

Sandra Hutchings

From: DPD
Subject: FW: Local Plan Review - Our Clients the Turner Family

From: Debbie Lander
Sent: 26 July 2013 11:35
To: DPD
Cc: James Gibbs
Subject: Local Plan Review - Our Clients the Turner Family

Dictated by and sent on behalf of James Gibbs:

Dear Sirs

Local Plan Review
Our Clients: The Turner Family

We have made Representations in respect of the Local Plan Review via your online portal and questionnaire, however, felt it more appropriate to also write to you on behalf of our clients the Turner family, who have land holdings in Crediton and indeed own the Allocations known as Red Hill Cross and Reserve Allocation Pedlarspool.

In respect of Red Hill Cross, we confirm that this site now has the benefit of a Planning Consent and we are actively seeking a Development Partner to bring this site forward as soon as practicable.

I confirm there is Developer demand and therefore this site should be developed very shortly.

This will leave Crediton with only the Wellparks Allocation remaining, and my understanding is an Application should be submitted on that site shortly. This will leave no further development potential in Crediton.

Your Local Plan refers to the fact the previous Policy has been to under-provide in Crediton, which we have long believed is incorrect.

If Crediton is able to take further development and has sustainable and suitable sites that are available for development, they should be able to be brought forward.

We therefore support the potential review into allowing Crediton to deliver a more appropriate and relevant amount of development, and by default strongly support the inclusion of the Pedlarspool contingency Reserve Allocation being converted to a Full Allocation. The Local Plan Inspector at the Local Plan Review made it very clear there were no barriers to this site coming forward, other than the rather artificial restrictions Mid Devon had put on it. In practical terms the site is fully available for development and now works on a link road have commenced, there are no impediments to bringing forward Pedlarspool as swiftly as possible. To this end we are in discussion with a suitable Promoter who will be working with us to seek to bring this site forward in parallel (or potentially in advance of), the Local Plan Review.

We look forward to receiving confirmation of receipt of this e-mail.

Kind regards

Yours sincerely

James Gibbs MRICS
Director – Development Land & New Homes

Jackson-Stops & Staff



Debbie Lander
PA to James Gibbs
Jackson-Stops & Staff
10 Southernhay West
Exeter
Devon EX1 1JG
T **01392 214222**
D **01392 229923**
W jackson-stops.co.uk

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