

STATEMENT OF COMMUNITY INVOLVEMENT

EXTENSION TO HARTNOLLS BUSINESS PARK

PREPARED FOR WADDETON PARK LTD

AUGUST 2021



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1. Introduction

- 1.1 This Statement of Community Involvement ("Statement") has been prepared, on behalf of Waddeton Park Ltd in support of an outline planning application for the extension to the existing business park, residential development of up to 150 dwellings and associated open space and infrastructure on land at Hartnolls Business Park.
- 1.2 Full details are submitted for approval in relation to access only at this stage, with layout, scale, appearance and landscaping reserved for future consideration. The application seeks consent for access to the site from
- 1.3 The illustrative layout plan shows how the development could be delivered on the application site.

2 The Application Proposals

2.1 The description of the proposed development is:

"Phased outline planning application for the extension to the existing business park for up to 3.9ha of employment land and up to 150 residential dwellings with associated open space and infrastructure (with means of access to be determined only)."

3.2 The proposed is being submitted in outline, with means of access to the site to be determined only. The layout, scale, appearance and landscaping of the site are reserved matters for future consideration.

3.3 Access to the site is proposed via Post Hill, which runs along a predominantly east-west alignment connecting Tiverton to Willand.

3.4 The illustrative site layout demonstrates how the proposed development could be satisfactorily accommodated on site. The plan illustrates how a mixed use scheme comprising an extension to the business park and new residential development, with a range of housing types, could be arranged, set in a network of multi-functional green corridors accessible to both new residents and the wider community. The proposed green open spaces across the site would accommodate a variety of uses and activities including informal recreation, dog walking, surface water attenuation, permeable woodland and children's play.

3 Pre-Application Consultation

- 3.1 The application has been discussed with the Council's economic development officer, who has also discussed it internally with the planning team.
- 3.2 The applicant has also engaged with local ward members and members/ clerk of Halberton Parish Council and Tiverton Town Council. The applicants propose to attend forthcoming Parish/ Town Council meeting to discuss the proposals.
- 3.3 Letters were sent to 59 properties nearest to the site (along Post Hill/ Fairway/ Mayfair towards the northwest of the site), to inform them of the proposals and enclosing a copy of the development framework plan.
- 3.4 There will be the opportunity for the public to comment on the proposals via the formal consultation process on the application that will be carried out by Mid Devon District Council.

4. Notification and Opportunity to Comment

- 4.1 Once the application is submitted members of the public and other interested parties can view the documents and submit comments to the Council during the determination of the application. The application submission will be available to view on the Council's website or at the Council office as follows:

www.middevon.gov.uk

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