

WADDETON PARK LTD

Address for correspondence and Registered Office:

GREENDALE COURT CLYST ST MARY EXETER EX5 1AW

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20 March 2014

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



Dear Sirs,

MID DEVON LOCAL PLAN REVIEW OPTIONS CONSULTATION.

Thank you for the opportunity to comment on this document dated January 2014.

This company has two principal land development interests in your area, namely Tiverton and Crediton. PCL Planning are responding on our behalf in connection with the land at Tiverton known as Hartnoll Farm. We are responding in connection with land at Wellparks Crediton that is allocated in the AIDPD.

As PCL planning has set out in their response we strongly support option one.

We consider that it is particularly the case at Crediton that there should be sufficient development of both housing and employment space to meet the locally arising housing need and to improve the town's sustainability by offering a wider range of employment opportunities than exist today. Development will, through the Community Infrastructure Levy or the section 106 mechanism, be able to fund improvements to infrastructure or, where needed, provide new infrastructure. That infrastructure might be on site or it might be in the proximity of the development area.

We strongly support policy S 13 both in the words and the spirit.

Crediton has been and is a successful town offering its occupants an excellent and comprehensive range of both physical and social infrastructure; the railway line, good schools, leisure centre, sports clubs, the strong retail offer in the High Street, etc.

Given the success of Crediton it should remain as one of the four defined towns within the district towards which a significant proportion of the districts development should be directed, as per clause 2.57 of the options consultation.

Paragraph 2.61 of the options report sets out the differential levels of development considered appropriate under option one and option two.

The option one provision of 800 homes and 5300 m² of employment floorspace over the plan period will, as the clause states, ensure the delivery of sufficient development to meet the times housing and commercial needs. The option two figures of 480 dwellings and 4160 m² of employment floorspace will, therefore, not deliver sufficient development to meet the town's housing and commercial need.

It is accepted that there are significant constraints to development in Crediton, but of itself those constraints should not be the excuse to prevent the proper scale of development in the town which must be option one as option two would see development switched off completely after the year 2026 if there were to be a new settlement elsewhere in the district. . The idea that development can somehow be turned off as paragraph 2.63 states is not sustainable and would be against the principles of the NPPF that local need should be met.

We note that CRE1, the existing allocation, is a preferred option and we strongly support the continued allocation of the land now identified as Wellparks AL under policy option reference CRE1 for the 185 dwellings allocated in the AIDPD. We also support the allocation under policy option reference CRE14 for up to 4150 m² of employment floorspace.

We look forward to seeing the next iteration of the local plan review and look forward to making our contribution to that plan in due time.

Yours faithfully,



T J Baker

Waddeton Park Ltd