

Adoption Statement

Tiverton Eastern Urban Extension 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 Tiverton Eastern Urban Extension Masterplan Supplementary Planning Document (SPD) was adopted at a meeting of the Mid Devon District Council on the 30 April 2014.

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 Tiverton Eastern Urban Extension Masterplan SPD that have been made since the draft document was subject to consultation. The changes are as follows:

- The vision for the scheme has been revised and its intention to form a new garden neighbourhood for Tiverton has been clarified;
- A361 junction has been adjusted to reduce residential impact with less employment floorspace as a result;
- A northern access route from Gornhay Cross has been considered, but found neither suitable nor deliverable;
- Tidcombe Lane has been incorporated into the study area for traffic calming and environmental enhancement with Blundells Road;
- A vehicular link through NHS site at Post Hill will be sought as a preferred access route in order to reduce impact upon Putson Lane and Uplowman Road. The masterplan approach in the NE area has been revised to take this route into account;
- Highway infrastructure phasing and triggers have been reviewed in light of comments, but retained to balance early provision with deliverability.
- Residential land parcels have been reviewed and housing has been drawn back away from the western and southern fringes to give a more rural edge;
- Sports pitch provision close to Glebelands has been removed. Enhanced sports pitch facilities are included on the school / neighbourhood centre site together with off-site enhancements to formal sports provision within the Tiverton area;
- A West Manley Lane character area has been added and residential areas to its south west have been reviewed and reduced;
- Triggers for green infrastructure areas have been clarified. Early provision of GI to the south is not deliverable.
- The importance and sensitivity of Tidcombe Fen SSSI and its catchment have been emphasised.

- The consultations section has been updated to include the results of the second stage public consultation and include a summary of changes made to the document as a result.
- A range of minor text changes.
- Updating and completion of copyright page. Referencing and substitution of some document photographs.

The changes recommended by Cabinet on the 17 April 2014;

- The deletion of the following words "the principal access to Area B will be through Area A" (page 71);
- The deletion of the following words "vehicular access to the south east will be from phases 1b and 1c" (page 89);
- The addition of an extra bullet point on page 103 in respect of proposals to vary phasing stating that; "In the event that delivery of an earlier phase, part of a phase or land holding has stalled, proposals to bring forward later planned phases will be considered provided they do not undermine: delivery elsewhere within the overall site, the provision of supporting infrastructure and mitigation of the impacts of the development as a result of earlier delivery;
- That the document revert back to its original title of the "Tiverton Eastern Urban Extension".

Legal Challenge

Any person with sufficient interest in the decision to adopt the Tiverton Eastern Urban Extension 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 Tiverton Eastern Urban Extension Masterplan SPD was adopted.