



Town and Country Planning Act 1990

PUBLIC INQUIRY

Appeal by: Waddeton Park Ltd

Site Address: Land at Hartnoll Farm, Tiverton

Planning Application: 21/01576/MOUT

PINS Ref: APP/Y1138/W/22/3313401

ADDENDUM STATEMENT OF CASE ON BEHALF OF MID DEVON DISTRICT COUNCIL BY:

Arron Beecham BSc (Hons) MSc

Principal Housing Enabling and Forward Planning Officer

REDETERMINATION APPEAL TO THE SECRETARY OF STATE FOR THE MINISTRY OF HOUSING COMMUNITIES AND LOCAL GOVERNMENT AGAINST OUTLINE PLANNING PERMISSION FOR THE EXTENSION OF 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 DETERMED ONLY)

1. INTRODUCTION

- 1.1. This Addendum Statement of Case has been prepared by Mid Devon District Council ('The Local Planning Authority' [LPA]) in relation to a Planning Appeal for Non-Determination – PINS REF: APP/Y1138/W/22/3313401 by Waddeton Park Ltd ('The Appellant') in respect of Land at NGR 298976 112882 (Hartnoll Farm) Tiverton, Devon ('The Appeal Site'). It has been prepared following a Consent Order issued by the High Court on the 5th June 2024 (Appendix 1) directing that the Inspector's decision dated 20 October 2023 is quashed and remitted back to the Secretary of State for redetermination.
- 1.2. This Addendum Statement of Case should be read in conjunction with the LPA's original Statement of Case, Proofs, and the Statements of Common Ground agreed with the Appellant during the course of the previous inquiry.
- 1.3. Unless expressly stated in this Addendum, the LPA continues to rely upon its case as previously set out. The Council's case is not repeated in full in this Addendum which seeks only to set out further representations, any material changes in circumstances and new or altered material considerations.

2. PLANNING POLICY

- 2.1. The Local Planning Authority previously outlined all relevant planning policy and Government guidance relevant to this case.
- 2.2. For the purposes of s38 (6) of the 2004 Act, the Development Plan is the Mid Devon Local Plan 2013 – 2033. Other relevant Development Plan Documents include the following:
 - The Devon Waste Plan 2011 – 2033 (Adopted December 2014)
 - Devon County Council Education Infrastructure Plan (Revised) 2016 – 2033;
 - Tiverton Neighbourhood Plan (made 14th December 2022)
- 2.3. For the avoidance of doubt, there are no changes to the Development Plan since the Inspector's decision on the appeal dated 20th October 2023.
- 2.4. However, the Council has since adopted a Meeting Housing Needs Supplementary Planning Document¹ and this is now a material consideration for the determination of planning applications. This provides updated guidance on tenure and dwelling size mix, among other matters, to reflect the findings of the Council's latest Local Housing Needs Assessment. However, there are no immediate implications of this SPD for this inquiry, subject to the draft Unilateral Undertaking (UU) remaining unchanged. The UU includes a specific requirement for an Affordable Housing Scheme which will provide details on location, layout, tenure and dwelling sizes so all relevant requirements of the SPD can be satisfactorily addressed at Reserved Matters stage.

¹ [Meeting Housing Needs SPD \(middevon.gov.uk\)](https://www.middevon.gov.uk)

2.5. The Council is also at advanced stages in preparing an updated Grand Western Canal Conservation Area Appraisal and Management Plan² and it is expected that this will be formally adopted by the Council prior to this redetermination appeal being heard. Whilst it is a material consideration, the Council's Conservation Officer has commented on the implications of this and confirmed the following:

- There is no proposed change to the boundary of the Conservation Area by the Hartnoll site;
- The appraisal identifies key views including one which overlooks part of the Hartnoll site (View 3)
- In addition to key views the appraisal includes Section 4.5 Setting and mentions View 3 within the context of the agrarian setting of the Conservation Area.
- The Management Proposals (Section 6) includes a note in setting and how this must be considered for future development proposals.

3. CONSENT ORDER / PROPOSED LINK ROAD PROVISION

3.1. This redetermination appeal arose following a claim for statutory review under section 288 of the Town and Country Planning Act 1990. The claim was brought on six grounds, of which the defendants (the Secretary of State for Levelling Up, Housing and Communities and Mid Devon District Council) conceded in respect of part of Ground 4, which states:

“The inspector’s approach to the link road provided as part of the appeal scheme was wrong in law in the following separate respects:

- (a) It involved a misdirection of law as to the status of the Framework Plan;*
- (b) The inspector failed to take account a mandatory material consideration, namely that the provision of the link road as part of the appeal scheme would be secured by a proposed condition;*
- (c) His conclusion that the evidence in respect of the link road was “inconclusive” was procedurally unfair, as neither the deliverability nor suitability of the link road delivered as part of the appeal scheme was in issue at the inquiry, and the inspector did not give the Claimant an opportunity to address his (unvoiced) concerns;*
- (d) His reasons were legally inadequate; and his conclusion was irrational.”*

3.2. The defendants accepted that the decision was legally flawed in respect of Ground 4, specifically on Grounds 4(b), (c) and (d), which arose from the Inspector's consideration of the Claimant's proposed link road to the Tiverton Eastern Urban Extension ('TEUE') at paragraphs 49 – 53 of the decision letter. The defendants did not accept that the Inspector misdirected himself about the status of the Framework Plan (Ground 4a) (See Appendix 1).

3.3. Notwithstanding the concession detailed above, the Council's case in respect of the proposed link road provision remains unchanged. The key arguments in respect of the TEUE surround the extent to which the link road was needed now, and therefore a benefit to the extent that the Claimant / Appellant suggests. The Rebuttal Proof of Evidence by Arron

² [Grand Western Canal, Public Consultation \(middevon.gov.uk\)](https://www.middevon.gov.uk)

Beecham, argued that *“There is no requirement to deliver the entire local plan strategy in a five-year period. The Local Plan strategy, which has been informed by extensive evidence gathering and undergone an independent examination, will be delivered over the lifetime of the plan period as a whole.”* Similarly, evidence provided by Anthony Aspbury, stated that *“There is now at least one option for delivering an eastern access to the EUE as an alternative to that previously envisaged.....it is the Council’s position that either access option is capable of delivery within the Plan Period and on a timetable that will allow the delivery of the whole EUE as programmed”*³. This remains the case and was ultimately accepted by the Inspector who concluded in his report that there was *“still sufficient time in the plan period for the access to Phase B to be satisfactorily resolved in a way which would not impact on the delivery of the total housing requirement during the life of the plan”*⁴.

3.4. During the previous inquiry proceedings, a letter was submitted from Westcountry Land⁵, which outlined that they have *“sufficient land and the capability to deliver a technically compliant, secondary access to Area B”* and that *“The implementation of the Mid Devon Local Plan and development of Area B of the TIV1 allocation can be secured within the plan period, without the need for development of additional land, outside of the allocation.”*

3.5. Since then, significant progress has been made in respect of delivery at Area B. The applicant has engaged with the Council in a number of detailed and wide-ranging pre-application discussions, including means of access, and has agreed a timetable to progress the Masterplan for Area B for adoption by the Council as a Supplementary Planning Document in accordance with Clause i) of Policy TIV1 of the Local Plan 2013 -2033. In parallel, it is understood that a planning application is due to be submitted by the end of this calendar year. This reinforces and strengthens the LPA’s case that the appeal proposals are not necessary for the planned delivery of the Tiverton Eastern Urban Extension to occur, as set out in the Proof of Evidence and rebuttals of Mr Aspbury.

3.6. As set out in the Consent Order, the parties reserved their respective positions with regards to Local Plan Policy (Grounds 1 – 3) and the overall planning balance (Ground 5). Therefore, the Council maintains its case and evidence in respect of these grounds. The following sections provide further representations and comments on any material changes since the Inspector’s decision.

4. HOUSING LAND SUPPLY

4.1. The LPA maintains that it is able to demonstrate a robust five year supply of deliverable housing land. At this stage, the Council’s position remains unchanged following the Inspector’s Decision as at 20th October 2023. The Council’s Housing Land Supply position therefore stands at **5.22 years**, which reflects the Inspector’s conclusions on the short list of sites that were in contention between the LPA and the Appellant. Indeed, the Inspector concluded that following a handful of reductions to the Council’s anticipated supply, he was *“satisfied that the evidence being provided by the Council is robust in being drawn from a*

³ Para R2.11.2 - Rebuttal of the PoE of David Seaton. By Antony Aspbury BA MRTPI.

⁴ Para 52 of the Inspector’s Decision dated 20 October 2023.

⁵ ID3 Letter from Westcountry Land 8 September 2023

*range of sources.*⁶ This remains the position that the Council relies upon to inform decision making and did not form any part of the statutory review grounds for complaint.

- 4.2. As part of the Council's ongoing monitoring of housing supply, a five year land supply update is in progress to take account of updated housing completion records. However, this is unlikely to be available before December 2024.
- 4.3. It is also material that the current National Planning Policy Framework (paragraph 76) does not currently require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing for decision making purposes, providing that their adopted plan is less than 5 years old, which is the case for Mid Devon. It is recognised that footnote 79 includes transitional arrangements when dealing with applications made on or after the date of publication of the Framework, although it is pertinent to take into account the direction of national planning policy.
- 4.4. Similarly, the Chancellor, in her speech dated 8th July 2024⁷ stated that *"we will reform the National Planning Policy Framework, consulting on a new growth-focussed approach to the planning system before the end of the month, including restoring mandatory housing targets"*. The King's Speech on 17th July also signalled significant and widespread reforms via a new Planning and Infrastructure Bill.

5. PLANNING CASE

- 5.1. The Council's case remains that Reason for Refusal 1⁸ is sound and sustainable in itself as a stand-alone reason for withholding planning permission. This fundamental, core argument was one which was clearly accepted by the Inspector in his decision⁹ which states that:

"A common sense reading of Policies S1, S2, S3, S4 and S14 is that they have a strategic purpose designed to direct development to within settlement boundaries with only a limited number of exceptions allowed in the countryside.

"For the reasons above, I conclude the appeal scheme conflicts with Policies S1, S2 and S14 of the Mid Devon local Plan (2020). This conflict is more than just a technical matter as the appellant suggest but goes to the heart of the adopted plan's settlement strategy."

- 5.2. The Council concurs with the Inspector's conclusions in his regard and consequently does not accept that the Inspector's decision was legally flawed in respect of his approach to Local Plan policy¹⁰ and the overall planning balance¹¹ as disputed by the Claimant / Appellant.

⁶ Para 29 of the Inspector's decision dated 20th October 2023.

⁷ [Chancellor Rachel Reeves is taking immediate action to fix the foundations of our economy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/speeches/chancellor-rachel-reeves-is-taking-immediate-action-to-fix-the-foundations-of-our-economy)

⁸ CD2 – with the omission of reliance on BMV Land as a RFR

⁹ Paras 43 & 44 of the Inspector's decision dated 20th October 2023

¹⁰ Grounds 1-3 of the Consent Order – See Appendix 1

¹¹ Ground 5 of the Consent Order – See Appendix 1

5.3. The Council maintains that the evidence provided by Anthony Aspbury remains sound and robust in the context of the redetermination appeal, subject to minor amendments, consequent mainly upon the passage of time since the evidence was heard and considered by the previous Inspector.

6. RENEWABLE ENERGY LINKAGE

6.1. During the inquiry, the Council's case was that the benefits in respect of the renewable energy linkage are very localised in scale, therefore ascribing moderate weight to this element of the proposals¹². The Inspector concurred with the Council's position in this regard, noting that the *"link would be restricted to serving the new employment area only. For these reasons, I accord this part of the scheme moderate weight."*¹³

6.2. Since the Inspector's decision, it has become apparent that the anaerobic digester at Red Linhay Farm is currently operating in breach of condition in respect of submitting required log books that confirm the output of the plant to ensure it is not operating above and beyond 500KW as per the original planning permission. As such, the Council has recently served a Breach of Condition notice to the landowner of the digester, which requires them to submit the required log books no later than 28 days of the notice being served. This is appended for information (Appendix 2). Should the log books not be forthcoming to demonstrate the digester is operating within the parameters of the planning permission, then further enforcement action will be taken.

7. EMPLOYMENT PROVISION

7.1. The Inspector afforded moderate weight to the employment proposed as part of the appeal scheme¹⁴. The Council's position on employment land remains unchanged at this stage. However, as part of the Council's ongoing monitoring of employment land, an update is in progress to reflect the latest data available although this is not expected to be available until the Autumn.

Appendix 1: High Court Consent Order

Appendix 2: Breach of Condition Notice 21-00091-BRE

¹² Rebuttal of the Planning Proof of Evidence of David Seaton. Anthony Aspbury BA MRTPI

¹³ Para 48 of the Inspector's decision dated 20th October 2023

¹⁴ Para 47 of Inspector's Decision dated 20th October 2023

IN THE HIGH COURT OF JUSTICE
KING'S BENCH DIVISION
PLANNING COURT

~~AC-2023-LON-003510~~



AC-2023-LON-003510

BETWEEN:

WADDETON PARK LTD

Claimant

- and -

(1) SECRETARY OF STATE FOR LEVELLING UP, HOUSING AND COMMUNITIES

(2) MID DEVON DISTRICT COUNCIL

Defendants

CONSENT ORDER

Before Mr Justice Holgate sitting in the Planning Court, King's Bench Division, High Court of Justice, The Strand, London WC2A 2LL

UPON considering the Claimant's Statement of Facts and Grounds and supporting evidence

AND UPON consideration of the Statement of Reasons set out in the Schedule to this Order

BY CONSENT IT IS ORDERED THAT

- 1) The decision of the First Defendant dated 20 October 2023 under reference APP/Y1138/W/22/3313401 is quashed.
- 2) The matter is remitted to the First Defendant for redetermination.
- 3) The First Defendant do pay the costs of the Claimant, such costs to be the subject of detailed assessment if not agreed.

Dated 5 June 2024

We consent to an order in the above terms.

Pinsent MASONS LLP

For the Treasury Solicitor

.....

.....

On behalf of the Claimant

On behalf of the First Defendant

Clare Mirfin

Gemma File

Pinsent Masons LLP

Government Legal Department

30 Crown Place

102 Petty France

Earl Street

Westminster, London

London

SW1H 9GL

EC2A 4ES

For Mid Devon District Council

On behalf of the Second Defendant

Deborah Sharpley

Mid Devon District Council

Phoenix House

Phoenix Lane

Tiverton

EX16 6PP

SCHEDULE

1. These proceedings concern a claim for planning statutory review under section 288 of the Town and Country Planning Act 1990 of a decision to dismiss an appeal against the Second Defendant's refusal of the Claimant's planning application (reference 21/01576/MOUT).

2. The claim is brought on six grounds which, in summary, are as follows;
 - (i) **Ground 1** – The inspector misinterpreted Policy S1 ('Sustainable development priorities') of the Mid Devon Local Plan 2013-2033 ("**the Local Plan**") in two separate and material respects.

 - (ii) **Ground 2** - The inspector misinterpreted Policy S2 ('Amount and Distribution of Development') of the Local Plan again in two separate and material respects.

 - (iii) **Ground 3** - The inspector misinterpreted Policy S14 ('Countryside') of the Local Plan.

 - (iv) **Ground 4** – The inspector's approach to the link road provided as part of the appeal scheme was wrong in law in the following separate respects:
 - (a) it involved a misdirection of law as to the status of the Framework Plan;

 - (b) the inspector failed to take account a mandatory material consideration, namely that the provision of the link road as part of the appeal scheme would be secured by a proposed condition;

 - (c) his conclusion that the evidence in respect of the link road was "inconclusive" was procedurally unfair, as neither the deliverability nor suitability of the link road delivered as part of the appeal scheme

was in issue at the inquiry; and the inspector did not give the Claimant an opportunity to address his (unvoiced) concerns;

(d) his reasons were legally inadequate; and his conclusion was irrational.

(v) **Ground 5** – The inspector’s conclusions as to compliance with the development plan overall and the planning balance:

(a) failed to take account of mandatory material considerations, namely the common ground between the parties as to the proposal’s compliance with the objectives (both express and underlying) of Policies S1 and S14; and

(b) took into account irrelevant considerations, namely the erroneous proposition that no case had been made as to why this location was “to be preferred given its location in the countryside”.

(vi) **Ground 6** – The inspector conclusion that the proposal’s generation of 400 new jobs should only be afforded “moderate weight” was wrong in law. The inspector either (a) failed to have regard to a mandatory material consideration, namely the requirement in NPPF, para 81 to place “significant weight on the need to support economic growth and productivity”; (b) misinterpreted this policy; or (c) failed to give reasons for departing from it.

3. At the Renewal Hearing on 18 April 2024 Mould J granted permission to bring the claim for planning statutory review on Grounds 1-5 (inclusive), having found each of them to meet the threshold of arguability. He refused permission on Ground 6.
4. The Defendants accept that the decision is legally flawed in respect of Ground 4, specifically on Grounds 4(b), (c) and (d), for the reasons set out at paragraph 6 below.
5. Ground 4 arises from the Inspector’s consideration of the Claimant’s proposed link road to the Tiverton Eastern Urban Extension (‘TEUE’) at paragraphs 49 – 53 of the decision letter.

6. Neither the suitability nor the deliverability of the Claimant's link road was put in issue at the Inquiry. Nor were any further details of the Claimant's link road requested by any party or the Inspector. In that context, the Inspector's conclusion that the evidence in respect of the link road was "inconclusive" was procedurally unfair (Ground 4(c)). The Claimant had produced various plans which illustrated the proposed route, and the link road was the subject of an express condition (Condition 21) which secured *inter alia* certain details of the link road and its delivery prior to occupation of any dwellings. This condition was obviously material to the determination, and the Inspector's failure to have regard to it was an error of law (Ground 4(b)). The Defendants also accept that in his decision the Inspector failed to provide legally adequate reasons for why he considered the Claimant's evidence on the matter of the proposed link road to be "inconclusive", or why there was not "sufficient detail" provided (Ground 4(d)).
7. For the avoidance of doubt the Defendants do not accept that the Inspector misdirected himself about the status of the Framework Plan (Ground 4(a)).
8. The decision therefore stands to be quashed and the appeal reconsidered by the First Defendant.
9. The parties reserve their respective positions with regards to the other Grounds. In particular, in addition to the errors identified in Ground 4, the Claimant maintains its position that the Inspector's approach to Local Plan policy (Grounds 1-3) and the overall planning balance (Ground 5) was legally flawed.
10. The parties are agreed that any redetermination is to be made by a different Inspector who will carry out the redetermination with reference to the matters set out in this Schedule and in accordance with the usual procedure and relevant guidance (Procedural Guide: Planning appeals – England).

We hereby consent to an order in the above terms.

Pinsent MASONS LLP

For the Treasury Solicitor

.....
On behalf of the Claimant

Clare Mirfin

Pinsent Masons LLP

30 Crown Place

Earl Street

London

EC2A 4ES

.....
On behalf of the First Defendant

Gemma File

Government Legal Department

102 Petty France

Westminster, London

SW1H 9GL

For Mid Devon District Council

.....
On behalf of the Second Defendant

Deborah Sharpley

Mid Devon District Council

Phoenix House

Phoenix Lane

Tiverton

EX16 6PP

Approved

David Holgate

5 June 2024.

BY THE COURT

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

(As amended by the Planning and Compensation Act 1991)

BREACH OF CONDITION NOTICE

SERVED BY: Mid Devon District Council

**To: Mr J Clapp
Land at NGR 299621 112764 (Red Linhay)
Crown Hill
Halberton
Devon
EX16 7AY**

1. **THIS NOTICE** is served by the Council, under Section 187A of the above Act, because they consider that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council consider that you should be required to comply with the condition (s) specified in the notice. The Annex at the end of this notice contains important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at NGR 299621 112764 (Red Linhay), Crown Hill, Halberton, Devon, EX16 7AY ("the Land") which is shown outlined in **red** on the attached plan ("the Plan").

3. THE RELEVANT PLANNING PERMISSION

The relevant planning permission to which this notice relates is the permission granted by the Council on **5 October 2017** for:

Variation of Condition 9 of planning permission 16/01180/FULL to change sections i) and ii) of the condition with reference to the location and source of feedstock and the subsequent ultimate destination of digestate from the anaerobic digester.

under application reference 17/01142/FULL ("the Permission")

4. THE BREACH OF CONDITION

The following condition in respect of the Permission has not been complied with:

Condition 9

9 i) The feedstock and approved quantities for the anaerobic digester shall be slurry (2,000 tonnes), farmyard and chicken manure (3,000 tonnes), grass and arable crops (8,925 tonnes) only, originally sourced from the sites named in Transport Statement(s) of this application (Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 1-13 41.48ha, Maunders 7.71ha, Wellington 23.55ha and Blocks A 19.92ha and B 96ha and shown on plans/aerial photos, Drawing numbers 13425/T04 Revision A 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015 under application 15/01034/MFUL and Drawing 3 set out in the approved transport statement date stamped 15th August 2017 and

ii) The ultimate destination for the digestate from the anaerobic digester shall be to the sites named in the Transport Statement of this application Hartnoll Farm 62.13ha, Manley Lane 37.60ha, plots 1-13 41.48ha, Maunders 7.71ha Blocks A 19.92ha and B 96ha only and shown on plan/aerial photos Drawing numbers 13425/T04 Revision A and 13425/T05 Revision A set out in the approved transport statement date stamped 21st August 2015 under application 15/01034/MFUL and set out in the approved transport statement date stamped 15th August 2017.

iii) A log book shall be maintained and completed detailing where and when the feedstock(s) for the AD plant have come from and where, when and mode of transport of the digestate leaving the site. The Log book shall record name of farm, plot, supplier, number and gross and net weight of vehicles along with date and time of feedstock delivery / digestate distribution.

iv) No other sites are to be utilised for either feedstock source or digestate destination. Such log book records shall be submitted to the Local Planning Authority quarterly or within any other frequency as requested by the Local Planning Authority.

v) Records of feedstock input into the digester by weight from the hopper (triolet) shall be kept and submitted to the Local Planning authority in writing quarterly or within any other frequency as requested by the Local Planning Authority.

There has been a breach of condition 9 v) in that log book records have not been submitted to the Local Planning Authority quarterly since August 2022 and furthermore, a request in writing on 24 May 2024 requesting the logs subject of Condition 9 v) be submitted to the Local Planning Authority by 3 June 2024 has not resulted in the submission of the said logs.

5. WHAT YOU ARE REQUIRED TO DO

As the person responsible for the breach of condition specified in paragraph 4 of this notice, you are required to comply with the stated condition by taking the following steps:

Submit the records of feedstock input into the digester by weight from the hopper (triolet) to the Local Planning Authority. The records submitted to be in accordance with condition 9 iii) of the Permission and show where and when the feedstock(s) for the AD plant have come from and where, when and mode of transport of the digestate leaving the site. The Log book

shall record the name of farm, plot, supplier, number and gross and net weight of vehicles along with date and time of feedstock delivery/digestate distribution.

Period for compliance: **28 days** beginning with the day on which this notice is served on you.

Dated: 22 July 2024

Signed:

On behalf of: Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP

Nominated Officer: Heather Nesbitt, Senior Enforcement Officer

Telephone number: 01884 255255

ANNEX

WARNING

THIS NOTICE TAKES EFFECT IMMEDIATELY IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST.

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT AGAINST THIS NOTICE.

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of immediate prosecution in the Magistrates' Court, for which the maximum penalty is £2,500 for a first offence and for any subsequent offence.

If you are in any doubt about what this notice requires you to do, you should get in touch immediately with Heather Nesbitt, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton, EX16 6PP, telephone number 01884 255255 or email: hnesbitt@middevon.gov.uk

If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. If you wish to contest the validity of this notice, you may only do so by an application to the High Court for judicial review.

PERSONS SERVED WITH A COPY OF THIS BREACH OF CONDITION NOTICE ARE AS FOLLOWS;

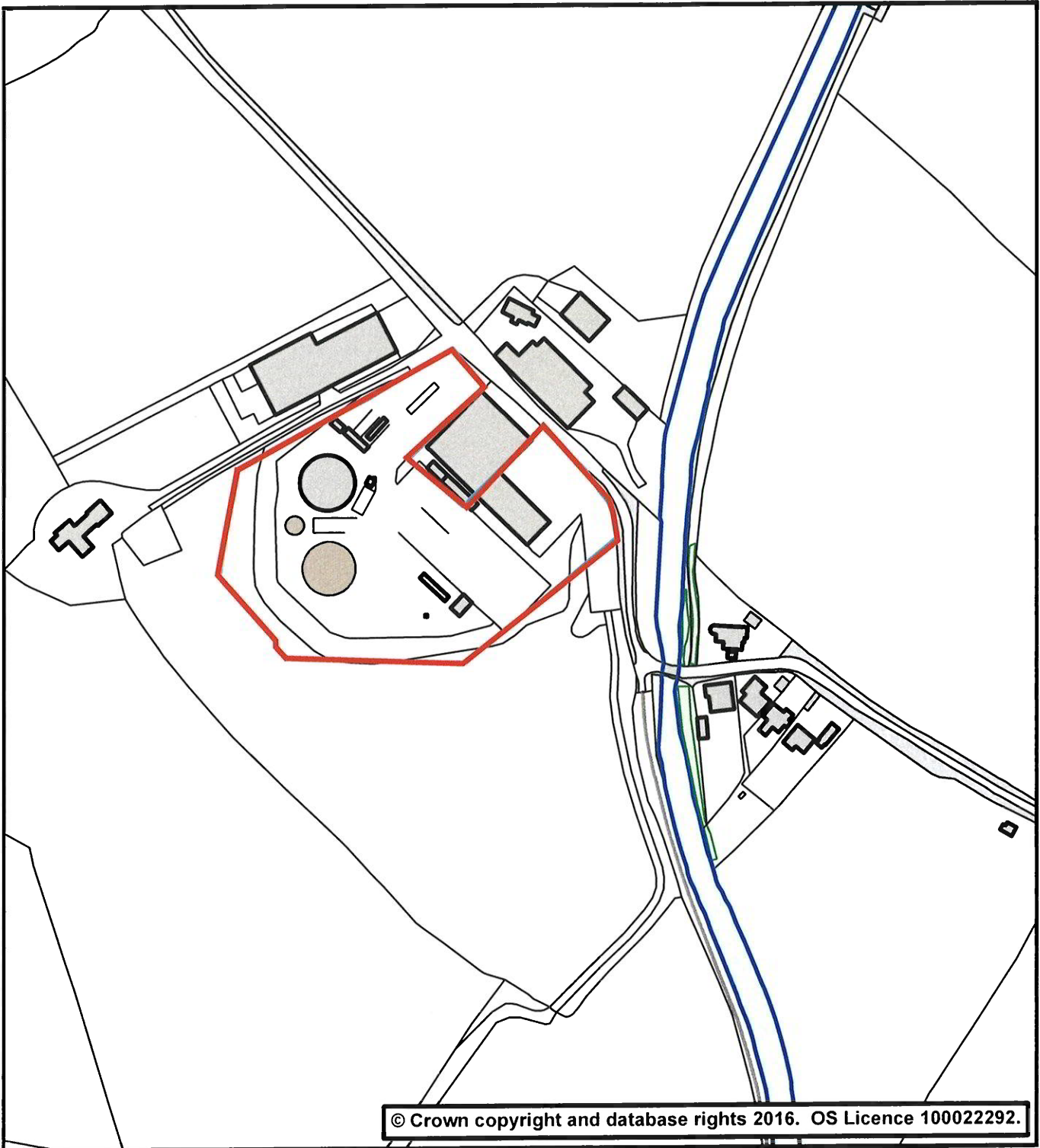
Mr Johnathan Mark Clapp of The Red Linhay, Hartnoll Farm, Post Hill, Tiverton, Devon EX16 4NG

National Westminster Bank PLC (Co. Regn. No. 929027) of Credit Documentation, P.O. Box 339, Manchester M60 2AH.



Phoenix House
Phoenix Lane, Tiverton EX16 6PP

Tel: 01884 255255 Website: www.middevon.gov.uk



23/00085/BRE	
Scale: 1:2,500	Date: 17/07/2024
Drg. No: Not Set	User Name: hnesbitt