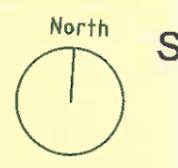


Contractors to check all dimensions on site. Any discrepancies must be reported to the supervising officer before proceeding.

Do not scale from this drawing: work from figured dimensions only.

This drawing must be read in strict conjunction with all construction details, specifications of works, and all relevant structural and other consultants drawings.

This drawing © Kensington Taylor Architects.



A march 2014 issue for local plan review

EW AC
Drawn Checked

Tiverton - Lowmans Site

DETAIL
Site Location

SCALE 1:1000 @ A3 DATE march 2014

DRAWN BY EW CHECKED BY AC

DRAWING NO 1140 SK 030

REVISION A



Kensington Court
Woodwater Park
Plymouth Hill
Exeter EX2 5TY
T 01392 360338 F 01392 360314
E info@kensingtontaylor.com
W www.kensingtontaylor.com



AH/NR/140022/L0001v2

24 March 2014

By email to planningconsultations@middevon.gov.uk

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



Dear Sir

**On behalf of the Chelverton Developments Limited
 Representations to the Mid Devon Local Plan Review
 Land at the Foundry, Tiverton**

On behalf of Chelverton Developments Limited we formally request that the above site be considered as a site for allocation for commercial/retail use in the Mid Devon Local Plan. The location and extent of the site is shown on the accompanying Site Location Plan Drawing No. 1140 SK 030 Rev A.

The site is located approximately 150 metres from the edge of Tiverton town centre, immediately adjacent to the Tesco store and accessed from Blundells Road to the south. The site comprises several industrial buildings and associated concrete hardstanding.

The Mid Devon Local Plan Review proposes two different options for the distribution of new development in Mid Devon, both of which concentrate residential and commercial development at the towns of Tiverton, Cullumpton and Crediton. The Plan identifies Tiverton as the 'largest urban area in Mid Devon' and our client is entirely supportive of the Plan's strategic objective to maintain this status and increase the self-sufficiency of the town and surrounding area.

Policy S11 sets out average annual target development rates for Tiverton of 280 dwellings and 2,450 sq m of commercial floorspace between 2013 – 2033. Retail forecasts also identify need for additional non-food retail floorspace in Tiverton and the Mid Devon Retail Study (2012) identifies a quantitative and qualitative need for additional comparison goods floorspace.

Paragraph 2.44 acknowledges that Tiverton's "characteristics lead to it being proposed as the main location for new development, but the long term options for Tiverton's growth are constrained by the town's topography, flood plains and the position of the A361".

The plan states at paragraph 2.48 that "options to regenerate parts of Tiverton town centre and provide mixed use commercial development close to the motorway may serve to claw back some of the jobs that are currently being lost to other districts". The subject site provides such an opportunity in an edge of centre location, which benefits from good transport links to the M5 motorway.

The site is easily accessible by car and public transport, with bus stops opposite the site on Blundells Road connecting Tiverton with Exeter, Cullumpton and other surrounding areas. The

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Mango Planning & Development Limited
 Number One Waterton Park • Bridgend CF31 3PH

T: 1

site is within easy walking distance of the town centre and is served by an established and well-used pedestrian link via Lowman Green.

The development of the adjacent Tesco store was the result of a local plan allocation which recognised that the Blundells Road area provided an accessible and sustainable location for new retail facilities to meet local shopping needs. Since opening, the Tesco store has succeeded in establishing a main food shopping destination close to the town centre and the Retail Study acknowledges that *"there is evidence of linked trips between the two locations"*.

The allocation of land at The Foundry and the co-location of new facilities with the existing Tesco store would serve to enhance provision and further increase the potential for linked trips between the site and the town centre.

The site is uniquely placed to fulfil a complementary role to existing surrounding retail and commercial uses. By allocating the site the Council will ensure effective and efficient use of previously developed land in an accessible location, securing new investment and improving the range and diversity of the retail offer at a location which functions as part of Tiverton town centre.

The allocation of the site for commercial uses also presents an opportunity to accommodate the growth identified in the Plan for Tiverton and provide a high quality and sustainable development, in an accessible and established location.

To summarise, the allocation of the site would be fully compliant with the objectives of the Plan, and assist by:

- Ensuring the self sufficiency of Tiverton and protect status in the retail hierarchy;
- Enhance retail and commercial provision in Tiverton;
- Delivering new employment opportunities in a sustainable and accessible location; and
- Retaining a brownfield site in beneficial use.

Having regard to the above, my client respectfully requests that this site be allocated for retail and/or commercial uses in the Mid Devon Local Plan.

I trust that this representation can be considered duly made and look forward to receiving an acknowledgement of its submission. Please do not hesitate to contact me should you require any additional information.

Yours faithfully

Nia Russell
Associate

CC: Mr P Fox Chelverton Developments