

4323/1994/S12

Ack

From: Colin Burnett
Sent: 27 April 2015 11:42
To: DPD
Subject: Local Plan Review 2013 – 2033 Proposed Submission Draft
Attachments: TSL representations to MDDC Local Plan 27 04 15.pdf

4323/1995/MAP
4323/1996/CR10

Please find attached representations on behalf of Tesco. Please confirm receipt.

regards

Colin Burnett



Our Ref: 002MDDC270415

27 April 2015



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



By email: planningconsultations@middevon.gov.uk

Dear Sir/Madam,

Tesco Stores Limited
Local Plan Review 2013 – 2033 Proposed Submission Draft

Policy CRE10 Land South 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 the A377 Exeter Road, CREDITON. Previous representations relating to the proposed allocation of this land were submitted at the Options consultation stage in March 2014.

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.

In March 2015 planning permission 14/02044/MFUL was granted for the erection of new head office comprising offices, warehouse, country store, external storage area, parking, new access and associated works to meet the relocation requirements of Mole Avon Trading Limited.

Land Available for Development

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 Publication Stage Policies Map - Crediton

Tesco objects to the "*Settlement Limit*" and "*Proposed Amendment to Settlement Limit*" as shown on the Publication Stage policies Map for Crediton.

Given the planning history and the established principle of development, the Settlement Limit should include all of the land identified for development in the 09/00244/MOUT application site. As currently drafted the proposed "*Settlement Limit*" is arbitrarily defined and does not even include all of the land subject to planning permission 14/02044/MFUL let alone the wider development area permitted under 09/00244/MOUT

The implication of the "*Settlement Limit*" as currently drafted is that the part of this development site outside the proposed settlement boundary would arbitrarily be classified as "*countryside*" and would be subject to countryside Policy S14. This is not realistic in land use planning terms.

Representations on Policy CRE10

Tesco supports the principle of land being allocated for development at this location under Policy CRE10 but objects to the proposed definition and terms of the proposed allocation for the following reasons:

1. The Policy CRE10 allocation boundary should be extended to cover the full extent of the 09/00244/MOUT development site including the area currently shown as being outside the "*Settlement Limit*" and the remaining currently undeveloped part of this site that is shown within the proposed "*Settlement Limit*". This land is unquestionably suitable for a development allocation given its planning history, the established adjoining land uses, and its accessible location within the town.
2. The Policy CRE10 allocation should be for "*Mixed Use Development*" including **commercial and residential uses**. This is justified due to the established credentials of the site as being suitable to accommodate a mix of uses as referred to in the planning history above and because a mixed use allocation would be consistent with the strategy for Crediton under Policy S12 which aims to improve access to housing within the town, expand employment opportunities and improve the quantity and quality of the existing retail provision.
3. Reference to "*commercial*" development under Policy CRE10 should include the flexibility to accommodate the full range of "*commercial*" uses identified at paragraph 2.12 in the draft Plan i.e. including B1-B8 uses and retail, leisure and hospitality uses.
4. As indicated above a mixed use development allocation of this land under Policy CRE10 should include residential use consistent with Policy S12. This is further supported by the fact that the potential to improve access to housing elsewhere in the town is limited due to environmental constraints as referred to at paragraph 2.73 in the draft Plan.

Yours Sincerely

Burnett Planning & Development Limited

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