

Adoption Statement

East 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 East Cullompton Masterplan Supplementary Planning Document (SPD) was adopted at a meeting of the Mid Devon District Council on 26 April 2023.

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 East Cullompton Masterplan SPD that have been made since the draft document was subject to consultation. The changes are as follows:

1. References to a 20mph speed restriction on Honiton removed at the recommendation of the Highway Authority as unachievable for an A road, but emphasis remains on the need for design solutions to slow speeds.
2. Text amended to clarify that the M5 junction improvements required after the first 500 homes are completed is subject to the prior delivery of the Town Centre Relief Road. Timescale for delivery of the Town Centre Relief Road amended.
3. Masterplan amended to show a road link into Kingsmill Industrial Estate. Text added to clarify that streets could take a different alignment to those shown in the Masterplan, subject to identification of the preferred M5 junction location.
4. Text amended to specify the need for signage on pedestrian and cycle routes.
5. Approach to delivery of active travel crossings across the M5 corridor clarified. Infrastructure delivery table amended to include delivery of active travel in early phases and in line with capacity improvements to Junction 28.
6. Additional text added to expand information on mobility hubs and reference to further work being carried out on mobility hubs through a separate workstream.
7. Text amended to include flexibility on location of primary school to north of Honiton Road and addition of requirement for safe school access and appropriate space for drop off away from primary streets.

8. Text added to expand on potential uses within community hubs and the multi-use community building. Reference added to community buildings to include catering for a range of indoor sports and activities and potential for a health hub. Specific reference to teenage play to be included. SPD changed to include allowance for some residential where it does not detract from intended character or limit community hub functions.
9. Text clarified to explain why Fordmore will be the principal centre, and that it will expand to provide broader range of uses including further retail and community space, that it will be accessible (via primary street and active travel) and that it would have potential to expand further if proposals for the Culm Garden Village proceed. SPD maps updated to reflect already consented development at Fordmore.
10. Text amended to be clearer in defining the 'twenty-minute place' approach.
11. Text changed from 'integrating employment' to 'integrating commercial' to reflect existing text that already refers to appropriately scaled retail being provided in the commercial area. Further explanation on commercial land calculation provided.
12. Text amended to confirm size of space at Fordmore Farm is sufficient to provide a multi-pitch hub rather than individual pitches but final location of sports pitches to be confirmed. Text changed to make specific reference to sports being provided in accordance with MDDC's Playing Pitch Strategy.
13. Text expanded on green space uses, including allotments and what can be included within the community greens and green corridors. Community growing space such as orchards in community greens and traditional allotment sites provided separately within strategic GI.
14. Changes made to make clearer the requirement that detailed proposals demonstrate an appropriate building and landscape treatment to rural edges.
15. Text amended to exclude preference for fords, but aspiration for some fords as crossings to remain to provide place making connections with water.
16. Natural Capital section expanded to add requirements under 'enhancing the landscape structure' for planting to demonstrate climate resilience and biosecurity. Change to carbon emissions and digital connectivity text made.
17. Text changes made to reflect that although air quality assessments are required, they will need to be monitored at regular intervals through the construction phases and afterwards.
18. Reference to the inclusion of permeable paving added to text.
19. Text amended to add reference to mobility vehicle access to homes.

20. Change made to separate out the requirements for front gardens and storage of bikes.
21. Additional text added on custom and self-build housing.
22. Text expanded to add reference to ensuring waste is minimised and considered during the design and layout of a development, and reference to the Devon Waste Plan.
23. SPD to be updated to reflect 10m corridor required where powerlines would be undergrounded. Wording added that where powerlines are undergrounded, they do not have to follow the existing overhead line which could allow better accommodation of easements. Wording on lift and shift clause amended. Text added that commercial could be accommodated close to powerlines where sensitively placed.
24. Maps changed to refer to indicative settings of heritage assets with further assessment required for planning applications. Text changed to specify further work will be required by developers prior to their layouts being set. Text changes made to archaeological assessment. Wood Barton annotation added to maps.
25. Text changed to reflect the preference for onsite biodiversity net gain first. Wording changed so that the off-site BNG can be delivered in suitable areas that provide accessible greenspace for the allocation as well as adjacent to the allocation boundary.
26. Text changed to expand the explanation of the country park. This is outside the area for the East Cullompton SPD but could start to be delivered through off-site biodiversity net gain and sports facilities.
27. Design Code and Phasing and Infrastructure Delivery Plan diagram updated and approach clarified. Appendix 1 on Strategic Design Code removed, and appropriate text included in body of SPD.
28. 'Profound change' bullet points retitled as 'profound change, evolving public policy and guidance'.
29. Minor corrections made as follows:
 - References changed to National Highways not Highways England.
 - On Page 109, reference changed to Junction 28 rather than Junction 30.
 - Land outside allocation to east of Fordmore shown on all section 5 plans removed.
 - 'East Cullompton Activity Framework' key corrected.

Legal Challenge

Any person with sufficient interest in the decision to adopt the East 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 East Cullompton Masterplan SPD was adopted.