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21 March 2014



Local Plan Review Consultation  
Forward Planning  
Mid Devon District Council  
Phoenix House  
Tiverton  
EX16 6PP

By email: [planningconsultations@middevon.gov.uk](mailto:planningconsultations@middevon.gov.uk)



Dear Sir/Madam,

**Tesco Stores Limited**  
**Local Plan Review Options Consultation**

**Land South of Wellparks and A377 Exeter Road, CREDITON**

We act on behalf of Tesco Stores Limited and are instructed to submit the following representations regarding the land in our client's ownership situated to the south of Wellparks and A377 Exeter Road, CREDITON.

### **Background**

Planning permission (06/02670/OUT) for mixed use development comprising foodstore, residential, family pub/restaurant, Class B1a office use; Class B1c light industrial use was granted in September 2008 and a revised scheme (09/00244/MOUT) was approved on 15 October 2009.

The above approvals reflected the LPA's recognition of the merits of the site as a mixed use development location; e.g.

*"This is the only realistic site for a significant mixed use retail/commercial/residential development in the town"*

*"The development, as a mixed use proposal, meets the needs of the CREDITON community for housing, employment and shopping. The inclusion of a pub/restaurant will meet the needs of persons employed on the site, and also provide social opportunities for the wider population."*

*"It is considered that the proposals will, therefore, make a positive improvement to the quality of life in CREDITON and its environs"* [source: Planning Committee Report, Application 09/00244/MOUT, 13 May 2009]

The Tesco store and associated petrol filling station was developed pursuant to permission 09/00244/MOUT. The pub/restaurant site has been developed by Marston's following grant of full planning permission 10/01255/FULL on 6 October 2010.

South Western Housing Society has obtained full planning permission (09/00244/MOUT) for 22 residential units on the site identified for residential development adjacent to CREDITON Station approved in outline in the permission 09/00244/MOUT.

Approximately 1.3 hectares of the site is shortly to be the subject of a planning application by Mole Avon to allow that company to relocate from its existing outdated premises at Mill Street into a new build facility at Exeter Road.

Approximately 2.2 hectares of the original mixed use development site (excluding the Mole Avon site) approved under 09/00244/MOUT remains available for development.

### **Representations on Crediton Settlement Boundary**

Tesco objects to the Settlement Boundary as shown on the draft proposals map for Crediton.

Given the planning history and the established principle of development, the Settlement Boundary should include all of the land identified for development in the 09/00244/MOUT application site.

The implication of the Settlement Boundary as currently drafted is that the currently undeveloped part of this development site would be classified as "*countryside*" and would be subject to countryside Policy S15. This is not realistic in land use planning terms.

### **Representations on Policy CRE15(c)**

Tesco supports the principle of allocating land for development under Policy CRE15(c) subject to the following comments.

The Policy CRE15(c) allocation boundary should be extended to cover the full extent of the 09/00244/MOUT development site.

This land is unquestionably suitable for a development allocation given the planning history and given that it already satisfies the suitability criteria identified in the Policy, i.e.

- Suitable vehicular access to the land already exists;
- A sustainable surface water drainage scheme for the land already exists;
- Development would not encroach into the floodplain

The Policy CRE15(c) allocation should be for "*Mixed Use Development*" recognising the established credentials of the site as being suitable to accommodate a mix of uses and not just commercial use.

A mixed use development allocation of this land should include "*commercial*" development provided that the Policy allows the flexibility to accommodate the full range of "*commercial*" uses identified in Policy S7, and provided that the allocation also identifies the land as being suitable for residential development.

The flexibility to accommodate a mix of uses on the site and not just employment use is important given the market demand and deliverability issues relating to employment uses that are recognised in the draft Plan (paragraph 2.19).

An allocation that supports further residential development at this site is consistent with addressing the acknowledged difficulties in housing delivery (e.g. draft Plan paragraph 1.22) and the need for flexibility in meeting the housing requirement as recognised at draft Plan paragraph 2.7.

A Mixed use allocation including residential use would also be consistent with the Overall Strategy and Sustainable Development Priorities identified in the Plan. It would support Crediton as a main town and focus for accommodating growth. It would reduce the need to allocate land for development in less sustainable rural locations. And it would be consistent with the site specific sustainable credentials of the land to the south of Exeter Road for accommodating a mix of uses.

We would welcome the opportunity to meet with you to discuss these representations in more detail.

Please contact Colin Burnett at this office in the first instance.

Yours Sincerely

*Burnett Planning & Development Limited*

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