

PLANNING APPLICATION REPORT

Case Officer: Anna Henderson-Smith
South West

Parish: Tavistock **Ward:** Tavistock

Application No: 3614/18/OPA

Applicant:

Mr A West
Linden Homes South West
Camberwell House
Grenadier Road
Exeter
EX1 3QF

Site Address: Land at SX 482 725, Plymouth Road, Tavistock, Devon

Development: Outline application with some matters reserved for development of 250 dwellings and 2.0 hectares of B1 commercial use

Recommendation:

PRE-COMMENCEMENT CONDITIONS

Tree protection plan
Landscape Ecological Management Plan submission
WSI Archaeological condition
Some of the Highways conditions
Permanent surface water management system
Adoption and maintenance arrangements for proposed permanent surface water management
Construction phase drainage management system details

Conditions

1. Standard Outline time limit
2. Adherence to plans including waste audit statement
3. Standard condition requesting reserved matters details – including parameter plan for landscape
4. Mix as per DEV 8
5. Nationally Described Space Standards adherence DEV10
6. Low Carbon development scheme DEV32
7. Local employment and skills in construction scheme DEV19
8. Employment unit use class B1 only
9. Tree constraints plan prior to RM submission
10. Tree protection plan pre commencement
11. Revised Arboricultural Impact Assessment with RM
12. Archaeological condition requesting pre commencement WSI
13. Archaeology further information to inform layout and treatment of significant heritage assets

14. Acoustic design statement to be submitted prior to RM stage to be in accordance with the IOA guidance
15. Gas monitoring condition
16. Electric vehicle charging points
17. Contaminated land conditions
18. Travel plan
19. CEMP
20. Internet
21. Landscaping at RM stage
22. Highways - Phasing scheme
23. Highways – access road, footways, RH turn lane, site compound and car parking
24. Highways – on site highway works
25. Highways free from obstruction
26. Highways – method of construction statement
27. Tamar Estuary European Marine Site (EMS) pressure mitigation condition – **NOW in S106**
28. Submission at Reserved Matters (for each phase as appropriate) of a Construction and Environmental Management Plan (containing impact avoidance and mitigation measures for protected habitat and species).
29. Submission at Reserved Matters (for each phase as appropriate) of a Landscape and Environmental Management Plan (detailing ongoing management and maintenance of new/retained habitats and wildlife features, including clear plans detailing ownership of hedgerow features and including tree and hedge management plan).
30. Submission at Reserved Matters of a Landscape and Ecological Mitigation and Enhancement Strategy. (The LEMES should demonstrate net gain in biodiversity, include sensitive lighting details, and develop the recommendations of the Ecological Appraisal)
31. Permanent surface water management system
32. Details of exceedance pathways and overland flow at RM stage
33. Adoption and maintenance arrangements for proposed permanent surface water management
34. Construction phase drainage management system details
35. Submission of full details of the public open space (including play equipment, allotments and 'enhanced wooded areas') in respect of any phase at RM stage
36. Accessibility as per Dev9

Heads of Terms:

LEMP and POS ongoing management and maintenance

SuDs Management and maintenance

30% Affordable Housing

Local Area of Play including a minimum of 3 pieces of equipment suitable for children up to the age of 6 to be delivered in Phase 1.

Neighbourhood Area of Play including a minimum of 8 pieces of equipment suitable for children up to the age of 14 to be delivered in Phase 2.

£344,560 towards 'Off site sports provision including (but not restricted to) playing pitches, courts and changing facilities within a distance of 5km of the Development and within the parish of Tavistock and at the site of the Tavistock Cricket Club

Education monies as per consultation response below

Financial contribution towards the railway reinstatement £587.32/house

Highway works – right hand turn lanes off Plymouth Road

2ha of employment land and IRO 18600sqm of B1 floorspace

Securing delivery of employment floorspace/land will take either one of the following 2 options, (still under discussion outside of the planning process):

EITHER:

Option 1 process -

- 1) Access Road, site levelling and servicing of employment area to be completed prior to occupation of 25% of the residential units
- 2) Employment site then to be offered to the Local Authority for £1 with the Local Authority then having a time period to accept or decline this
- 3) If LA accepts and land transferred then this process ends, if LA declines then the triggers under option 2 kick in

OR no reference to the local authority and the following triggers simply apply in the S106 from the outset:

Triggers for delivery of employment land and floorspace:

- Site serviced, access installed and site levelled prior to occupation of 25% of the residential units
- 50% of the floorspace delivered prior to occupation of 50% of the residential units
- Remainder of the floorspace to be delivered prior to occupation of 80% of the residential units

Tamar valley EMS payment

Informatives:

Public footpath awareness re potential requirement for diversion

Key issues for consideration:

This application site comprises the majority of the JLP TTV17 allocation which, with some modifications, has been carried forward from the previous development plan

Given that this application is for Outline with access only and the site is already allocated, the main issue for consideration is to what degree the proposal, including the proposed heads of terms, accord with the JLP policy and its requirements.

As such and given the only recent adoption of the JLP, the policy and its supporting information are provided here in full for ease of reference.

'Policy TTV17

Plymouth Road, Tavistock

Land at Plymouth Road is allocated for a mixed-use development. Provision is made for in the order of 300 new homes and 18,600 sq.m. of employment (Use Class B1). Development should provide for the following:

- 1. A strategic landscaping buffer along the west of the site, to be informed by a Landscape and Visual Assessment, in order to address the site's scale and prominence, to help mitigate any adverse visual impact on the AONB,*

and to soften the edges of the development onto the undeveloped countryside. The scale, density materials, design and southern extents of development should ensure that it is not overly prominent when viewed from the town and surrounding countryside

2. High quality design including positive frontages onto the adjoining road network, especially the main road, marking the arrival into the town from the south east.

3. Provision of suitable access arrangements, including exploring opportunities for a second access to help local traffic flow.

4. Contributions towards the re-instatement of the railway line.

5. The retention of the Public Right of Way which runs across the site to provide access to the wider countryside and to the National Cycle Network.

6. A lighting strategy, which minimises the impact of light spill to the surrounding countryside.

The site is currently in use mainly as pastoral farmland and paddocks. The site is generally sloping from higher ground on the south western edge of the site, down towards Plymouth Road on its eastern boundary. A narrow lane separates the allocation and is bounded either side by high Devon banks.

5.90 This allocation supports balanced growth in Tavistock. The sites location on the eastern edge of the town means that it is the most suitable site for new employment-related uses as it benefits from the most convenient access to Plymouth and the major road network in the wider area. It also provides the opportunity to create a strong built frontage to the A386 as the main gateway to the town from the east.

5.91 The land to the north of the lane which bisects the allocation adjoins an existing commercial area on Plymouth Road and is suitable principally for new employment uses, predominantly Use Class B1. The land to the south of the lane which bisects the allocation is the most suitable for the housing. Other commercial uses can also be considered as part of a mixed use development for the site. The councils will work proactively with the landowner and developers to deliver the development objectives set out in the policy, including proactive measures as necessary facilitate the efficient provision of infrastructure and to secure funding streams for development of the employment element.'

Financial Implications (Potential New Homes Bonus for major applications):

The Government have advised that the New Homes Bonus scheme will end after the 2019-2020 financial year and this year is the last year's allocation (which was based on dwellings built out by October 2018). A statement about a replacement scheme is expected in September 2019.

Site Description:

The application site is on the edge of Tavistock Town adjacent to the A386. It comprises the majority of the TTV17 allocation from the adopted JLP and is currently pasture. It slopes

steeply up from the road to the west and contains a number of hedgerows and mature and veteran trees, the majority of which are protected by a TPO.

The site is within a critical drainage area and in close proximity to (but not within) the Tamar Valley AONB. The upper areas of the site are also visible from and to Dartmoor National park (DNP). There is a public footpath crossing the site from west-east. The site lies outside the World Heritage Site and is not immediately adjacent to any listed buildings.

The Proposal:

The application is for outline with access only to be considered. It is for UP TO 250 residential units and 2 ha of B1 (light industry and offices not visited by the public) commercial land IRO 18'600 sqm.

Consultations:

- JLP policy team specialist – no objections. *'the outline proposal is considered to broadly meet the specific requirements of policy TTV17. It also makes a proportionate contribution to meeting the relevant requirements of SP5 – Spatial Priorities for Tavistock, SPT3 – Provision for new homes, and SPT4 – provision for employment floorspace. '*
- County Highways Authority - initially requested a safety audit, on receipt of this they were satisfied and raised no objection but ask for conditions plus S106 for right turning lanes off A386 and £587.32/house for railway,
- Town Council – Object for the following reasons:
 - The general lack of additional infrastructure planned, especially with regard highways and schools (we are aware there is a lack of additional capacity at Whitchurch Primary School, which is the proposed Primary School for the development);
 - The proximity of the high density housing to the main A386, and the lack of green space in that area. The green space appears to be allocated at the top end of the development where houses are more widely spaced and have bigger gardens;
 - The lack of obvious waste/recycling facilities;
 - There appears to be no footpath planned to allow residents to walk safely to nearby shops;
 - There appears to be no provision for electric charging points for cars, which would encourage future residents to buy such vehicles;
 - There appears to be no plan on how to re-route the existing public footpath either during the construction phase or on completion of the site;
 - The probability that a large number of residents will work in Plymouth, which will require a right-turn onto a very busy, fast road. Could the installation of traffic light be considered?
- Plasterdown Parish Council – object for the following reasons:

No suitable infrastructure is in place to support the many new houses

 - Doctors facilities, schools etc. are already stretched and even when they are included in the plans, don't materialise.
- Transport – our roads are already clogged with traffic and we have no train.

Concerns about many more people commuting to work and the impact it will have.

- Another blot on the landscape – why are we proposing more housing when the previous developments have not yet been built. Better to see how the infrastructure copes with this before building any more.

- Tavistock is slowly encroaching into Plasterdown Parish and blurring the boundaries
- DCC as Lead Local Flood Authority – initially objected due to the requirement for more/altered information, following the submission of several revisions and additional info DCC LLFA raise no objections but request several conditions.
- Environment Agency – no objections
- Environmental Health Specialist - concerns re mining works on site, gas monitoring and the results of the noise information submitted, however following the submission of further information relating to these, EH raise no objection but request various conditions including gas monitoring, contaminated land, electric vehicle charging points and noise constraint work to inform layout.
- Police Designing out crime Officer – raises no objections provides advice for any further pre-application or reserved matters stages.
- Tree Specialist – no objection in principle but recommends conditions and requests further work to inform a veteran tree constraints plan
- Open Space Sport and Recreation (OSSR) Specialist – no objection subject to s106 monies/clauses, conditions re detail and on-site provision. Did request further information but this related to detail required at RM stage not outline.
- Biodiversity Specialist – ‘As is detailed within the biodiversity balance tables in the EclA, the proposal has potential to enhance biodiversity value at this site. Notwithstanding that this is an Outline application, taking into account the ecological survey results, and outline masterplan and indicative landscape strategy, confidence can be taken that the proposal will secure biodiversity net gain and be policy compliant.’ Recommends conditions. Raises the Tamar EMS (addressed below in NE comments). Draws attention to the PRow and the requirements around this.
- Natural England – Tamar valley EMS – Habitats Regs Assessment and subsequent Appropriate Assessment acceptable, overall scheme no objections.
- Conservation Specialist -no concerns – highlights RM stage requirements re design esp roofscape and the use of natural slate
- DCC PRow officer – raises no objection but offers advice as discussed below.

- DCC Archaeology – initially required further information. Following submission of additional information DCC raised no objection subject to the submission of a WSI
- DCC Waste officer – ‘ The submitted waste audit statement is thorough and meets the requirements of Policy W4 of the Devon Waste Plan, and no further information is required at this stage.’
- Affordable Housing Specialist – The application form is proposing that 30% affordable housing is provided on site. This is compliant with the now adopted joint local plan. This is an outline application therefore size, tenure and the design of the properties would be determined at a later stage. The clustering of the affordable homes will also be a reserved matter should this application be granted approval.

The section 106 agreement should include reference to the adopted West Devon Local Allocations Policy which was adopted in 2015 and revised in December 2017 to include changes from government.

- Neighbourhood Planning Officer - NP not being progressed
- Landscape Specialist – Initially raised no objection but requested further information around constraints and parameter plans. Further information was then submitted by the agent to the satisfaction of the Landscape specialist. As such no objection subject to conditions as set out above.
- DCC education:

New Primary School, Tavistock – primary school infrastructure

A development of 250 2+ bed family homes is expected to generate 62.5 primary pupil places. The Local Authority has some forecast capacity across Tavistock, so is requesting for 21 primary pupil places at the new primary build rate of £16,019.00 per pupil. We are therefore requesting £336,399.00. If a percentage of dwellings are single bedroom properties, the contribution will be adjusted accordingly.

No contribution towards land for the new primary school is being sought as the land has been secured through a section 106 Agreement.

Secondary School infrastructure – Tavistock College

There is sufficient capacity forecasted at Tavistock College to mitigate the impact of this development and therefore we are making no request for secondary education infrastructure.

School Transport

No request is made for education transport.

Early Years

A contribution towards early years provision at the new primary school would also be sought at a rate of £250.00 per family dwelling. We are therefore requesting £62,500.00 towards early years provision.

If this application reaches the stage of preparing a S.106, it is considered that the contribution can be allocated in accordance with the pooling regulations set out in the CIL Regulation 123.

All contributions will be subject to indexation using BCIS, it should be noted that education infrastructure contributions are based on March 2015 rates and any indexation applied to contributions requested should be applied from this date.

The amount requested is based on established educational formulae (which relate to the number of primary and secondary age children that are likely to be living in this type of accommodation). It is considered that this is an appropriate methodology to ensure that the contribution is fairly and reasonably related in scale to the development proposed which complies with CIL Regulation 122.

If this application reaches the stage of preparing a S.106, it is considered that the contributions can be allocated in accordance with the pooling regulations set out in the CIL Regulation 123.

In addition to the contribution figures quoted above, the County Council would wish to recover legal costs incurred as a result of the preparation and completion of the Agreement. Legal costs are not expected to exceed £500.00 where the agreement relates solely to the education contribution. However, if the agreement involves other issues or if the matter becomes protracted, the legal costs are likely to be in excess of this sum.

If approved this development will be deemed built and therefore affect the forecast pupil numbers for future developments in this area. ‘

Representations:

79 letters of objection received (including one from CPRE) raising the following:

- Does not accord with provisions of development plan*
- Too many houses
- Will increase traffic on an already overcrowded roads
- Impact on infrastructure (schools, health services, emergency services)
- No affordable housing indicated
- Several developments already granted permission not yet built- need to assess the impact of these developments on the town before further permissions granted
- Town cannot withstand such a large population increase in such a short amount of time
- No mention of rail link
- Land classified as employment only*
- Proportion of housing/employment exceeds policy aim*
- Application submitted just before Christmas
- Employment units should be built before housing
- Proposed road openings create potential for accidents

- No details regarding drainage and surface water
- Brook Lane floods during bad weather, development should not exacerbate this
- Close to AONB- sensitive site
- Visible from large parts of Tavistock- not visual appraisal provided
- Lack of amenity for some living in the propose development
- Insufficient provision for tree screening/green buffer to SW of the proposed development
- Visual and noise impact to neighbours to SW of site
- Industrial units will be three-storey- visual impact
- Difficult to understand why this part of TTV22 is proposed to be developed first, eats into greenspace and steep topography makes it more visible than other parts
- Dispute over conclusions of traffic survey
- Submitted drawings are illustrative and cannot be relied upon
- No pre-app or public consultation undertaken
- LVIA contains no views from existing housing developments
- Road layout should include a new roundabout opposite existing Bishopsmead Estate
- No emergency route indicated between residential and commercial areas
- Greater clarity on proposed housing densities needed
- The highest density housing has been placed closest to the areas where noise from traffic and commercial work is likely to be greatest
- Screening for houses from A386 should include species which retain leaves in winter
- Three storey dwellings unsuitable
- Too much demarcation between residential and commercial areas- more work/home dwellings are needed
- Inaccuracies in heritage report
- Tamar Energy Community should be consulted and renewable energy sources should be included
- All houses should be equipped with electric vehicle charging points
- No community building included, but badly needed
- Minimum consideration for pedestrian and cycle access to site
- More consultation needed with local experts and community
- People who consider the application do not live in/appreciate Tavistock
- Air pollution created by residents travelling to work outside of the town
- No justification or evidence of local need for the proposal
- Inadequate DAS
- DAS contradiction between pre-app plan and final version regarding business units and their access
- No consideration of the agricultural land classification of the site
- Question as to whether or not the proposed has been screened for an EIA
- No indication about use of industrial units- potentially hazardous for residents
- Impact on the market town character of Tavistock- may prevent tourists visiting
- Entrance to Tavistock should be maintained as open fields
- Landscaping Strategy is shown differently on different plans
- There are more suitable locations for this development
- Objection to building on a greenfield site
- Tavistock has several empty industrial units, no more are needed

- Not enough parking per house provided, given realistic numbers of car ownership per dwelling
- Cost of proposed housing does not reflect social needs- not affordable for first-time buyers
- Buy to let builds should not be permitted
- No details on how the site will link to the new development in Brook Lane
- Loss of open spaces
- Impact on the bat population with all the additional buildings
- Houses with small gardens are not suitable for family homes, plots should be larger
- Loss of ancient hedgerows, trees and vegetation & loss of wildlife habitat
- No pavement alongside the estate and no bus stop
- Scheme appears old-fashioned and not fit for the future

*references previous superseded development plan policies

Relevant Planning History

None relevant other than the site's previous inclusion as an allocation under the previous development plan

ANALYSIS

Principle of Development/Sustainability:

The site is allocated for development within the adopted Plymouth and South West Devon Joint Local Plan under policy TTV17.

The proposal site is for around two thirds of the overall site allocation, with a remaining parcel of land to north.

The allocation policy makes provision across the wider site of up to 300 new homes and for 18,600sqm of employment floorspace. This application proposed the delivery of 250 homes and in the region of 18,600sqm of employment floorspace. Notwithstanding detail that will need to be considered as part of any reserved matters application, the outline proposal is considered to broadly meet the specific requirements of policy TTV17. It also makes a proportionate contribution to meeting the relevant requirements of SP5 – Spatial Priorities for Tavistock, SPT3 – Provision for new homes, and SPT4 – provision for employment floorspace.

The agent has agreed to heads of terms for the S106 agreement in line with the policy requirements and the various requests of consultees such as DCC Education. As such, with appropriate conditions to secure aspects of the scheme and similarly appropriate and secure S106 obligations to secure delivery of all aspects of the proposal, this proposal is considered to be acceptable in principle and a sustainable scheme.

Delivery of Employment space:

This application proposes 2ha and 18,600 sqm of B1 floorspace. One of the 2 proposed access points is shown to service the indicative employment area. It is considered this location and access is acceptable. If at reserved matters stage the employment area is

proposed in this southerly area it is important to note that the LPA expects a high quality of design and place making in this employment area, over and above the norm, due to its prominent location and its potential as the gateway edge to Tavistock. However this would be addressed further at reserved matters stage.

At present the future delivery of the employment space is under discussion. WDBC may look to deliver this space itself should the serviced land be made available to it, however it may be that the applicant would rather go to the open market for this provision. As such, given discussions are underway, to ensure that the land is either offered up to the Local Authority OR has suitable triggers for delivery imposed upon it, in order to ensure employment provision is delivered concurrent with the housing, an either/or scenario is currently proposed in the S106 heads of terms, see above, to secure this. Planning and Assets are both happy with this clause.

Design

Design is predominantly an issue set aside here for later reserved matters consideration. However the 2 points of access proposed, combined with the hectareage of B1 land proposed and square meterage of floorspace proposed go some way to beginning to dictate layout and thus design.

To secure both 2ha and 18'600 sqm would essentially begin to dictate the form of the employment use buildings and this is not something which should be done at this stage nor is it desirable to applicant or LPA. As such the permission will secure 2ha of employment land and in the region of 18'600 sqm of employment B1 floorspace. This will ensure policy compliant delivery whilst allowing the necessary flexibility re design.

Conditions will be imposed, as per the list above, to ensure that the reserved matters design adheres to National Space Standards under policy DEV10, that it accords with the necessary market and affordable requirement for mix and tenure of units for the area (DEV8), and that the design incorporates good practice and the policy requirement re DEV 32 and low carbon development such as passive solar design, climate change consideration, renewable technologies and fabric first principles.

The Archaeology information and Landscape and Tree constraints plans will be required prior to reserved matters stage via condition in order to ensure these inform a the detailed design stage.

The position of the access points is considered acceptable to serve this scheme and not to cause issue re the later detailed design of this site or the building out of the adjacent remainder of the TTV17 allocation should this come forward.

Overall then this proposal is considered acceptable in design terms and due consideration has been given to the implications of the scheme and its later reserved matters stage/s resulting in conditions to ensure that the LPA policy requirements are adhered to at this later stage and that the applicant is aware of these expectations.

OSSR:

Overall, because this is an outline only at this stage, exact details, location design etc of public open space and green infrastructure etc on site are not set at this stage despite indicative plans being submitted. However the calculations as to the required amounts and

any off site calculations for monies for POS or sport and recreation can be identified at this stage and would be secured through conditions and the S106 legal agreement at this stage with the reserved matters scheme then being required to reflect these figures.

The OSSR Specialist commented in detail as follows, however it should be noted that these were received prior to JLP adoption, an updated comment is awaited at the time of writing this report, however it is not expected that these figures will alter dramatically if at all. In addition it should be noted that the queries re placement of POS on plans and phasing do not need to be clarified at this outline stage. It is not helpful that some plans are at odds with one another, however ultimately these are indicative only at this stage. They would not form any part of this approval and are matters for discussion under layout at reserved matters stage:

Green Space

Policy standards require onsite green space of at least 3,540 m². Such space should be able to accommodate activities such as kick-about, picnicking, and informal play, and the quantity calculation should not include formal equipped play areas and areas of unusable green space such as SUDs. The space should be of more interest than simple amenity grassland, i.e. it might include landscaping, tree planting, seating, etc.

Document 2090_R03a, Public Open Space Requirement, details the provision of 1.26ha of Public Open Space, which is greater than policy requirements. However, this figure includes the proposed attenuation basins. These should not be included unless they will be useable i.e. not expected to have permanent standing water and not steeply sided, and this should be clarified prior to determination. In addition, it is not clear whether this figure includes the public open space within the employment area. The Land Uses Parameter Plan shows all of this area as employment, whereas the Public Realm, Landscape and Play Parameter Plan shows public open space to the south-east and north-west of this area. Again, this needs to be clarified prior to determination, and consideration given as to whether residents will be likely to use these areas.

The Illustrative Master Plan shows the main area of public open space (POS) along the western boundary of the site, including a play area and attenuation basins. Allotments are also included in the south of this area. Although it is noted that emerging policy (Joint Local Plan Policy TTV22) requires “*a strategic landscaping buffer along the west of the site...*”, and thus there is sense in public open space being located here, it is recommended that an additional more central public open space in the vicinity of the medium and high density housing should be explored (this also reflects comments made by the Town Council and other objectors). There is potential for this to be shared with the employment area (although it is considered that it would be better delivered as part of Phase 1 rather than Phase 4 as shown on the Phasing Plan).

Play

The policy standard requires provision of c.2,360m² for play. This would be equivalent to at least a Neighbourhood Equipped Area for Play (NEAP). A NEAP typically has a 1000m² activity zone and requires a 30m buffer from the boundary of the nearest dwelling.

The proposed layout currently shows provision of:

- a 400m² Locally Equipped Area for Play (LEAP) in the western public open space;
- a 100m² Local Area for Play (LAP) on the eastern edge of the residential development; and
- 0.18ha trim trail equipment.

In general, WDBC doesn't normally support the provision of stand-alone LAPs, preferring a single location for equipped play catering for a variety of age groups. However, taking the phasing plan into account, the merit of providing a LAP in Phase 1 can be seen. The s106 agreement should secure the provision of a LAP in Phase 1, including a minimum of 3 pieces of equipment suitable for children up to the age of 6.

It is suggested that the currently proposed LEAP, be upgraded to a NEAP. The s106 agreement should secure provision of a NEAP in Phase 2, including a minimum of 8 pieces of equipment suitable for children up to the age of 14.

Playing pitches

Given that it is not possible to provide playing pitches on site, an offsite contribution of £344,560 would be expected in accordance with policy.

The West Devon Playing Pitch Strategy 2015, and annual updates, identifies a number of projects in Tavistock, including:

- Provision of additional pitches for football and rugby to meet current and future demand;

- Improvements to football facilities at Crowndale to benefit player experience, enhance capacity and improve sustainability of club;

- Improvements to football facilities at Langsford Park;

- Improvements to drainage on pitch at Tavistock Community College; and

Upgrade of pavilion Tavistock Cricket Club at The Ring. In addition, an Open Space, Sport and Recreation Plan for Tavistock is being prepared, which will also identify the needs of any sports not covered by the Playing Pitch Strategy e.g. bowls, tennis etc. It is highly likely that any new residents would use the existing OSSR facilities in Tavistock, which are key pieces of the town OSSR infrastructure. New residents would add pressure to these facilities which have already been identified as in need of improvement, and the pressure would require mitigating to assist with making the facilities sustainable. The s106 agreement should thus secure a contribution of £344,560 towards 'Off site sports provision including (but not restricted to) playing pitches, courts and changing facilities within a distance of 5km of the Development and within the parish of Tavistock and at the site of the Tavistock Cricket Club'.

Overall then the site has the capacity to provide adequate POS through LAPs, LEAPs and NEAPs and although there are discrepancies between some indicative plans and a need to secure the correct amount of useable space to be delivered at the right time throughout the scheme, this can be achieved through the conditions and S106 and the agent is in agreement to policy compliant POS provision in their submitted heads of terms.

Similarly the off-site monies can be secured through the S106 and the agent/applicant is in agreement to this. No viability study has been tabled with this scheme challenging the provision of any contributions, as such the S106 would secure policy compliant levels of contributions.

As such the proposal, with the imposition of conditions and S106 clauses, is considered to accord with the requirements of the NPPF and DEV27 in relation to OSSR.

Trees:

On consideration of the information provided and a site visit, the Tree Specialist raised no objection to the scheme on arboricultural merit.

The proposed points of external access and internal road impacts were considered during the site visit and no significant arboricultural negative impact is considered to be likely to arise as a consequence. Mitigation opportunities exist in respect of tree loss for access reasons in this specific regard. However during the site visit the presence of several notable examples of historic hedgerow coppices was observed, clearly forming part of TPOS271 by virtue of age, size and clear alignment within the TPO plan.

By virtue of age (*Tavistock Tithe Map, 1843, Devon Archives*), presence of decaying cavities and fungal bodies, historic cultural treatment as now lapsed coppices The Council's tree specialist considers the lapsed coppice trees should be considered, and therefore treated, as Veteran trees as part of the planning process. This status requires Planning Authorities to have special regard to '*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused' unless there are wholly exceptional reasons and a suitable compensation strategy exists*'. Clearly this does not apply across the whole of the application area but where the veteran ash coppices are present the LPA consider the illustrative layout to be of such close proximity to the noted trees that loss or deterioration would ensue. Policy Dev 28 of The Plymouth & South West Devon Joint local Plan 2014-2014 further requires special regard to be given to such features.

Whilst it is recognised that layout is not as yet fixed, only indicative, there are clear plans of the massing of the built form supporting the Outline Application. Opportunity should be taken

at the design stage as part of any future Reserved matters application that seeks to fix development layout which may impact the veteran trees to ensure that Natural England standing advice for Ancient Woodland and Veteran Trees is applied as at least a minimum level of clearance. All coppices identified as being of Veteran status should be categorised as A3 trees within the BS5837 supporting information.

Historic erosion of the hedge lines was observed however the illustrate layout to the main present mitigation opportunities both to the hedge banks themselves and by way of woodland and individual tree planting, excluding the veteran trees.

There are multiple points where the proposed relationship between protected trees of present and future amenity benefit and structures appears to be poor in shade, dominance, debris fall and so on. Again it is recognised the plans are illustrative but the LPA has drawn to the attention of the applicant to this in order to mirror the likely content of future detailed consultation response.

The previous land use allows change of use as described without adverse impact on trees to the main however particular concern arose in relation to impact on the Veteran trees which are fundamental constraints to future applications and potential poor tree - structure relationships. In order to remedy this issue, following discussion between the planning and tree specialists with the agent and their tree consultant, it is agreed that a condition requiring a constraints plan to accord with NPPF paragraph 175c and the Natural England and Forestry Commission Standing Advice (last updated 5/11/18) shall be submitted prior to reserved matters stage in order to inform the layout. Where it is agreed through this process that any trees are not of veteran status then BS5837:2012 will apply with regards to the treatment of the trees and their environs.

As such, with the imposition of this and other conditions, it is considered that this proposal is acceptable in arboricultural terms and accords with the NPPF esp para 175c and JLP policy DEV28

Landscape:

The proposed development seeks to bring forward allocated site TTV17 within the current development plan (Joint Local Plan 2014-2023).

The evidence base for the allocation in landscape terms identified the following. The site is situated within Devon Landscape Character Area – *River Tavy Middle Valley* and Landscape Character Type *3B – Lower rolling farmed and settled slopes*. It is within the setting of both the AONB and Dartmoor National Park. Whilst the proposed development is being brought forward under the allocation, the scheme will still be assessed on its merits and shall seek to minimise adverse impacts on landscape character and visual amenity as required by policy and NPPF guidance.

Key characteristics which are considered important to the current character of the landscape include:

- Strong field boundaries with robust hedgerows and treelines
- Open pastoral fields sloping up to the south, with the gradient increasing towards the southern boundary
- Elevated to the south with fine views over much of Tavistock and towards Dartmoor

- Relevant Tamar Valley AONB Special Qualities: A landscape of high visual quality

Landscape value is summarised as:

Tamar Valley AONB lies on the immediate south west boundary, and Dartmoor National Park 1.5km to the east. Sloping away from the TV AONB, the site makes a moderate contribution to its setting, principally in views towards the AONB from the north and west. However, the site also forms part of the setting of Dartmoor NP within the context of the urban form of Tavistock which is clearly visible from the western side of the moor. Whilst there is no public access to the majority of the allocation, a single footpath does pass close by and crosses the employment element. A number of the hedgerow tree lines are protected by TPOs. The World Heritage Site at Tavistock also denotes a significant historic value

The overall character consists of - several open fields on rising ground to the south of the town. There are strong visual relationships with the town and Dartmoor (albeit at a distance), with particularly fine views from the more elevated southern end, across the site, the main town to the surrounding landscape beyond. The current edge of the town has a significant visual impact on the site. Important boundary trees and hedgerows (including veteran trees – Ash stools) provide a strong framework to the site.

In considering the sensitivities of the allocation and the potential for development to adversely impact on key characteristic, thereby failing to conserve character and visual amenity, proposals coming forward should:

- avoid the higher ground, which could significantly alter the perception of Tavistock in its landscape setting;
- carefully consider development densities to avoid a harsh and visually prominent scheme in the context of the TV AONB and views for the DNP;
- note that non-vernacular built form, material and finishes could be visually prominent set above this area of the town;

Guidance relating to the sensitivity of the site, seeking to inform scale, layout, patterns views etc. and also inform any necessary mitigation and enhancement (to accord with policy) shall keep development principally to the lower scopes to help minimise wider landscape and visual impacts, and harm to the setting of Dartmoor and the AONB. Creating substantial areas of open space and strategic landscaping to the south would be an effective way of achieving this.

In this sensitive landscape and historic setting, vernacular built form with traditional scale (for settlement outskirts – up to two storey), form and materials would help reduce visual impacts, with muted colours and avoiding visually prominent pale renders on the more elevated sections. Avoiding significant glazing on dwellings and minimising street lighting of the site would also help reduce wider impacts on protected landscapes

Within the JLP policy allocation itself (TTV17), the following key points relevant to landscape are of note, and act as an informative to both the Outline and Reserved Matters.

Development should provide for the following:

1. A strategic landscaping buffer along the west of the site, to be informed by a Landscape and Visual Assessment, in order to address the site's scale and prominence, to help mitigate any adverse visual impact on the AONB, and to soften

the edges of the development onto the undeveloped countryside. The scale, density materials, design and southern extents of development should ensure that it is not overly prominent when viewed from the town and surrounding countryside

2. High quality design including positive frontages onto the adjoining road network, especially the main road, marking the arrival into the town from the south east
6. A lighting strategy, which minimises the impact of light spill to the surrounding countryside.

The outline application is accompanied by a Landscape and Visual Appraisal (LVIA) (Tyler Grange; dated October 2018). This has been reviewed and the key viewpoints verified. Overall the LVIA is sound and accords with current best practice. It takes a reasoned approach, from setting out the baseline to appraisal of changes to, and effects on, landscape character and visual amenity. The viewpoints have been considered with reference to the Zone of Theoretical Visibility and then verified with site visits. From this the key viewpoints have been assessed. It is noted that views from the TV AONB and River Tavy valley are limited; whilst no specific public viewpoints have been included from Brook Lane, this has been reviewed by officers to understand potential impacts and whilst noting the allocation takes it to the lane itself, the indicative plan shows the development has been set away from the lane with landform creating a natural screen which can be further mitigated by planting. All other viewpoints are noted and will be further referenced at Reserve Matters.

Indicative parameter plans were noted (also with reference to the D&A statement (section 5.0)) in particular the outlined approach to a landscape strategy, access and circulation, and densities. These were constructive and in places and well considered but lacked enough firm detail and assertions for the Reserve Matters stage because they are invariably open to change under an indicative title. The Landscape specialist therefore advised that, given the identified sensitivity of the landscape in parts of the site, and most notably the higher slopes, officers would see significant benefit in the submission of *parameters plans* which provide greater confidence in a scheme coming forward at Reserved Matters that is based upon understood, and more detailed, outcomes at the outline stage. As a result of this consideration and advice, officer discussed this with the agent and further more detailed plans were submitted to inform this. The landscape parameter/constraint plan would now form part of the approved plans list. The Landscape Specialist was satisfied that his concerns were not addressed.

The Landscape strategy would also be adhered to at reserved matters stage with further work to embed the approach.

In summary, the LVIA is noted and is sound in its approach to identifying the baseline position and recognising impacts and harm which can be avoided or reduced and mitigated through detailing. The LVIA will need to be referenced again at Reserved Matters but with additional appraisal work as the details emerge and are confirmed for final submission. Conditions and s106 clauses (predominantly LEMP management and maintenance) will secure this and as such the proposal is considered acceptable in landscape terms with full landscape detailing forming part of the Reserved Matters application.

Biodiversity:

The submission is supported by an Ecological Assessment (Tyler Grange, 26th October 2018). The EcIA includes results of habitat and protected species surveys dating back to 2014, and which have been updated periodically since that time.

The site in general is considered of limited ecological value, given that the site is predominantly intensively managed improved grassland. There is ecological value in the hedgerows, however it is noted that these vary in quality – with a number being gappy with semi-mature trees, or heavily flailed. Accordingly, whilst there is inherent wildlife value in the hedgerows in terms of potential to support nesting birds, or as continuous features, in terms of their ecological quality the EclA rightly advises that they are of site to local importance only.

Protected species surveys have established that dormice are not using the site, and reptiles have not been recorded within the site. There was low levels of bat activity, predominantly from common species, with very low levels of activity from rarer and light sensitive species (namely Greater and Lesser Horseshoe and Barbastelle) with the rarer bat species activity not associated with commuting/foraging activity or a roost nearby.

Active badger setts have been recorded during several visits, albeit that it is noted that levels and location of activity has varied throughout the visits as is to be expected.

The indicative proposal retains the majority of hedgerows/hedgebanks, with proposals to enhance the existing by improving their management, gapping up, and then buffering the hedgerows. Improved grassland will be lost, with proposals to create wildflower grassland and there are proposals for significant areas of new tree planting.

As is detailed within the biodiversity balance tables in the EclA, the proposal has potential to enhance biodiversity value at this site. Notwithstanding that this is an Outline application, taking into account the ecological survey results, and outline masterplan and indicative landscape strategy, confidence can be taken that the proposal will secure biodiversity net gain and be policy compliant. Measures will need detailing within an Ecological Mitigation and Enhancement Strategy (to be provided at Reserved Matters), and attention must also be given to ongoing management and maintenance (to be defined in a LEMP). Of particular note will be the hedgerows – reference is made to their retention, enhancement and 3m buffers – the success of such an approach will depend on their security, ownership and ongoing maintenance. If such hedgerows fall outside of private curtilages/they border public open space then ongoing maintenance can be undertaken holistically in accordance with a LEMP specification by a Management Company (to be secured through the S106, see heads of terms above). These details will need to be clear at Reserved Matters but there is certainly the potential to enhance the wildlife quality of the hedgerows subject to detail.

Indicative plans would enable the retention of the active badger setts and necessary access to foraging habitat, however it is noted that updated badger surveys will be required and the approach taken could be subject to change according to findings.

Tamar European Marine Site

The site falls within the Zone of Influence for the Tamar European Marine Site and the standard condition will be required to ensure the in-combination recreational impacts of new residents are mitigated, this is included in the conditions list above.

Due to the identification of the site within this ZoI and thus the potential for an impact, a Habitats Regs Assessment and subsequent Appropriate Assessment were undertaken and duly submitted to Natural England. They advised that: ‘on the basis of the appropriate financial contributions being secured to the Plymouth and South West Devon Joint Local Plan SAMMS being agreed prior to construction, Natural England concurs with your authority’s conclusion that the proposed developments will not have an adverse effect on the integrity of Plymouth Sound and Estuaries SAC and the Tamar Estuaries Complex SPA European sites.’

Overall then with the necessary suite of conditions and clauses it is considered that the scheme is acceptable in biodiversity and ecology terms and is in accordance with the NPPF guidance and policy DEV26 of the JLP.

Heritage:

Archaeology

Following an initial comment form DCC Archaeology requesting further information, additional information was submitted and the following was the view of DCC Archaeology:

'I remain of the opinion that the submitted heritage statement (Heritage Places, Nov 2018) and desk-based assessment (AC archaeology, March 2014) are inadequate. They conclude that there are no undesignated heritage assets within the application site, and therefore that there are no heritage impacts, despite referring to the presence of historic mining features within the site. In this respect the submitted geo-environmental site investigation reports (Galliford Try, 2014 and Wardell Armstrong, 2015) are much more helpful. These reports discuss and identify on plans a mine shaft, a mine waste enclosure, areas of possible mine-related subsidence, mounds and mineral lodes. Although un-designated, these features are part of the historically mined setting of the Cornwall & West Devon Mining Landscape World Heritage Site (WHS). Some of these features have been investigated as part of the geo-environmental work, whereas others (e.g. the mine shafts) have not been investigated.

The submitted site layout suggests that the mine shaft and mine waste enclosure may be incorporated into public open space. There are therefore opportunities to preserve and interpret these features. However, it is unclear if landscaping, planting and attenuation pond groundworks will have some negative impact on them. Other less substantial mining related features will have residential development on them. As such, groundworks for the construction of the proposed development have the potential to expose and destroy archaeological and artefactual deposits associated with these heritage assets. The impact of development upon the archaeological resource here should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development. Those features that will remain visible should have a programme of positive management and interpretation, ideally cross-referencing to the existing mining heritage that forms part of the wider local public access/green infrastructure network.

The Historic Environment Team recommends that this application should be supported by the submission of a Written Scheme of Investigation (WSI) setting out a programme of archaeological work to be undertaken in mitigation for the loss of heritage assets with archaeological interest. The WSI should be based on national standards and guidance and be approved by the Historic Environment Team.

If a Written Scheme of Investigation is not submitted prior to determination the Historic Environment Team would advise, for the above reasons and in accordance with paragraph 199 of the National Planning Policy Framework (2018) and Policy DEV21 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034, that any consent your Authority may be minded to issue should carry the condition....'

The WDBC Heritage Specialist commented on above ground heritage and noted that *'There are no nearby heritage assets that are of concern but the development will be visible from distance and in that context it is the roofscape that is most important. Tavistock is a slate town so natural slate would be the first choice. Any 'pick and mix' approach to roofing should be rejected outright. Construction materials and boundary treatments are also considerations.'* These will be considered as part of 'external appearance' at reserved matters stage but it is as well these are flagged now to set out the expectation to the applicant.

Following this, given that this is an outline and thus layout is fluid at this stage, it is evident from the works undertaken for this application that various constraints on the site are emerging with regards to noise, heritage, landscape and trees. As such it was agreed between WDBC and DCC officers that an additional condition, over and above the usual WSI condition, would be added to the suite in order that the additional required work re archaeology be undertaken and submitted prior to reserved matters stage in order that it could inform the layout in the same way that the landscape, tree and noise information will.

As such with the imposition of these conditions, it is considered that the scheme is satisfactory with regards to heritage at this time, however it is clear further work and consideration will need to be given, in particular to the below ground assets, in arriving at the layout on this site and in order that it is protected and preserved/recorded, particularly given the nature of the heritage and its association with the attributes of the nearby World Heritage Site.

Neighbour Amenity:

As this is an outline with access only, there is little that can be considered with regards to neighbour amenity at this stage, particularly given that the site is already allocated.

The representations raise amenity in several areas, however the principle of this site for the proposed uses is acceptable so little more can be considered until reserved matters stage.

The access points are considered acceptable and the B1 use (light industry or offices visited by the public) is both as per the policy TTV17, but also is the use class defined as being acceptable alongside residential use.

Again with regards to the amenity of the future occupiers little further can be addressed or explored until detailed design stage. However in terms of resident amenity, it has been identified that the areas alongside the A386 Plymouth Road does experience high noise levels in some areas and a condition further exploring this is imposed. It has been set out by officers at this stage to the agent and through this condition that this work will need to inform layout as it will act as a spatial constraint. Best practice will need to be employed when designing around this constraint and this may result in no dwellings in some areas, officers are clear that simply attempting to soundproof residential units is not a solution and not in accordance with best practice and guidance.

The National Space standards will be imposed as a condition along with adequate public open space and a reasonable expectation of adequate garden and private space (in accordance with DEV10) but again these will be considered further at RM stage.

Overall then in terms of neighbour amenity (either or proposed or existing). The scheme is considered acceptable and to be in accordance with DEV10.

Drainage:

The site slopes steeply and is in close proximity to the Tiddy Brook and is within a critical drainage area. The initial DCC Flood consultation response raised an objection and further work and infirmation was required, however DCC concluded that:

'Following the previous consultation response (FRM/WD/3614/2019; dated 21st June 2019), the applicant has provided additional information in relation to the surface water drainage aspects of the above planning application ... It is noted within the revised Flood Risk Assessment that surface water will be managed via source control up to the 1 in 30 year rainfall event. However, cellular storage features are not considered as source control. The types of features used for the 1 in 30 year rainfall event can be clarified at the reserved matters stage.

The applicant has noted water quality requirements for the residential elements of the planning application. However, there are also commercial elements related to this planning application. The water quality aspects of the surface water drainage system serving the commercial development will need to comply with commercial related pollution hazard indices. MicroDrainage Source Control model outputs have been submitted to demonstrate the performance of the surface water drainage system. At the reserved matters stage, more detailed model outputs will be required to demonstrate that all components of the surface water drainage system have been designed to the 1 in 100 year (+40% allowance for climate change) rainfall event.

Exceedance flows have been proposed to be managed via a cut-off ditch along the northern boundary of the site. Whilst we do not object to a cut-off ditch being located along northern boundary of the site, the potential spill point/s of the ditch need to be assessed (this ditch could be overwhelmed during an exceedance event). The exceedance routes within the site will also need to be assessed. Development should be laid out to allow for exceedance routes to be managed safely, this could be achieved via green infrastructure.

The applicant has acknowledged that part of the site is located within the Pixon Lane, Tavistock Critical Drainage Area.'

Essentially then, DCC as the Lead Local Flood Authority have no objections to the scheme now, subject to the conditions listed above in the suite of conditions. The ongoing management and maintenance of any SuDS scheme will be secured via the S106 and the detail above has made the applicant aware of the need for some further work prior to a reserved matters/ condition discharge scheme being acceptable. The EA have raised no objection. AS such then the proposal is considered acceptable with conditions in this regard.

Highways/Access:

Public Right of Way

Public footpath 11 Tavistock is directly affected by this development. The plans mention this footpath but do not show what alternative public footpath will be provided at this stage as it is an outline only application. Development cannot take place without the correct legal diversion procedure being undertaken by the planning authority under the Town and country Planning Act at the appropriate time, this will be subject to public consultation and a suitable alternative that meets with Devon County Council's criteria for a safe and easy to use public rights of way.

DCC PROW have also flagged that 'Provision should also be made for suitable footway access to meet the footpath. A suitable crossing point on the A386 to the housing estates on the opposite side of the road should also be provided to allow safe access to the public footpath and the countryside beyond. During development a legal footpath closure order must be in place and a suitable alternative temporary diversion must be provided until the official footpath diversion route is operational.'

The WDBC Officer who manages these diversion applications has noted the DCC PROW officer consultation response with respect to Tavistock Footpath 11 and has stated that *'it is reasonable to expect that the existing PROW will be obstructed and require diversion to facilitate the employment phase of this development site – this would be undertaken under s257 of the T&CP Act. Whilst a separate process to the planning application with its own formal consultation process, I would suggest that the applicant should nonetheless be giving consideration at this stage to the potential route of any diverted PROW, and associated requirements.'*

In this respect, I note the following:

Good practice dictates that where possible diverted PROWs should go through public open space as opposed to following estate roads. This would seem to lend itself to the public open space indicatively shown at the northwestern end of the employment land, although this marks a significant shift northwards of the start of the PROW which may lead to problems as set out below.

The existing PROW (where it starts on the southern side of the A386) is served by an island and implied crossing point on the A386 and approach to the Tiddybrook roundabout, this enabling residents from the northern side of the A386 to access the PROW in relative safety.

Any diverted PROW is likely to require similar offsite provisions in terms of facilitating safe access to the start of the PROW from the residential area to the north.

Whilst any formal consultation on a diverted PROW would not be undertaken until validation of a Reserved Matters planning application, it may be prudent for the applicant to give consideration to this issue and commence informal discussions with WDBC (who in turn will discuss with DCC PROW and others), namely as it may have an impact on the design/layout of the employment land.'

As such then it is considered that an acceptable route could be accommodated through the site although this is a detailed matter for reserved matters stage, by the agent/applicant are aware of this above guidance and advice and the constraint this imposes on a future proposed layout.

Access:

Following initial comments and a request for the safety audit to be submitted, DCC Highways raise no objection to the proposed access points and, with the imposition of conditions and S106 requirements securing monies towards the reinstatement of the railway and right hand turn lanes off the S386, the consider the proposal acceptable.

Other Matters:

The majority of the public consultation responses received and the objections of the Town and Plasterdown Parish Councils relate to either the principle of the development of this site or the detail of the indicative layout, numbers etc proposed. The principle of the uses applied for have already been accepted and agreed through the adoption of the Joint Local Plan and the site is now required to be delivered in line with this policy as such then those objections relating to the principle can not now be addressed. Similarly the objections relating to the minutia and detail of the proposal re the indicative plans submitted can not yet be addressed as these are matters for consideration at reserved matters stage where the public will again be consulted and their views on these matters taken into account as this more appropriate stage.

Those objections which are pertinent to this outline stage are covered in the discussion of the multiple considerations above.

It was questioned whether or not this was EIA development, the application has been screened by the LPA and is not considered to constitute EIA development.

Conclusion:

This site is allocated for precisely those uses being sought by this application and the 2 access points proposed are considered acceptable by DCC Highways. The accompanying information submitted with this scheme combined with its scrutiny by specialist officers has highlighted that Overall then, with the conditions and S106 heads of terms as set out above, this proposal is considered to accord with the NPPF guidance and the JLP, in particular TTV17 'Plymouth Road, Tavistock' but also policies such as those relating to development quality, climate change, biodiversity, archaeology, highways, land scape and trees.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
SPT2 Sustainable linked neighbourhoods and sustainable rural communities
SPT3 Provision for new homes
SPT4 Provision for employment floorspace
SPT8 Strategic connectivity
SPT9 Strategic principles for transport planning and strategy
SPT10 Balanced transport strategy for growth and healthy and sustainable communities
SPT11 Strategic approach to the Historic environment
SPT12 Strategic approach to the natural environment
SPT13 Strategic infrastructure measures to deliver the spatial strategy
SPT14 European Protected Sites – mitigation of recreational impacts from development
TTV1 Prioritising growth through a hierarchy of sustainable settlements
TTV3 Strategic infrastructure measures for the Main Towns
TTV17 Plymouth Road, Tavistock
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV3 Sport and recreation
DEV4 Playing pitches
DEV5 Community food growing and allotments
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV9 Meeting local housing need in the Plan Area
DEV10 Delivering high quality housing
DEV14 Maintaining a flexible mix of employment sites
DEV19 Provisions for local employment and skills
DEV20 Place shaping and the quality of the built environment
DEV21 Development affecting the historic environment
DEV22 Cornwall and West Devon Mining Landscape World Heritage Site
DEV23 Landscape character
DEV25 Nationally protected landscapes
DEV26 Protecting and enhancing biodiversity and geological conservation
DEV27 Green and play spaces
DEV28 Trees, woodlands and hedgerows
DEV29 Specific provisions relating to transport
DEV30 Meeting the community infrastructure needs of new homes
DEV31 Waste management
DEV32 Delivering low carbon development
DEV33 Renewable and low carbon energy (including heat)
DEV34 Community energy
DEV35 Managing flood risk and Water Quality Impacts
DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

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DELETE THIS SECTION IF A COMMITTEE REPORT

The above report has been checked and the plan numbers are correct in APP and the officers report. As Determining Officer I hereby clear this report and the decision can now be issued.

Name and signature: AHS

Ward Member - Cllr Ewings Date cleared - no response received in timeframe – response after timeframe was her agreement to delegated approval	Ward Member – Cllr Bridgewater Date cleared - no response received in timeframe
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N.B.

Following the above, due to the absence of signatories for the S106 and time constraints on the issuing of the decision, a condition to secure the S106 was applied due to exceptional circumstances:

The additional condition, enabling the permission to be issued in the absence of the s106 Agreement being completed in time (due to the absence of signatories) is due to the exceptional circumstances existing which may otherwise prevent an allocated site coming forward for

development. The condition is consistent with the guidance included in the NPPG Paragraph: 010 Reference ID: 21a-010-20190723 .

The draft s106 is appended to the permission in order to provide certainty as to the terms of the agreement that will need to be entered into before development can proceed.

Both Ward members were made fully aware of the situation by email and conversation and both replied verbally and by email that they were content with the solution and still in agreement to a delegated decision. Cllr Ewings and Cllr Bridgewater both emailed on 16/6/20. Emails online.
