

**Appeal Reference APP/Y1138/W/22/3313401**

**Mid Devon District Council**

**Appeal by Waddeton Park Ltd**

**Land at Hartnoll Farm, Tiverton**

**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).**

**26 – 29 November 2024  
(6 December via Teams is reserved if needed)**

### **Draft Inquiry Programme**

\*Please note that this programme may be subject to change\*

**Day 1 – 26 November 2024 10am**

**1 Inspector's introduction**

**2 Points of clarification/queries**

- Rebuttal statements
- Updates to the Core Documents list
- Late representation/s
- Arrangements for site visit/locations to visit
- National Planning Policy Framework consultation

**3 Appellant's opening statement**

**4 Council's opening statement**

**5 Interested Parties' statements if not able to attend the relevant session/s**

**6 Main Issues**

1. Whether or not the appeal proposal would be in a suitable location having regard to the policies for the location of development in the Mid Devon Local Plan 2013 – 2033, including in particular Policies S1, S2 and S14.

2. The weight to be given to the material considerations in the planning balance in this case, including the provision of a secondary access road to Area B of the Tiverton Eastern Urban Extension, and the implications for the appeal.

**7 Appellant's Evidence in Chief – Highways – Mr Thorne**

**Cross Examination by the Council**

**Inspector's Questions**

**Interested Parties' questions (opposing)**

**Re-examination**

**8 Interested Parties' statements**

**9 Council's Evidence in Chief – Housing Land Supply – Mr Beecham**

**Cross Examination by the Appellant**

**Inspector's Questions**

**Interested Parties' questions (supporting)**

**Re-examination**

**10 Interested Parties' statements**

**Day 2 – 27 November 2024 09:30am**

- 1 **Inspector's opening comments**
- 2 **Follow up points**
- 3 **Council's Evidence in Chief – Planning – Mr Aspbury**  
**Cross Examination by the Appellant**  
**Inspector's Questions**  
**Interested Parties' questions (supporting)**  
**Re-examination**
- 4 **Interested Parties' statements (opposing)**
- 5 **Appellant's Evidence in Chief – Planning – Mr Seaton**  
**Cross Examination by the Council**  
**Inspector's Questions**  
**Interested Parties' questions (opposing)**  
**Re-examination**
- 6 **Interested Parties' statements (supporting)**

**Day 3 – 28 November 2024 09:30am**

1 **Inspector's opening comments**

2 **Follow up points**

3 **Reserved for any over run of witness evidence from previous day**

4 **Other matters - roundtable session**

- Landscape character
- Infrastructure capacity
- Biodiversity net gain
- Heritage assets - archaeology
- Town Centre impact

5 **S106 Unilateral Undertaking**

6 **Conditions**

**Day 4 – 29 November 2024 09:30am**

- 1 Site visit**
- 2 Any outstanding matters**
- 3 Closing statements – Council – Interested Parties - Appellant**
- 4 Costs, if needed**