	0	0	0	0	0	0	0	0	28
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations																							
Umberleigh																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Down																							
WED02: Land off Ilfracombe Hill	0	0	0	0	0	0	0	9	8	0	0	0	0	0	0	0	0	0	0	0	0	0	17
Commitments (excluding Allocations)	0	0	0	0	0	0	3	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0.3	5
Completions (excluding Allocations)	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Welcombe/ Darracott																							
Commitments (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions (excluding Allocations)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Woolfardisworthy																							
Commitments (excluding Allocations)	0	0	0	0	0	0	4	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0.3	7
Completions (excluding Allocations)	0	0	0	0	0	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Rural Settlements and Countryside																							
Commitments	0	0	0	0	0	0	128	135	120	47	33	0	0	0	0	0	0	0	0	0	0	29.25	434
Completions	41	34	37	104	61	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	328
Windfall Estimate	0	0	0	0	0	0	0	0	0	90	90	90	90	90	90	90	90	90	90	90	90	0	990
Lapse Rate <sup>(1)</sup>							1	14	28	18	13	0	0	0	0	0	0	0	0	0	0	0	74
Annual Completions /Projections	455	441	375	734	641	812	1,088	1,115	1,355	1,838	1,968	1,726	1,653	1,327	1,082	949	829	700	600	501		20,189*	
Cumulative Total	455	896	1,271	2,005	2,646	3,458	4,546	5,661	7,016	8,854	10,822	12,548	14,201	15,528	16,610	17,559	18,388	19,088	19,688	20,189			
Annualised Housing Requirement	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861	861		17,220
Cumulative Housing Requirement	861	1,722	2,583	3,444	4,305	5,166	6,027	6,888	7,749	8,610	9,471	10,332	11,193	12,054	12,915	13,776	14,637	15,498	16,359	17,220			

Monitor	406	826	1,312	1,439	1,659	1,708	1,481	1,227	733	244	1,351	2,216	3,008	3,474	3,695	3,783	3,751	3,590	3,329	2,969		
<p>Base date for planning commitment and dwelling completion data is 1st April 2017 (1) Adjustment to account for aggregated Lapse Rates on Unimplemented Small Site Commitments @ 15%. (2) Figures reflect the application of the Unimplemented Small Site Commitments, rounded to the nearest whole number * Total Column will not sum due to rounding of individual values.</p>																						