

4239/TIV13

From: Local Plan Review
Subject: FW: Local Plan Proposed Submission (incorporating proposed modifications) Consultation [2263]
Attachments: 17.02.10 Local Plan representation - Tidcombe Hall.pdf; Tidcombe Local Plan representation.pdf

From: Andrew Preston MRICS [REDACTED]
Sent: 14 February 2017 10:59
To: Local Plan Review; Adrian Welsh
Subject: Local Plan Proposed Submission (incorporating proposed modifications) Consultation [2263]

Dear Sirs,

Please see attached a representation on Policy TIV13 (Tidcombe Hall), submitted on behalf of my clients the W Frankpitt Trust.

I would be grateful if you could please confirm receipt of this submission and keep me updated as to the plan progress in due course.

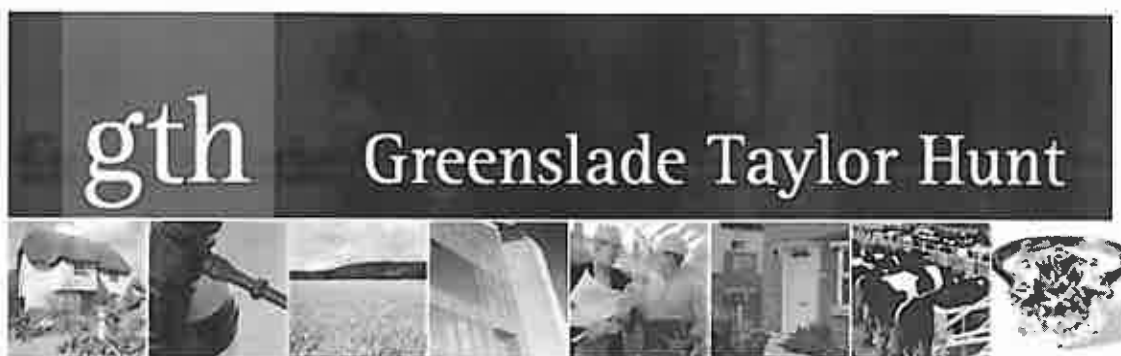
Yours faithfully

Andrew Preston

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Associate
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Mid Devon Local Plan Review 2013-2033
Proposed Submission (incorporating proposed modifications)
January 2017

Representation on behalf of the W Frankpitt Trust
Policy TIV13 - Tidcombe Hall Contingency Site

Prepared by:



CHARTERED SURVEYORS, AUCTIONEERS,
VALUERS & ESTATE AGENTS
Land & Planning Division
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Chard
TA20 1QF



10 February 2017

REF: AJP / 2263





- 1.0 This representation is submitted on behalf of the W Frankpitt Trust.
- 2.0 The Trust owns 3.43 hectares of land south of Tidcombe Hall, on the south eastern side of Tiverton. The land has road frontage to the south onto Canal Hill, and to the west onto Tidcombe Lane. The land is presently in use as arable farmland, being divided into two parts by a small stream. The land has a slope down from south to north, and has mature hedge boundaries incorporating a number of mature trees.
- 3.0 The land forms part of a larger parcel, extending to some 8.4 hectares and including land to the north and east of the Frankpitt land, that is allocated as site TIV13 in the Local Plan Review 2013-2033 Proposed Submission (incorporating proposed modifications), published January 2017.
- 4.0 Site TIV13 is identified as a contingency housing allocation, to be released in accordance with Policy S4. This Policy identifies targets for housing delivery, and provides that *"If cumulative completions since 2013 fall below the expected completions total by over two years' worth of the annual target (as expressed in the defined action level for that year), or a five year supply of deliverable sites cannot be demonstrated, the Council will work proactively to bring forward allocations or outstanding planning consents. If this is insufficient to deliver the necessary level of housing, identified contingency sites will be permitted to boost housing supply."*
- 5.0 The Trust **supports** the identification of land as a contingency housing allocation in the Local Plan under Policy TIV13.
- 6.0 However, the Trust considers that site TIV13 should not be allocated as a contingency site but rather as a straightforward housing allocation.
- 7.0 The Local Plan Review proposes to provide for approximately 2,358 dwellings, of which 660 will be affordable, to be developed in Tiverton over the Plan period. Of these, between 1,580 (67%) and 1830 (78%) are to be provided within the Tiverton Eastern Urban Extension.
- 8.0 Paragraph 3.4 of the Local Plan Review states that *"Although the housing growth of the town is therefore dependent on this site coming forward, there is limited risk associated with this because there is a good track record of joint working between the Council and the site promoters, with half of the site covered by an adopted masterplan, and applications for in excess of 1,000 dwellings now with planning permission or resolution to grant subject to a section 106 agreement."*
- 9.0 The Trust considers that the fact that planning permissions are in place, or resolutions granted, does not give sufficient assurance that the sites are deliverable within the envisaged period. The very high percentage of the overall allocation for Tiverton within the Eastern Urban Extension is considered to be an over-reliance on this site coming forward, with insufficient provision made against the realistic possibility of unforeseen issues or delays arising.

- 10.0 This situation is compounded by the current lack of a 5 year housing land supply within the District, and the urgent need to identify sustainable sites that can be practically delivered at a relatively earlier date. This scenario requires consideration of smaller sites that are not reliant upon substantial off-site works or infrastructure provision.
- 11.0 The Trust is in active discussion with the adjoining landowners and subject to the outcome of the Local Plan process, all parties are willing to see the land come forward for housing development at an early date. Initial discussions with the County Highway Authority and the Lead Local Flood Authority have been positive and it is considered that subject to addressing the issues noted in the Local Plan Review including the protection of the setting of the canal and Tidcombe Hall, and the required access improvements to Canal Hill and Tidcombe Lane, the site is realistically developable at an early stage in the Plan period.
- 12.0 Notwithstanding the required landscape and highway works there are no obvious unusual costs that might prejudice development at this location and in view of the edge of town location and elevated position it is anticipated that housing development in this location is likely to have mass market appeal. The site is therefore considered highly likely to be genuinely viable which again contributes to its deliverability at an early date.
- 13.0 Policy TIV13 envisages that the site could accommodate 100 dwellings with 28% affordable housing. The supporting text in paragraph 3.49 acknowledges that the site could accommodate more dwellings, and the Trust considers that in view of the acknowledged need for housing in Tiverton it is appropriate to make the allocation for “*up to...*” a higher number of dwellings, pending more detailed consideration of the site constraints and development potential.
- 14.0 The Trust therefore confirms that as a willing landowner the site should be considered sustainable, viable and deliverable for housing development at an early stage of the Plan period. As such the Trust **requests** that Policy TIV13 be amended from a contingency site to a full housing allocation.
- 15.0 The Trust will be very willing to enter into informal discussions with the Local Planning Authority at an early date to secure the delivery of the site as required.



Plan for identification purposes only
Land at Tidcombe Hall, Tiverton
Scale 1:2500
Drg. TH-01 10th February 2017

-  Extent of proposed contingency allocation TIV I 3
-  Extent of land owned by The W Frankpitt Trust

