



Ref: AJB/A079200

Date: 21st March 2014

Planning Policy
Mid Devon District Council
Phoenix House,
Phoenix Lane,
Tiverton
Devon EX16 6PP



Dear Sir/Madam,

MID DEVON DISTRICT COUNCIL LOCAL PLAN REVIEW: OPTIONS CONSULTATION

We write on behalf of our client Taylor Wimpey in response to the Mid Devon Local Plan Review: Options Consultation (hereafter referred to as Options Consultation).

Our client has an interest in land known as Morrells Farm which is located within the village of Sampford Peverell. This site was submitted to the Council via the call for sites as part of the Strategic Housing Land Availability Assessment (SHLAA) 2013. However, as is made clear in our letter to the Council dated 3 January 2014 and the Council's emailed response dated 7 January, the Council has conceded that it made an error in assessing the wrong site within its SHLAA resulting in the site that was submitted not appearing in the report published in December 2013. For the avoidance of any doubt we attach again to this letter a copy of the SHLAA submission and the previously submitted plan. It is the site edged in red which Taylor Wimpey has an interest in.

Housing Requirement

The existing Local Plan (Policy COR 3) identifies a housing need over the plan period (2006-2026) of approximately 6,800 units which equates to an average of 340 units per year. The Options Consultation at paragraph 1.18 identifies that Mid Devon's population has grown at a significant rate, by 11% over the previous decade. The document highlights that the number of households is expected to grow from approximately 32,750 in 2011 to 44,000 by 2033.

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As a result of these trends the Options Consultation identifies that 8,400 (as outlined in draft Policy S4) dwellings (equivalent to 420 units per year) will be treated as an interim housing requirement for the period 2013-2033. It is stated that this figure is based on an adjustment of the Core Strategy target to take into account of historic under-delivery of housing and increased by 20% to take account of population projections. It is noted that the Council has recently commissioned a new Strategic Housing Market Assessment (SHMA) in partnership with neighbouring authorities the outcome of which will help inform any necessary revisions to this figure.

Taylor Wimpey supports an increase to the housing requirement for the District but considers that the proposed figure must be supported by evidence to show how it meets the full objectively assessed needs for market and affordable housing in accordance with Paragraph 47 of the NPPF and as outlined in the newly published National Planning Practice Guidance. Currently, there is no such evidence available.

Amount and distribution of development

Draft Policy S3 outlines two options. Option 1 is broadly based on a continuation of the existing policy treatment in which the majority of development is concentrated at Tiverton, Cullompton and Crediton. Other settlements would accommodate more limited development which meets local needs. The second option sees a new strategic community created towards the back end of the plan period.

We are pleased to see that both Options 1 and 2 allow for more development in villages as stated in paragraph 2.18. We note that although the Core Strategy pursued a very strong town-centric strategy the average housing completions outside of the towns have been twice the level anticipated. We agree that development in villages enables the provision and improvement of local infrastructure such as schools, roads and affordable housing, benefitting existing residents as well as new ones. This is supported by the NPPF.

We support therefore the proposed strategy to allocate land for housing in villages in order to help maintain their existing levels of services and overall vitality and viability.

Villages

We support the identification within draft Policy S14 that Sampford Peverell is a village which would be suitable for allocations for small scale housing, employment, tourism and leisure development.





This accords with the provisions of Paragraph 55 of the NPPF which advocates allowing development in rural areas “*where it will enhance or maintain the vitality of rural communities*”.

Paragraph 2.65 states that the villages identified in Policy S14 are considered appropriate for a limited level of development based on their physical characteristics and the availability of an educational facility, convenience store and transport service which are identified as essential services. In addition to these essential services, which are provided in the form of a primary school (including pre-school and toddler group), several shops and a bus service Sampford Peverell also has a post office, doctors surgery, public houses, farm shop, village hall, churches, play park, recreation ground, sports fields, hairdressers, golf course and tennis courts. It is also in very close proximity to Tiverton parkway train station. For a village, it is therefore a highly sustainable settlement.

Allocations

The Options Consultation does not provide draft policy wording for allocations within the respective villages on the basis that the exact quantum of development is not as yet fully defined and as a result the Council wishes to retain flexibility in the allocations it ultimately makes. Consequently it merely lists sites that could be considered for allocation within the villages in Table 23. The site in which Taylor Wimpey has an interest is not listed in Table 23 as a direct consequence of the Council's error in not considering it through the SHLAA process. As already states in this letter, this has been acknowledged by the Council. It is imperative therefore that the Council addresses this error now and properly considers the site as a potential allocation despite its unfortunate omission from both the SHLAA report and Table 23.

In light of the very strong sustainability credentials of Sampford Peverell for the reasons outline above, it would be highly appropriate for the Local Plan Review to allocate land for housing within the village. The site at Morrells Farm identified on the attached plan is located centrally within the village and within easy walking distance of the range of services on offer. Access to the site could be provided from Chains Road in the general location of the existing farmyard access. The site is relatively flat and we consider that a development of approximately 50 dwellings could be achieved in a manner that would have no adverse impact on the landscape setting of the village nor the character and appearance of the Village's Conservation Area. It would also represent a scale of development that would be commensurate with the role and function of the village. Taylor Wimpey has undertaken preliminary investigations and there are no technical constraints to the delivery of a housing development on the site which is within the control of a





housebuilder and therefore capable of being developed immediately. Compared with other sites within the village listed in Table 23, the Taylor Wimpey site is more centrally located and so better located to the villages' facilities. It is also of a more appropriate scale commensurate with the size of the settlement. We strongly believe that the site should be identified as a housing allocation within the future iterations of the Local Plan Review.

We trust these comments will be duly taken into account as the preparation of the Local Plan Review progresses.

Yours faithfully

Simon Collier
Director
For and on behalf of WYG



For official use only:

Reference _____

Received _____

Acknowledged _____

Strategic Housing Land Availability Assessment

Mid Devon District Council

Potential Housing Site Form 2013




- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site
- You must submit this form to Mid Devon District Council by Friday 28th June 2013

DATA PROTECTION AND FREEDOM OF INFORMATION

We need your permission to hold your details on our database.

I agree that the contact details and related responses can be held by the Planning Services Department of Mid Devon District Council and I understand that they will only be used in relation to Town Planning matters.

Signed:		Date:	28.06.13
Please note that forms that are not signed and dated will not be accepted			

This information is collected by Mid Devon District Council as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are:

- to assist in the preparation of a Local Plan;
- to contact you regarding your answers given in your form;
- for evaluation by an agreed Panel of key stakeholders, including representatives from the house building industry; and
- to compile reports of responses for Mid Devon District Council's decision making process

The above purposes may require public disclosure of any data received by Mid Devon District Council in the consultation responses in accordance with the Freedom of Information Act 2000. Completed proforma will also be used in discussion with consultees, but the contact information contained on pages 1 and 2 of each pro forma will be detached and kept separate. If you have any concerns regarding the processing of your data, please contact the Forward Planning Team of Mid Devon District Council.

Disclaimer: It should be noted that the assessment of the site under the SHLAA does not indicate that planning permission will be granted for new housing or that the site(s) will be allocated for new housing development in a Local Plan.

It may be necessary to visit the site to enable a full assessment to be undertaken. By completing and returning this pro forma you consent to officers for the Council (or their representatives) visiting the site in order to make an assessment of the site's suitability. Site visits will be conducted unaccompanied wherever possible. Where there may be reasons why an unaccompanied site visit may not be practicable (for instance where the site is secured and not visible from a public highway), please indicate below so that alternative arrangements for a site visit can be made as appropriate.

Access to site for survey		
Are there any issues which would prevent an unaccompanied site visit?	Yes (please specify)	
	No	
If yes, provide contact details of the person who should be contacted to arrange a site visit.		

Your details (Land owner)		
Name		
Contact address		
Site Address		
Telephone Number		
E-mail		
Are you the landowner?	Yes	
	No – who owns the land?	
	No – are you acting on behalf of the landowner?	
	No – are you a 3rd party, such as a parish council?	

Your details (Agent / Other) (n.b. all correspondence will be sent to the agent)	
Name	Mr Simon Collier
Company / agent / body	WYG
Representing	Taylor Wimpey UK Limited
Contact address	Hawkridge House, Chelston Business Park, Wellington, Somerset, TA21 8YA
Telephone Number	
E-mail	

For official use only:

Reference _____

Site details	
Site address	Morrells Farm, Sampford Peverell Tiverton, Devon
Site postcode	EX16 7BJ
Site OS grid reference if known	ST 03136 14200
Previous SHLAA reference (if applicable)	NS1, Sampford Peverell – 2008, 2009 & 2010

Please attach an up-to-date Ordnance Survey based map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site.

CURRENT AND POTENTIAL USE

What is the current use of the site?	
Agriculture	

Is there an existing planning permission on the site?	
Yes (please give planning permission number)	
No	<input checked="" type="checkbox"/>

What is the estimated area of the site (hectares/square metres)?	
Area of whole site	2ha
Area suitable for development	2ha

In your opinion, might the site be suitable for a mixture of housing and another use(s) e.g. housing and employment or retail? Please specify	
Given the size of the settlement a purely residential scheme is most likely.	

How many dwellings could be built on the site?

Number of dwellings in total	50
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POSSIBLE CONSTRAINTS

To the best of your knowledge, are there any constraints that may prevent development on the site? Please provide brief details :

Access difficulties	No
Existing local plan policies	Yes – at conflict with Core Strategy Policy COR17
Tree cover	No
Topography	No
Local character	No
Ownership issues	No
Legal issues e.g. covenants	No
Contamination / pollution	No
Environmental designation	No
Flood risk	Yes – portion of the site is located within Flood Zone 3a.
Infrastructure requirements	No
Market viability	No
Other considerations	No

Do you believe constraints on the site could be overcome? If so, please explain.

Flood risk issues could be overcome easily through on-site design solutions. Conflict with Core Strategy Policy may change as a result of extension to existing development limits.

AVAILABILITY

Is the site immediately available for development?

Yes	Is the site currently for sale and being marketed through a land agent?	Yes	
x		No	x

No	
If the site is not immediately available for development, over what broad timeframe would you anticipate the site could first become available for development:	
Within the next 5 years i.e. by the end of March 2019	X
Within a period 5-10 years thereafter i.e. between 2019 and 2024	
Within a period 10-15 years thereafter i.e. between 2024-2029	
After 15 years i.e. after 2029	
If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year?	
Before March 2015	X
Between April 2015 and March 2016	
Between April 2016 and March 2017	
Between April 2017 and March 2018	
Between April 2018 and March 2019	

Once commenced, how many years do you think it would take to develop the site?	
Number of years	2

Do you know of any other issues that we should be aware of?	
No	

Thank you for completing this form. This should be returned, together with a map which clearly identifies the boundary of the site, to the following address by Friday 28th June 2013:

- **Forward Planning, Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton EX16 6PP**

Promap



Merrill Farm, Springfield Farm

