



Adoption Statement

North West Cullompton Masterplan Supplementary Planning Document

Adoption Statement in accordance with regulation 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012

The North West Cullompton Masterplan Supplementary Planning Document (SPD) was adopted at a meeting of the Mid Devon District Council on 24 February 2016.

Modifications

In accordance with regulations 11 and 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 this adoption statement sets out pursuant to Section 23(1) of the Planning and Compulsory Purchase Act 2004 the modifications to the North West Cullompton Masterplan SPD that have been made since the draft document was subject to consultation. The changes are as follows:

- i) Addition of a community health garden adjacent to the medical centre on Willand Road.
- ii) Number of dwellings within the NW Cullompton area raised by 20 to 1120 (excludes those already constructed at Olympian Way).
- iii) Policy references updated at DCC request to include Devon Waste Plan and waste audits.
- iv) Heritage text within constraints and opportunities section updated to strengthen references to archaeological investigation, heritage assets and their setting.
- v) Text updated to be clearer that existing public rights of way should be improved to aid accessibility and that GI and open spaces should include information on the history of the area.
- vi) Text updated as DCC no longer require a dedicated youth support satellite unit, but such services could be run from the community centre.
- vii) Text update that there is opportunity for an extra care housing scheme close to the local centre to meet the housing needs of the elderly.
- viii) Diagrams updated to clarify new links to Rull Lane are pedestrian and cycle rather than vehicular.

ix) Multi-use games area added to diagrams and text as potentially being provided on associated with play space in the GI (TCC request).

x) Text updated to refer to opportunities for community recycling, composting and food production together with opportunity for vehicular access through to the existing allotments to aid accessibility and community use (TCC request).

xi) Additional text in relation to the St George's View temporary access to refer to traffic management measures being conditioned at planning application stage to reduce the impact upon existing residents.

xii) Diagram amended to remove new highway junction to Willand Road adjacent to the medical centre car park – no new access is proposed here.

xiii) Summary of the second stage consultation responses added together with the response of MDDC to the issues it raised.

xiv) Phase 1 text amended

1. To confirm Persimmon land parcel able to build out the remainder of housing on this parcel (200 houses in total) once the link road has been delivered from Willand Road to the boundary with the adjacent land ownership parcel to the SW.

2. Traffic management measures on Willand Road.

3. Transfer of primary school land prior to commencement of the development. Construction access and services phased. Start of construction.

xv) Phase 2 text amended:

1. 620 houses.

2. Provide remainder of sports provision (where on site).

xvi) Reference added within masterplan section to active design principles of access for all, walkable communities, connected walking and cycling facilities, co-location of community facilities, network of multifunctional greenspace, high quality streets and spaces, management and maintenance.

xvii) Added text within housing delivery section referring to the Government's intention to bring in requirements for self-build and starter homes.

xviii) Text changes to provide more clarity that 3 sports pitches are proposed in total and that the infrastructure triggers relating to the provision of the through route from Tiverton Road to Willand Road relate to the provision of the new distributor type road.

xix) Additional text in relation to the design of the distributor type road:

'The new road is proposed to act as a distributor type road and will be a minimum of 6.5m wide in order to fulfil this purpose and accommodate large vehicles including buses and

agricultural vehicles which are anticipated. In addition to its distributor function, the road will also need to be designed to accommodate an attractive residential environment, walking and cycle movements and control speed, especially in the vicinity of the proposed primary school.'

xx) Infrastructure triggers table updated:

<p>Access and transport NEW In respect of the land control parcel identified as Persimmon in the plan on page 25:</p> <p>Provision of the section of through route from Willand Road to the primary school site</p> <p>Provision of the section of through route from the primary school site to the boundary with the adjacent land control parcel to the south west</p> <p>Note:</p> <p>1. Road sections as identified above to be provided to a standard suitable for use by the public.</p> <p>2. Following the provision of the through road to the boundary with the adjacent land control parcel to the south west, the limit on the total number of dwellings delivered within phase 1 be lifted in respect of this land control parcel.</p>	<p><i>Prior to the occupation of no more than 50 dwellings on this land control parcel or within 18 months of the commencement of development on this land control parcel, whichever is the sooner.</i></p> <p>Prior to the occupation of no more than 100 dwellings on this land parcel or within 30 months of the commencement of development on this land control parcel, whichever is the sooner.</p>	<p>Developer</p> <p>Developer</p>
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<p>AMENDED Traffic management measures on Willand Road</p> <p>REMAINDER OF TRIGGERS UNCHANGED</p>		
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Transfer of serviced and accessible land for a primary school (2.1 hectares)	Phase 1 – prior to the first occupation of the first home on the development	Developer
NEW Transfer of land for primary school (2.1 ha) with legal right of access.	Phase 1 – Prior to the commencement of development.	Developer
NEW Provision of construction access to the primary school site.	Phase 1- Within 6 months of commencement of the development.	Developer
NEW Provision of services to the primary school site.	Phase 1 – Prior to the occupation of no more than 50 dwellings on the Persimmon land control parcel or within 18 months of the commencement of the development whichever is sooner.	Developer
Primary school building, playing pitch and early years facilities	Construction to commence prior to final occupation in phase 1.	Developer / DCC / Other

The changes recommended by Cabinet on 28 January 2016:

Additional text to be included in the masterplan stating:

- Parallel parking bays will provide opportunity for parking in a controlled manner without obstructing the free flow of traffic. Visitor parking requirements and shared surface arrangements should be taken into account in the overall design proposals for the development;

Also recommended that the Head of Planning and Regeneration in consultation with the Cabinet Member for Planning and Regeneration be granted authority to make minor text changes.

Legal Challenge

Any person with sufficient interest in the decision to adopt the North West Cullompton Masterplan SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application must be made promptly and in any event not later than 3 months after the date on which the North West Cullompton Masterplan SPD was adopted.