

## **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 14 December 2022.

#### **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:

1. Pages within the Introduction section have been revised to set out the consultation responses and to set out how the SPD has been revised to take into account the consultation responses.
2. A number of images have been updated throughout the document.
3. Section 3, Guiding principle A10: Reference to parking standards in the Mid Devon Local Plan and Cullompton Neighbourhood Plan have been added.
4. Section 3: Guiding principle D4: A requirement to provide benches in public open space has been added.
5. Section 3, Guiding principle F11: Wording has been added to require electric car charging points to be provided throughout the development and to encourage developers to provide one car charging point per dwelling. Current planning policy requires one charging point per 10 dwellings.
6. Section 4.4, Local connections: The bullet point on Goblin Lane has been strengthened to include Growen Lane and Bluebell Lane and to ensure that these public rights of way are upgraded as necessary, their hedges are kept intact as far as possible, and suitable crossings provided.
7. Section 4.6: A further paragraph has been added to strengthen design of sustainable urban drainage systems to include two or more drainage features used together such as swales, attenuation ponds and rain gardens and provide variation to attenuation pond slopes. It is also suggested that green roofs could be incorporated on community buildings and bus stops.

8. Section 5: An additional bullet point has been added requiring a package of interpretation measures in respect of the Scheduled Monument.
9. In response to National Highways comments, section 5.4 has been retitled: 'Construction of Road Infrastructure within the site'.
10. Section 5.5: A new row has been added to the key infrastructure table under Access and Transport to specify that the Town Centre Relief Road is required prior to the occupation of no more than 600 dwellings.
11. Section 5.7 Planning: A new bullet point has been added to state that planning applications should be accompanied by a transport assessment including capacity studies to assess the impact of traffic generated from the site on junction 28 of the M5.
12. Section 5, Phasing: An additional bullet point has been added to Phase 2/3 to require traffic calming measures in Tiverton Road.
13. Section 3, Guiding principle G. A paragraph has been added to ensure that developers demonstrate a full understanding of wildlife and habitats on the site and provide mitigation and an overall biodiversity net gain.
14. Section 5: An additional bullet point has been added to the sustainability section to require a biodiversity net gain assessment to be submitted with planning applications.
15. Section 6: A paragraph has been added to state that all developers will be expected to demonstrate that a biodiversity net gain can be achieved for their development proposals.
16. Section 6 (Appendix A) of the document has been updated to reflect additional landscape assessment work.

### **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.