



## BACKGROUND

Last July, we wrote to you with our plans for new homes and an extra care scheme on the site above.

We explained that the land forms part of a bigger site that has been allocated (TTV17) for in the order of 300 new homes and 18,600 sqm of employment floorspace in the adopted Joint Local Plan. You may be aware that Linden Homes has now been granted outline planning permission for up to 250 new homes and 18,600 sqm of employment floorspace on the majority of the allocated site, to the south of our site.

We consulted widely on our plans for 45 new homes (mostly bungalows for which there is high demand locally) and an extra care scheme, for which there is an identified local need.

In November, having considered all the valuable feedback received from the local community, we submitted a full planning application for the homes and an outline application for the extra care element. The extra care facility would be delivered at a later stage by a specialist provider and would include affordable accommodation.

This application is currently being considered by West Devon Borough Council (WDBC) and will be determined in due course.

You can find out more about these latest proposals on our website. While we do not yet have a reference number for the application, we will add this to the website shortly.

## SECOND APPLICATION

Since we submitted our application, Tavistock Town Council has reviewed our plans. A concern noted by town councillors is the lack of provision for specific B1\* employment space on our site.

We had provided an alternative employment provision through the extra care scheme because:

- i) We had noted that Linden Homes' plans already make provision for the employment land required in the Joint Local Plan\*;
- ii) We are aware that the extra care facility is a key policy objective (for which there is proven local demand) that can also provide significant employment.'

An extra care scheme would **also** deliver affordable accommodation. We think this is an excellent use for the land, and one that would generate 22 jobs directly on site and many more in local supply chains.

However, we do not want this element of our plans to jeopardise the delivery of homes on the rest of the site. We have therefore now submitted a **second** application which replaces the extra care element and its affordable accommodation with B1 (now use class E(g)) employment floorspace but otherwise leaves the application exactly the same.

Unfortunately the site carries very high infrastructure and servicing costs in relation to the size of land which would make it unviable for any additional employment or inclusion of affordable housing.

\*see overleaf for definition of 'B1' and Joint Local Plan





Indicative street scene showing proposed bungalows

## IN SUMMARY, WE ARE PROPOSING:

- 45 new homes, predominantly bungalows and with the majority accessed off the A386 (Plymouth Road);
- Of the 45 homes, five properties – with their design bespoke to the rural setting – are proposed to be delivered as a separate enclave, accessed from the lane that leads off Brook Lane. It is proposed that the lane, at a future date, would be pedestrian/cycle access only beyond that point, save for existing farm access. The closure would be subject to separate highways legal procedures;
- The main vehicular access would be off the A386;
- Land would be set aside and marketed for B1 employment use;
- 0.4 hectares (0.98 acres) of public open space;
- Pedestrian access only through to the Linden Homes scheme;
- Financial contributions to local infrastructure and facilities as part of a S106 agreement.

## NEXT STEPS

We have not withdrawn our extra care application because there remains support for this use, particularly as it would provide affordable housing within it.

Both applications will therefore be considered by WDBC in due course.

## WHAT IS THE JOINT LOCAL PLAN?

Together with Plymouth City Council and South Hams District Council, WDBC has adopted a Joint Local Plan. This document covers the three authorities and sets out strategic objectives and policies for the plan area, including for new homes, extra care and employment.

While sites are allocated within the Plan, there is flexibility in the amount and location of uses to be brought forward as part of mixed use developments at the application stage.

## B1 EMPLOYMENT USE

The B1 use class referred to in the JLP was revoked in September 2020 and replaced with a new E(g) class. B1 was defined as: 'Uses which can be carried out in a residential area without detriment to its amenity. This class is formed of three parts:

- B1(a) Offices - Other than a use within Class A2 (financial & professional services)
- B1(b) Research and development of products or processes
- B1(c) Industrial processes'

E(g) is defined as: 'Uses which can be carried out in a residential area without detriment to its amenity:

- E(g)(i) Offices to carry out any operational or administrative functions,
- E(g)(ii) Research and development of products or processes
- E(g)(iii) Industrial processes'

