

Schedule 2 – The Council’s Further Proposed Minor Changes

The Inspector made a number of comments that do not relate specifically to previously proposed changes, as outlined in Schedule 1 – The Council’s Proposed Minor Changes. The Council’s further proposed minor changes are listed in Schedule 2, in response to the Inspector’s comments on new issues and other respondent’s comments.

Please note that Schedule 1 The Council’s Proposed Minor Changes goes up to proposed changes PC180. Any proposed changes since then are numbered from number PC181 in this schedule.

Ref	Policy/ Section	Paragraph (Publication Stage)	Comment from the Inspector	Council’s response	Further proposed changes (post submission)
PC181	3	3.18	5. Paragraph 3.18 appears to be deleted without any explanation.	Proposed change was accidentally omitted from the original proposed changed schedule. Editorial corrections to remove repetition	Delete text ‘A requirement of national planning policy (PPS1) is to deliver the agendas of other stakeholders, such as designing out crime, enhancing the historic environment, creating healthy environments, retaining landscapes and townscapes, as well as creating places where people enjoy. High quality design can contribute to all of these agendas.’
PC182	DP8	Supporting text	11. New Paragraph 3.80 - Should the text here refer to “open space” rather than “public open space” to reflect the definition outlined in the previous new paragraph 3.79?	Title and supporting text wording for (new) paras. 3.78 3.84 amended to reflect intention of Policy DP8 (as amended by PC183) that all open space should be protected and that new open space provide through development should be public open space, and consistent with definition in para. 3.79	‘Public’ deleted from before ‘open space’ in title of section and in paras. 3.78 (second sentence) and inserted ‘ open ’, 3.80 (first sentence). ‘ public ’ inserted before ‘open space’ in paras. 3.82 (first sentence), and 3.83 (first sentence).
PC183	DP8		Same comment as PC182 taken to apply to Policy DP8	Policy wording amended to reflect intention that all open space should be protected and that new open space provide through development should be public open space	‘Public’ deleted from title of Policy DP8, from before ‘open space’ in 1. line 1, and from 1(b).
PC184	Contents page		Same comment as PC182 taken to apply to Policy DP8	Contents page amended to reflect changed title of Policy DP8 (PC183)	‘Public’ deleted from listing of Contents page of Policy DP8: Public Open Space, Sport and Recreation
PC185	DP8	Clause 4	12. Policy DP8 Item 4. Should the first word read “developers” rather than “Development”?	Editorial corrections to DP8 clause 4.	Delete word ‘Development’ and insert the word ‘ Developers ’.

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PC186	3	New para 3.94	14. New paragraph 3.94 does not scan. Should it read: "All sites need to be in sustainable locations that have reasonable (or good) access to essential services..."?	Editorial corrections to para 3.94	Delete first sentence and replace with ' All sites need to be in sustainable locations that have reasonable (or good) access to essential services.'
PC188	3	New para 3.117	17. New paragraph 3.117 - First sentence does not scan. It would be improved by inserting "within which" before "they are located"	Editorial corrections to para 3.117	Text inserted into para 3.117 by inserting " within which " before "they are located"
PC189	Appendix 3		21. Appendix 3 The fifth column has been dropped without explanation.	Proposed change was accidentally omitted from the original proposed changed schedule. Editorial corrections as column deemed unnecessary	Delete text 'Policy Requirement', 'No requirement for a specific local policy because all planning proposals are already bound by the statutory national Regulations', 'Set out in policy DC22: 'Biodiversity and Geology'', 'Set out in policy DC22: 'Biodiversity and Geology'', 'Set out in policy DC22: 'Biodiversity and Geology'', 'Use of a policy promoted in PPS9 Set out in policy DC22: 'Biodiversity and Geology'', 'No requirement for a specific local policy because all planning proposals are already bound by existing legal controls'.
PC191	3	New paras. 3.24 and 3.25	Same comment from Inspector as PC189	This comment prompts need for clarification in the supporting text to Policy DP2 and this is proposed. Para. 3.24 is changed to avoid the misleading inconsistency of suggesting Landscape Character Approach applies across all of the district when it only is intended to apply to those parts outside of urban area. New para. 3.25 is added to explain where it is intended Landscape Character Approach applies and where it is not intended to be used.	Delete 'whole' from before 'district' in first sentence of new para. 3.24. Insert ' In those areas classed as 'urban' in the Landscape Character Types of the District, as illustrated and described at Appendix 6, other development plan policies are more relevant, principally DP1 High Quality Design and DP6 Historic Environment. Assessments such as Conservation Area Appraisals and Town or Village Design Statements, where they exist, will also be used to consider the character of those urban areas' after first sentence in new para.3.25. Also replace 'it' at start of next sentence with ' A landscape character approach' .
PC192			The version of the submitted DPD incorporating the Council's proposed	Proposed change was accidentally omitted from the original proposed	Change numbering of Appendices so that 'Appendix 10' becomes ' Appendix 7' . 'Appendix 7' becomes

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			changes that was passed to the Inspector contains changes to the order and numbering of the Appendices which are neither mentioned nor explained in the accompanying schedule of changes. This omission needs to be dealt with urgently.	changed schedule.	' Appendix 8 '. 'Appendix 8' becomes ' Appendix 9 '. 'Appendix 9' becomes ' Appendix 10 '.
PC193	DP2	New para 3.36	<p>Marine & Coastal Access Act 2009 - The Inspector has asked me to draw your attention to the above legislation that has recently been passed.</p> <p>It received Royal Assent on 12 November last and may or may not require changes/additions to the Council's Development Policies DPD.</p> <p>In view of its length and complexity, the Inspector would not expect the Council to be able to assess its implications quickly.</p> <p>If you do not feel confident that its ramifications can be taken on board before the start of the hearings, all the Inspector would expect of the council is an acknowledgement in the sections dealing with Nature Conservation and the Undeveloped Coast that you will be considering the implications of the Act and, if changes are needed, they will be dealt with by means of a review of the DPD in due course.</p>		Insert text ' The Marine and Coastal Access Act 2009 introduced a new framework for managing and protecting the marine environment. The full implications of the act are emerging and, therefore, if changes are needed to the local planning framework, these will be addressed through a review of this DPD or the Core Strategy. '
PC194	DP2	Related planning policy	Inspector's comment – see above for PC190		Insert " Marine and Coastal Access Act 2009 " as a new bullet under the Related Planning Policy sections of DP2.
PC195	DP5	Related planning policy	Inspector's comment – see above for PC190		Insert " Marine and Coastal Access Act 2009 " as a new bullet under the Related Planning Policy sections of DP5.
PC196	2	2.14		Correction and more realistic update.	Delete 'which is produced by the South West

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					Regional Assembly.' and delete 'and is expected to be adopted shortly.' From second and third sentences. Change to lead capitals for ' Proposed Changes '.
PC197	2	2.21		Correction	Change 'in' to ' including ' in first sentence.
PC198	3	3.6		To clarify when Design and Access Statements are not required., in accordance with DCLG Circular 01/2006.	Insert ' except those for a change of use, for an engineering or mining operation, or for development of an existing dwelling house ' to first line.
PC199	3	3.9		Because the list refers to material required to support an application and excludes mandatory material	Insert ' supporting ' in front of 'information' in first line.
PC200	3	Evidence list		Small changes to improve the meaning and readability of the list	Change 'This' to ' Such plans ' and Insert ' and ' in last bullet under list of evidence that may be required from applicants.
PC201	Appendix 3			Correct typo	Remove (?) from last box in table
PC202	3	Related planning policies	Inspector's comment – need for the DPD to reflect PPS4	PPS4 now contains a policy relating to design matters	Insert " Planning Policy Statement 4 Planning for Sustainable Economic Growth " in bullet pointed list of related planning policies
PC203	3	3.82	Inspector's comment – need for the DPD to reflect PPS4	Elements of PPG13 referred to are cancelled following publication of PPS4, including Annex D which sets out maximum parking standards Whilst the Council intends to undertake its own work to establish appropriate car parking standards it proposes that those provided formerly in Annex D of PPG13 should be used and included in the DPD. These continue to be provided in Appendix 5 of the DPD.	Delete 'For now, Planning Policy Guidance 13 Transport sets out maximum parking standards (see Appendix 5),' and 'PPG13 additionally states that for land uses not covered by these standards the most stringent regional standards will apply'. Add " In the meantime the Council will apply the car parking standards previously set out in PPG13 Transport at Annex D and which are set out in this DPD as Appendix 5 ".
PC204	3	Related planning policies	Inspector's comment – need for the DPD to reflect PPS4	PPS4 now contains a policy relating to these matters	Insert ' Planning Policy Statement 4 Planning for Sustainable Economic Growth ' in bullet pointed list of related planning policies
PC205	3	Related planning policies	Inspector's comment – need for the DPD to reflect PPS4	PPS4 now contains a policy relating to these matters	Insert ' Planning Policy Statement 4 Planning for Sustainable Economic Growth ' in bullet pointed list of related planning policies
PC206	3	Related planning	Inspector's comment – need for the DPD to reflect PPS4	Consistency with other parts of the DPD	Delete 'Links to' and replace with ' Related planning policies ' in bullet pointed list following para.

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		policies			
PC207	3	3.133	Inspector's comment – need for the DPD to reflect PPS4	PPS4 now contains a policy relating to these matters	Insert PPS4 after 'National policy in PPS7'
PC208	3	Related planning policies	Inspector's comment – need for the DPD to reflect PPS4	PPS4 now contains a policy relating to these matters	Insert ' Planning Policy Statement 4 Planning for Sustainable Economic Growth ' in bullet pointed list of related planning policies
PC209	3	3.143	Inspector's comment – need for the DPD to reflect PPS4	The relevant part of PPS7 has been cancelled and PPS4 now contains a policy statement on these matters	Delete Planning Policy Statement 7 Sustainable Development in Rural Areas and replace with ' Planning Policy Statement 4 Planning for Sustainable Economic Growth '
PC210	3	Related planning policies	Inspector's comment – need for the DPD to reflect PPS4	The relevant part of PPS7 has been cancelled and PPS4 now contains a policy statement on these matters	Delete Planning Policy Statement 7 Sustainable Development in Rural Areas and replace with ' Planning Policy Statement 4 Planning for Sustainable Economic Growth ' in bullet pointed list of related planning policies
PC211	3	3.155	Inspector's comment – need for the DPD to reflect PPS4	The relevant part of PPS7 has been cancelled and PPS4 now contains a policy statement on these matters	Delete Planning Policy Statement 7 Sustainable Development in Rural Areas and replace with ' Planning Policy Statement 4 Planning for Sustainable Economic Growth '
PC212	3	Related planning policies	Inspector's comment – need for the DPD to reflect PPS4	The relevant part of PPS7 has been cancelled and PPS4 now contains a policy statement on these matters	Delete Planning Policy Statement 7 Sustainable Development in Rural Areas and replace with ' Planning Policy Statement 4 Planning for Sustainable Economic Growth ' in bullet pointed list of related planning policies
PC213	Appendix 1		Inspector's comment – need for the DPD to reflect PPS4	The relevant part of PPS7 has been cancelled and PPS4 now contains a policy statement on these matters	Insert ' Planning Policy Statement 4 Planning for Sustainable Economic Growth ' in list of related planning policies.
PC214	Appendix 7		Inspector's comment – need to clarify 5 targets.	The Council can provide an update for the 5 targets which were identified as 'target to be developed'	For indicator 'Number of replacement dwellings with an increased number of bedrooms or floorspace' insert text under target ' There will be no specific target. However, information will be used for monitoring purposes '. For indicator 'Loss of employment land based on the number planning applications and no. of jobs' insert text under target ' 0% loss of employment land and no loss of jobs '. For indicator 'Loss of existing local services and facilities' insert text under target ' No loss of existing local services and facilities '. For indicator

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					<p>'Applications submitting a Landscape Character Assessment' insert text under target '100% of planning applications that are required to submit a Landscape Character Assessment'. For indicator 'Applications submitting a Flood Risk Assessment' insert text under target '100% of planning applications that are required to submit a Flood Risk Assessment'.</p>

Responses from stakeholder Statements (post submission)

Ref	Policy/ Section	Paragraph (Publication Stage)	Proposed change	Reason for Change	Council's response	Further proposed changes (post submission)
PC215	DP7	Para 3.80	Delete text 'at the local authorities' and insert text into para 'A Transport Assessment (TA) or Transport Statement (TS) will need to be prepared for developments exceeding the indicative thresholds set out within appendix B of the DCLG / DfT Guidance on Transport Assessments (March 2007). However, in light of the predominantly rural nature of the District, the Local Authority will require a Transport Assessment for all proposals exceeding 25 dwellings and for some non residential floor space schemes falling under the DfT indicative thresholds request depending on the site's context. This should provide a comprehensive review of all the potential transport impacts of a proposed development, with an agreed plan to mitigate any adverse consequences. The Assessment will need to consider the likely modal split of journeys to and from the site, the impact of the development upon the local and strategic road network and identify any mitigation works to be funded by the developer, together with details of proposed measures to improve access by non-car modes. Where impacts from proposed developments are expected on the Strategic Road Network, applicants are advised to consult with the Highways Agency at pre-application stage to agree on appropriate assessment criteria, and if necessary, appropriate mitigation measures. Full guidance on the content is provided in 'Guidance on Transport Assessment' DfT / DCLG (March 2007).	Proposed change in the Highways Agency Statement to Examination	Editorial corrections for clarification in response to representations	Delete text 'at the local authorities' and insert text into para 'A Transport Assessment (TA) or Transport Statement (TS) will need to be prepared for developments exceeding the indicative thresholds set out within appendix B of the DCLG / DfT Guidance on Transport Assessments (March 2007). However, in light of the predominantly rural nature of the District, the Local Authority will require a Transport Assessment for all proposals exceeding 25 dwellings and for some non residential floor space schemes falling under the DfT indicative thresholds request depending on the site's context. This should provide a comprehensive review of all the potential transport impacts of a proposed development, with an agreed plan to mitigate any adverse consequences. The Assessment will need to consider the likely modal split of journeys to and from the site, the impact of the development upon the local and strategic road network and identify any mitigation works to be funded by the developer, together with details of proposed measures to improve access by non-car modes. Where impacts from proposed developments are expected on the Strategic Road Network, applicants are advised to consult with the Highways Agency at pre-application stage to agree on appropriate assessment criteria, and if necessary, appropriate mitigation measures. Full guidance on the content is provided in 'Guidance on Transport Assessment' DfT / DCLG (March 2007).
PC216	DP7	Para 3.79	First sentence delete 'non residential' and insert 'in accordance with the Good Practice Guidelines: Delivering Travel Plans through the Planning Process, DfT.' Second sentence	Proposed change in the Highways Agency	Editorial corrections for clarification in response to	First sentence delete 'non residential' and insert 'in accordance with the Good Practice Guidelines: Delivering Travel Plans through the Planning Process, DfT.' Second sentence

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			delete 'enterprise' and insert 'development proposal'. Last sentence delete 'Authority', 'will need to accept any Travel Plan which may' and 'trunk', and insert 'The Council will consult with the Highways Agency when assessing a Travel Plan which relates to a development proposal deemed to have an impact on the strategic road network'.	Statement to Examination	representations	delete 'enterprise' and insert 'development proposal'. Last sentence delete 'Authority', 'will need to accept any Travel Plan which may' and 'trunk', and insert 'The Council will consult with the Highways Agency when assessing a Travel Plan which relates to a development proposal deemed to have an impact on the strategic road network'.
PC217	DP7	Para 3.81	Insert text ' further guidance regarding parking for non residential development has also been provided in Policy EC8 of Planning Policy Statement 4 (Planning for Sustainable Economic Growth). '	Proposed change in the Highways Agency Statement to Examination	Editorial corrections for clarification in response to representations	Insert text ' further guidance regarding parking for non residential development has also been provided in Policy EC8 of Planning Policy Statement 4 (Planning for Sustainable Economic Growth). '
PC218	DP7	Related planning policies	Insert text ' Planning Policy Statement 4 - Planning for Sustainable Economic Growth. '	Proposed change in the Highways Agency Statement to Examination	Editorial corrections for clarification in response to representations	Insert text ' Planning Policy Statement 4 - Planning for Sustainable Economic Growth. '
PC219	DP7	Further guidance	Delete 'Guidance on Transport Assessment, DfT,' and insert ' DCLG ' after 'Assessment'	Proposed change in the Highways Agency Statement to Examination	Editorial corrections for clarification in response to representations	Delete 'Guidance on Transport Assessment, DfT,' and insert ' DCLG ' after 'Assessment'
PC228	DP8	3.85	This paragraph commences with "open Space" and goes on to include "natural spaces, greenways, outdoor sports facilities, beaches, amenity greenspace... allotments". It does not clarify whether this policy is intended to apply to Public or Privately owned and maintained land. Open spaces which are Privately owned and maintained should be excluded from this policy which otherwise could be applied to all privately owned land. Clarification required that the policy only applies to Public open space, Private playing fields should not be shown on the proposals map.	Proposed change/comment in the The Dartington Hall Trust Statement to Examination	The Council intends that the policy to resist the loss of open space should apply to all open space, as this can all have an important contribution, and to be consistent with PPG17	Changes to supporting text and Policy to make clear that the policy is intended to resist the loss of all types of open space and that space to be provided through new development is required to be public open space. These proposed changes are made in response to a question raised by the Inspector and set out in full at PCs 182 and 183
PC232	2	2.8	Delete 'which is produced by the South West	Correction and		Delete 'which is produced by the South West

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PC233	2	2.14	Change 'in' to including in first sentence.	Correction		Change 'in' to 'including' in first sentence.
PC234	3	3.5	Add 'except those for a change of use, for an engineering or mining operation, or for development of an existing dwelling house' to first line.	To clarify when Design and Access Statements are not required., in accordance with DCLG Circular 01/2006.		Add 'except those for a change of use, for an engineering or mining operation, or for development of an existing dwelling house' to first line.
PC235	3	3.9	Add 'supporting' in front of 'information' in first line.	Because the list refers to material required to support an application and excludes mandatory material		Add 'supporting' in front of 'information' in first line.