

Our Ref: TivEUE-lt-lpa-07-09-23

**Mr Richard Marsh**

Director of Place  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP

7<sup>th</sup> September 2023

**Dear Richard,**

**Re: Proposed Development of Area B of TIV 1 EUE in the Mid Devon Local Plan and  
Waddeton Park Appeal Reference App/Y1138/W/22/3313401**

I would like to take this opportunity to write to you, to set out our position in respect of Area B of the Tiverton urban expansion area, TIV1, allocated in the Mid Devon Local Plan.

We are experienced, specialist land developers, who work exclusively in Devon and Cornwall. Our specific expertise encompasses land acquisition and assembly to unlock land for development, and to obtain planning permission. We have a significant track record of success in this industry.

Your council has allocated a significant area of land for residential development together with an indicative masterplan to accompany the allocation within the Local Plan, identified as TIV1. Area A is being developed by Redrow Homes, and planning permission has been granted for the first phases of development, which is currently under construction. At present, Area B is currently dependent on the delivery of the Area A estate road, to provide access, which will take some time before it connects to the balance of the allocation. The Local Plan period is from 2014 – 2034, so still has considerable time to run.

We are working in partnership with Mid Devon Homes, who have procured land to create a new, alternative access to service Area B, without the need to wait for the connection from Redrow, as identified above. This alternative access is contained entirely within the existing settlement boundary and the allocated area, without the need for any land outside of that, identified by the Local Plan.

Accordingly, we believe that there is a fantastic opportunity here, to accelerate the delivery of the Area B allocation, without the need for the Redrow link, or any other alternative access, such as that proposed by the Waddeton Park scheme, to the east. Which your council have recently refused planning permission, under reference 21/01576/MOUT, and is currently the subject of a non-determination planning appeal, under reference App/Y1138/W/22/3313401.

We understand that a key part of the appellant's case and justification for their scheme, which would form a departure from the Local Plan, is the creation of a new road junction and connecting estate road to serve Area B.

We have read the council's proof of evidence, prepared by Antony Aspbury, and we concur with the content of this document and the council's previous reasons for refusal. We do not consider that, at this time, when the Local Plan has 11 years to run, there is any need to depart from the council's local plan and allocation. Indeed, we would like to supplement Mr Aspbury's proof of evidence, by confirming the following;

1. In conjunction with Mid Devon Homes, we have sufficient land (within the allocation area and existing settlement boundary) to successfully deliver a suitable alternative access to Area B.
2. We have employed a specialist highways consultant, to review our site and consider the most appropriate form of junction/access design and visibility.
3. We have engaged with the Local Planning Authority, including a preliminary meeting in July, followed by the submission of a formal pre-application submission, dated 3<sup>rd</sup> September, specifically in respect of our proposed alternative access.
4. We have received a positive response to our pre-application submission above, from your planning officers. As part of that process, we have also engaged with Devon County Highways, who have also confirmed that the general principle of our access is acceptable.
5. Given all of the above, we are now committed to the preparation and submission of a planning application for the access and residential development of the first phase of Area B of the TIV1 allocation, within the next 12 months.

To summarise; we have sufficient land and the capability to deliver a technically compliant, secondary access to Area B. As such, we believe that the council is right to resist any further development, outside of the allocation within the Mid Devon Local Plan, which would be premature, whilst the local plan still has so long to run.

The implementation of the Mid Devon Local Plan and development of Area B of the TIV1 allocation can be secured within the plan period, without need for development of additional land, outside of the allocation.

We hope that the content of this letter is of assistance to you in respect of the forthcoming planning appeal and we look forward to working with you and your officers to progress our planning application to deliver this allocation, in accordance with the Local Plan.

Kind regards

**Justin Dodge (Director)**

Westcountry Land & Homes and on behalf of Mid Devon Homes