

## **Application Report**

Planning, Housing and Health  
North Devon Council  
Lynton House, Commercial Road,  
Barnstaple, EX31 1DG

**Application No:** 70954  
**Application Type:** Full application  
**Application Expiry:** 30 June 2022  
**Extension of Time Expiry:** 30 June 2022  
**Publicity Expiry:** 30 September 2022  
**Parish/Ward:** TAWSTOCK/ROUNDSWELL  
**Location:** Larkbear  
Tawstock  
Barnstaple  
Devon

**Proposal:** Erection of 252 dwellings together with associated works (additional information)  
**Agent:** Persimmon Homes Ltd & Elan Homes Ltd  
**Applicant:** Persimmon Homes Ltd & Elan Homes Ltd  
**Planning Case Officer:** Miss S. May  
**Departure:** N  
**EIA Development:**  
**EIA Conclusion:** EIA REQUIRED. Please issue relevant letter to applicant / agent.  
**Decision Level/Reason for Report to Committee (If Applicable):** Called in by Councillor Lofthouse commenting that there is considerable local public interest in this controversial development. Councillor Lofthouse has concerns about the highway safety and the results of the traffic survey. He also states that there does not seem to be any reference to providing a road which will allow the link to the A361 junction as per Local Plan.

### **Site Description**

The site is located around 1 mile to the south of Barnstaple Town Centre, to the west of both the River Taw and the A361, west of the small hamlet of Lake, north of the A39, east of Old Torrington Road and southeast of the existing residential development in Phillip Avenue, Andrew Road and Elizabeth Drive. The site lies immediately adjacent to the east of the planning approval 611119 for 236 dwellings.

The site is located a short distance from Petroc College, Barnstaple Train Station and the Town's retail park and is in close proximity to Roundswell Industrial Estate and Sainsbury's superstore. The site forms part of a proposed second phase of development on this allocated site, under Policy BAR02, following detailed approval for the construction of 236 dwellings in September 2019 which is currently under construction. At the time of writing this report 82 of the plots were occupied, of those 82 dwellings, 30 have been affordable housing completions (circa 36%). These are occupations for Persimmon's plots.

The application site comprises 11.96 hectares of primarily agricultural land which has a hedgerow border to the north, east and west. To the south east lies an area of established woodland and to the south lies the A39 which borders the site. An existing hedgerow that runs west to east splits the site into two parcels of land with the larger land parcel to the south. The site would link to the first phase of the development which is immediately to the west.

The site is gently sloping from the south at its highest point to the north. The gradient increase in the northern part of the site as it approached the tributary of the River Taw.

The landscape is characterised as Upper Farmed & Wooded Valley Slopes (3A).

The north western boundary lies within Flood Zone 2 with the rest of the site being in Flood Zone 1. In addition, the site lies within a Critical Drainage Area.

The site is 0.6km from the Taw Torridge Estuary SSSI.

The site lies adjacent to a regionally important geological site (Lake Hamlet road cutting).

TPO Order 322 – W1, Larkbear Plantation.



Figure 1 - Context plan

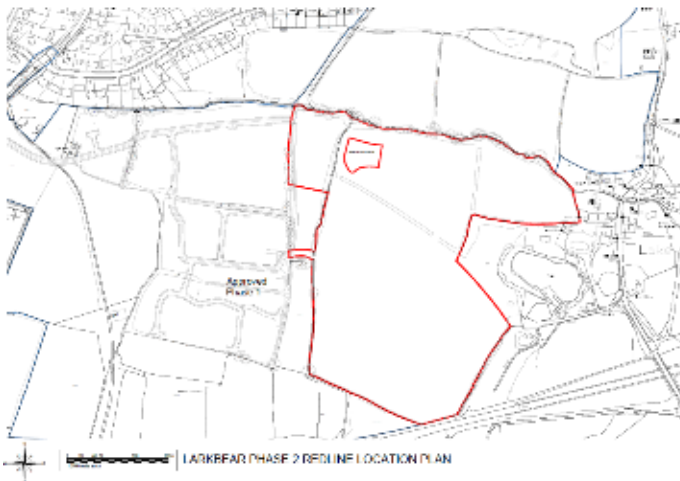


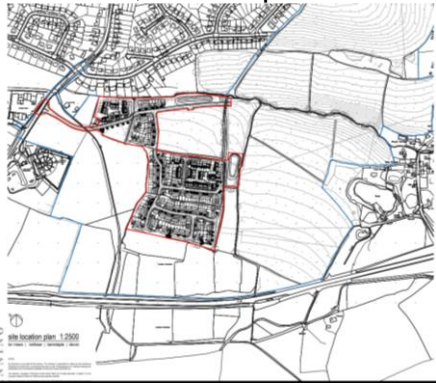
Figure 2 - Location plan

## Recommendation

### APPROVAL

Legal Agreement Required: Yes

## Planning History

| Reference Number | Proposal  | Decision            | Decision Date     |
|------------------|---|---------------------|-------------------|
| 74855            | Application for a non-material amendment to planning permission 61119 Erection of 236 dwellings, access of Old Torrington Road and associated works in respect of raising of garden level and finished floor level with deeper foundations and underbuild at Larkbear, Tawstock, Barnstaple   |                     |                   |
| 61119            | Erection of 236 dwellings, access off Old Torrington Road & associated works (amended plans & documentation) (further amended plans & ecological report)(amended description) at Larkbear, Tawstock, Barnstaple<br>   | Approved            | 26 September 2019 |
| 54762            | Outline application for the erection of up to 820 dwellings & associated works (amended description, plans & documents) at land north & west of Lake Village, Larkbear new neighbourhood, Barnstaple  | Finally disposed of | 4 October 2019    |
| 70611            | Approval of details in respect of discharge of conditions 3 (materials), 5 (archaeology), 6 (protection of archaeological features), 7 (surface water drainage), 8 (foul drainage), 9 (noise), 11 (CMP), 13 (highway details) 14 (programme of works), 15 (Site Compound and car parking), 21 (EMP), 22 (AMS), 24 (revisions to landscaping details), 25 (POS) & 26 (lighting) attached to planning permission 61119 (erection of 236 dwellings, access off Old Torrington Road | Approved            | 20 December 2019  |

| Reference Number      | Proposal  | Decision | Decision Date    |
|-----------------------|---|----------|------------------|
|                       | & associated works) (amended description) at Larkbear, Tawstock, Barnstaple   |          |                  |
| <b>71081</b>          | Approval of details in respect of discharge conditions 6 (Fencing) & 22 (Tree Protection) attached to planning permission (61119 Erection of 236 dwellings, access off Old Torrington Road & associated works. (Revised details to those agreed under 70611) at Larkbear Barnstaple                             | Approved | 17 February 2020 |
| <b>72227</b>          | Approval of details in respect of discharge conditions 3 (Materials) and 25 (Public Open Space) of planning permission 61119 at Land at Larkbear, Barnstaple  | Approved | 2 December 2020  |
| <b>71687</b>          | Notice of an application to modify a planning obligation under regulation 3 of the T & C P (modification & discharge of planning obligations) Regulations 1992 in respect of Section 106 Agreement dated 26th September 2019 relating to planning application 61119 (Larkbear) at Larkbear Tawstock, Barnstaple | Approved | 20 January 2021  |
| <b>ENQ/0852 /2020</b> | Temporary Changes to Construction Working Hours condition 12 planning permission 61119 at Larkbear, Tawstock Barnstaple   |          | 2 March 2021     |
| <b>74138</b>          | Application for a non-material amendment to planning permission 61119 (erection of 236 dwellings, access off Old Torrington Road & associated works) in respect of alteration to entrance approach and parking for Plots 47-50, 104-107 (amended description) at Larkbear Tawstock, Barnstaple                  | Approved | 27 October 2021  |

### **Constraints/Planning Policy**

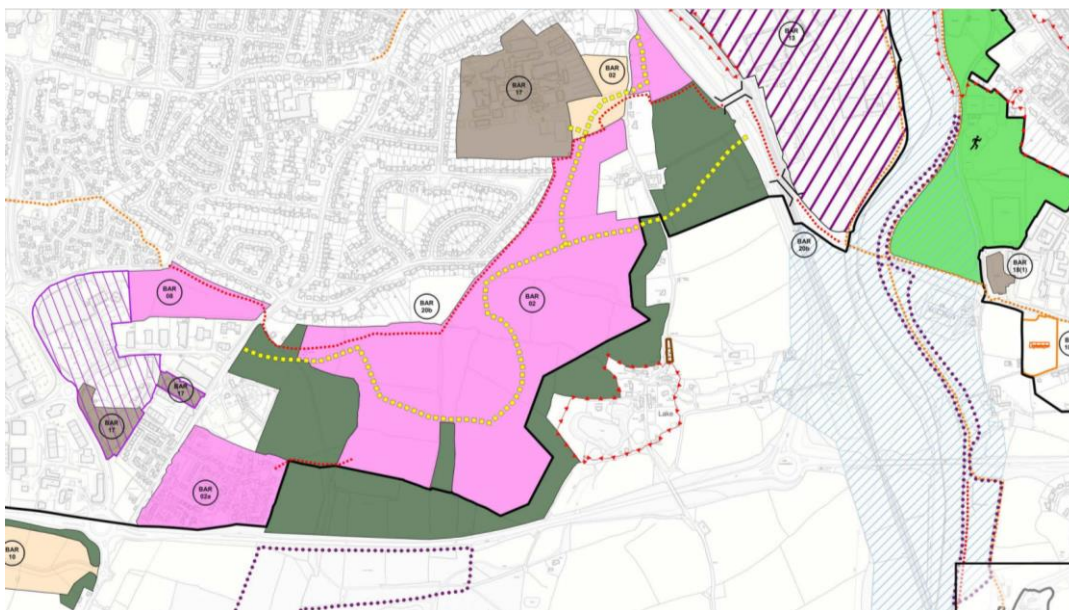
| Constraint / Local Plan Policy   | Distance (Metres) |
|--|-------------------|
| Advert Control Area Area of Special Advert Control   | Within constraint |
| Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 45 metres in height. | Within constraint |
| Chivenor Safeguard Zone Consultation Structure or works exceeding 91.4m  | Within constraint |
| Chivenor Safeguard Zone Consultation Structure or works exceeding 45.7m  | Within constraint |
| Class I Road   |                   |
| Conservation Area: 39 Lake - adjacent to – none of the site is within  | Within constraint |

| <b>Constraint / Local Plan Policy</b>   | <b>Distance (Metres)</b> |
|---|--------------------------|
| Critical Drainage Area  | Within constraint        |
| Flood Zone 1  |                          |
| Landscape Character is: 3A Upper Farmed & Wooded Valley Slopes  | Within constraint        |
| Tree Preservation Order: 322 - W1, Larkbear Plantation, Tawstock, Barnstaple  | Within constraint        |
| Unclassified Road   |                          |
| Within 50m of Adopted New or Upgraded Road: BAR02 Larkbear Strategic Extension  | Within constraint        |
| Within 50m of Adopted Proposed Footpath/Cycle Route:BAR20b Strategic Green Infrastructure Links   | Within constraint        |
| Within 50m of Adopted Structured Planting: BAR02 Larkbear Strategic Extension   | Within constraint        |
| Within adopted Development Boundary: Barnstaple South Development Boundary ST06   | Within constraint        |
| Within Adopted Housing Allocation: BAR02 Larkbear Strategic Extension   | Within constraint        |
| Within Adopted Unesco Biosphere Transition (ST14)   | Within constraint        |
| Within Braunton Burrows Zone of Influence   | Within constraint        |
| Within Flood Zone 2 – only on NW boundary – rest of site FZ1  | Within constraint        |
| Within Flood Zone 3 – only on NW boundary – rest of site FZ1  | Within constraint        |
| Within Surface Water 1 in 100   | Within constraint        |
| Within Surface Water 1 in 1000  | Within constraint        |
| Within Surface Water 1 in 30  | Within constraint        |
| SSSI Impact Risk Consultation Area  | Within constraint        |
| SSSI Impact Risk Consultation Area  | Within constraint        |
| BAR - Barnstaple Spatial Vision and Development Strategy<br>BAR02 – Larkbear Strategic Extension<br>BAR20 - Strategic Green Infrastructure Links<br>DM01 - Amenity Considerations<br>DM02 - Environmental Protection<br>DM03 - Construction and Environmental Management<br>DM04 - Design Principles<br>DM05 - Highways<br>DM06 - Parking Provision<br>DM07 - Historic Environment<br>DM08 - Biodiversity and Geodiversity<br>DM08A - Landscape and Seascape Character<br>DM10 - Green Infrastructure Provision<br>ST01 - Principles of Sustainable Development<br>ST02 - Mitigating Climate Change<br>ST03 - Adapting to Climate Change and Strengthening Resilience<br>ST04 - Improving the Quality of Development<br>ST05 - Sustainable Construction and Buildings<br>ST08 - Scale and Distribution of New Development in Northern Devon<br>ST09 - Coast and Estuary Strategy<br>ST10 - Transport Strategy |                          |

| <b>Constraint / Local Plan Policy</b>  | <b>Distance (Metres)</b> |
|--|--------------------------|
| <p>ST14 - Enhancing Environmental Assets<br/> ST15 - Conserving Heritage Assets<br/> ST16 - Delivering Renewable Energy and Heat<br/> ST17 - A Balanced Local Housing Market<br/> ST18 - Affordable Housing on Development Sites<br/> ST21 - Managing the Delivery of Housing<br/> ST22 - Community Services and Facilities<br/> ST23 – Infrastructure</p> <p><b>Policy BAR02: Larkbear Strategic Extension</b></p> <p>(1) Land at Larkbear, (about 31 hectares) as identified on Policies Map 1, is allocated for a comprehensive, sustainable, high quality, mixed use development that includes:</p> <ul style="list-style-type: none"> <li>(a) approximately 820 dwellings, the size and tenure of which will be reflective of local needs;</li> <li>(b) approximately 1.5 hectare of land adjoining Petroc for innovation and incubation units;</li> <li>(c) a neighbourhood hub to include an additional 420 place primary school and medical centre;</li> <li>(d) formal and informal open space and recreation facilities;</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>(e) provision within the site for physical infrastructure, community facilities, and green infrastructure required by the development.</li> </ul> <p>(2) This strategic extension will be developed in a comprehensive manner to deliver the following site specific development principles:</p> <ul style="list-style-type: none"> <li>(a) create a distinctive, safe, sustainable, high quality urban extension and new neighbourhood for Barnstaple;</li> <li>(b) safeguard the historic character and setting of Lake;</li> <li>(c) provide a neighbourhood hub that forms a focus to meet the community’s needs, and provides complementary services and facilities rather than replacing those available elsewhere in the town;</li> <li>(d) provide a new vehicular access to the boundary of Petroc and facilitate its growth as a university level resource;</li> <li>(e) provide new business and employment opportunities that relate directly to Petroc to facilitate growth of higher value sectors of the northern Devon economy;</li> <li>(f) enhance and make connections to the existing network of local and strategic green infrastructure through and around the site including the provision of new footpaths, cycleways, public open spaces, wildlife corridors and recreation facilities;</li> <li>(g) provide a mix of house types, tenures and sizes of open market and affordable homes contributing towards the identified local needs; and</li> <li>(h) provide a sustainable water strategy that reduces water usage, manages surface water runoff through water storage</li> </ul> |                          |



| Constraint / Local Plan Policy  | Distance (Metres) |
|---|-------------------|
| <p>and sustainable drainage systems to reduce the risk of flooding around Lake and elsewhere in Barnstaple.</p> <p>(3) The transport and connectivity strategy for this strategic extension will:</p> <p>(a) provide a new junction on the A361 to deliver the primary vehicular access to the development and a new main vehicular access to Petroc and the adjoining innovation and incubation units;</p> <p>(b) improve public transport links between Roundswell, Seven Brethren and the Town Centre;</p> <p>(c) establish a permeable and connected network of footpaths and cycleways across the site that facilitate connections for pedestrians and cyclists between the proposed development, Roundswell, Seven Brethren, the town centre and the Tarka Trail, to improve opportunities for sustainable travel choices within and around Barnstaple to reduce reliance on the private motor car; and</p> <p>(d) provide a foot and cycle bridge over the A361 and railway line to deliver safer pedestrian access to Seven Brethren and towards Park School.</p> |                   |



**Figure 3 - BAR02 Policies Map**

**Policy BAR20: Strategic Green Infrastructure Links**

The strategic green infrastructure network within and around Barnstaple will be enhanced by providing:

- (a) improved footpath and cycle links to the Tarka Trail from Pottington, Sticklepath and Bickington;
- (b) a cross-town cycle route from the Tarka Trail (at Fremington) towards Landkey through Bickington, Roundswell, Larkbear, Newport, Whiddon Valley and Westacott;
- (c) a footpath link around the eastern side of Barnstaple between the Hospital and Westacott;

- (d) improved footpath and cycle links along the eastern side of the River Taw between Rock Park and the centre of Bishops Tawton; and
- (e) a new pedestrian and cycle bridge across the River Taw between Anchorwood Bank and the town centre.

Figure 10.1 Barnstaple Cross-Town Cycle Route

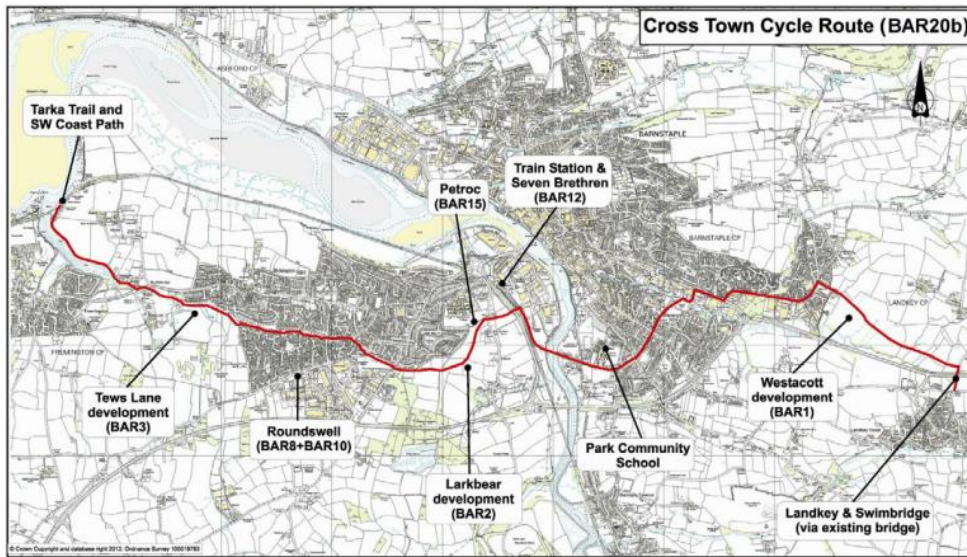


Figure 4 – Barnstaple Cross-Town Cycle Route

**Neighbours / Interested Parties**

| Comments | No Objection | Object | Petition | No. Signatures |
|----------|--------------|--------|----------|----------------|
| 0        | 0            | 14     | 0        | 0              |

A Statement of Community Involvement has been prepared in support of the application. This comments that consultation on the emerging proposal for the Larkbear new neighbourhood began in late 2011 when both Persimmon and Elan Homes held meetings with North Devon Council Planning Officer and County Council Highways Officer to begin exploring the opportunities and constraints which would inform how the site might be developed for future residential use. A community exhibition was also held prior to the application being submitted to provide residents the opportunity to view emerging plans that would form the basis of an application. Residents were encouraged to respond to the proposal through a feedback from. The responses received focused on:

- Impact on local traffic and highways
- Impact on local ecology and wildlife
- Impact on existing social/community infrastructure
- Tenure of affordable housing

The application has been through 3 rounds of public consultation and the following issues have been raised:

**Highway Issues**

- Highway safety
- Development would lead to severe traffic congestion
- Provision of footbridge, schools site, new road link to A361, access to Petroc were all considered essential to make the original outline scheme acceptable. There are no assurances that any of these would be provided in the future.



- Without the new link connecting Old Torrington Road to the A361 the development will have an unacceptable effect on the surrounding highway network and access to Petroc
- No safe segregated cycleway provided through the site to link Old Torrington Road via the Phase 1 development to the west with Lake Road and beyond to the National Cycle Network to the east

### Infrastructure

- Insufficient range of community benefits and no assurances that any further benefits will be provided at a future date

### Scheme specifics

- Risk that applicants will not progress any further with development and none of the improvements would be brought forward
- Lack of commitment to provision of local amenities with only a reference to potential future 'phasing'
- Noise
- Impact on Heritage assets including Lake Conservation Area and Tawstcock Castle
- Dust, noise, litter and pollution during construction
- Loss of trees
- Impact on wildlife
- Flood risk

### Other Matters

- Crime
- Impact upon health and well-being of residents

### Considerations

#### Proposal Description

This application seeks full planning permission for the erection of 252 dwellings together with associated works. The development would be accessed via Old Torrington Road, through the approved Phase 1 development to the west and associated infrastructure.



**Figure 5 – Overall site layout context plan**

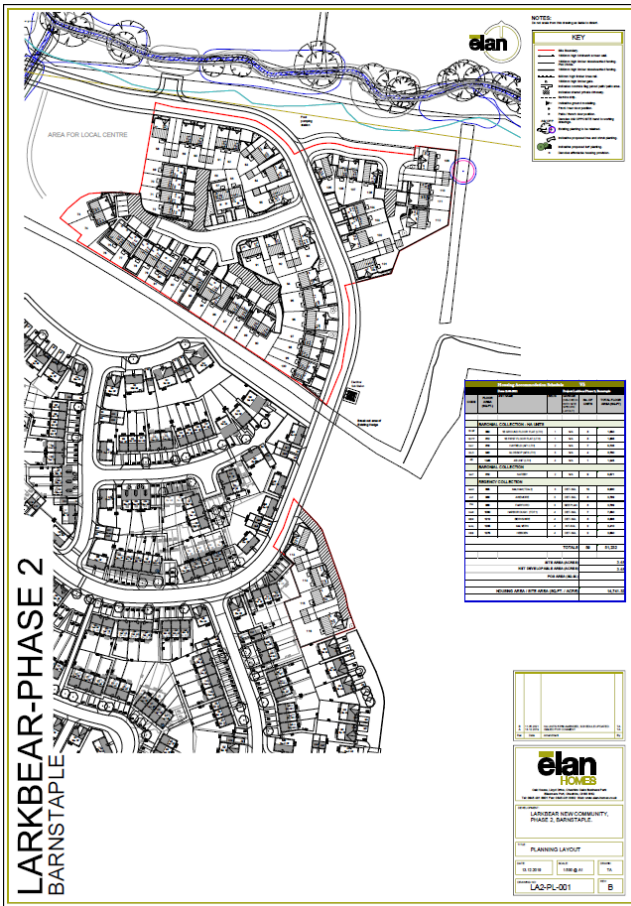


Figure 6 - Planning layout



Figure 7 - Site layout



**Figure 8 - Landscape proposals plan**

The application has been accompanied by the following plans and documents:

**Plans**

Received 20 December 2019

- HBS-DR-C-(00)-160 Rev P1 Long Sections Sheet 1 of 6
- HBS-DR-C-(00)-161 Rev P1 Long Sections Sheet 2 of 6
- HBS-DR-C-(00)-162 Rev P1 Long Sections Sheet 3 of 6
- HBS-DR-C-(00)-163 Rev P1 Long Sections Sheet 4 of 6
- HBS-DR-C-(00)-164 Rev P1 Long Sections Sheet 5 of 6
- HBS-DR-C-(00)-165 Rev P1 Long Sections Sheet 6 of 6

- 1653/P2/TCP Rev A Tree Protection Plan – West
- 1653/P2/TCP Rev A Tree Protection Plan – North East
- 1653/P2/TCP Rev A Tree Protection Plan - South

- 001 Rev P1 TOPO survey
- 126 Rev P1 Street Scenes Sheet 1
- 127 Rev P1 Street Scenes Sheet 2

LOC1 Location and red line plan

- LA2-SS-001 Rev A Street Scenes
- LA2-SS-002 Rev A Site Sections

- 500-1 Rev P1 Modern Design Sheet 1 Elevation & Floor Plans
- 500-2 Rev P1 Modern Design Sheet 2 Elevation & Floor Plans

- 501-1 Rev P1 Alnwick Design Sheet 1 Elevations & Floor Plans
- 501-2 Rev P1 Alnwick Design Sheet 2 Elevations & Floor Plans

- 502-1 Rev P1 Barton Design Sheet 1 Elevations & Floor Plans

502-2 Rev P1 Barton Design Sheet 2 Elevations & Floor Plans

504-1 Rev P1 Derwent Design Sheet 1 Elevations & Floor Plans

504-2 Rev P1 Derwent Design Sheet 2 Elevations & Floor Plans

504-3 Rev P1 Derwent Design Sheet 3 Elevations & Floor Plans

505-1 Rev P1 Grasmere Design Sheet 1 Elevations & Floor Plans

506-1 Rev P1 Lockwood Design Sheet 1 Elevations & Floor Plans

506-2 Rev P1 Lockwood Design Sheet 2 Elevations & Floor Plans

506-3 Rev P1 Lockwood Design Sheet 3 Elevations & Floor Plans

506-4 Rev P1 Lockwood Design Sheet 4 Elevations & Floor Plans

506-5 Rev P1 Lockwood Design Sheet 5 Elevations & Floor Plans

507-1 Rev P1 Lockwood Corner Design Sheet 1 Elevations & Floor Plans

507-2 Rev P1 Lockwood corner Design Sheet 2 Elevation & Floor Plans

507-3 Rev P1 Lockwood Corner Design Sheet 3 Elevation & Floor Plans

508-1 Rev P1 Barton (Affordable) Design Sheet 1 Elevations & Floor Plans

508-2 Rev P1 Barton (Affordable) Design Sheet 2 Elevations & Floor Plans

508-3 Rev P1 Barton (Affordable) Design Sheet 3 Elevations & Floor Plans

508-4 Rev P1 Barton (Affordable) Design Sheet 4 Elevations & Floor Plans

509-1 Rev P1 Windermere (Affordable) Design Sheet 1 Elevations & Floor Plans

509-2 Rev P1 Windermere (Affordable) Design Sheet 2 Elevations & Floor Plans

510-1 Rev P1 Hornsea Design Sheet 1 Elevations & Floor Plans

510-2 Rev P1 Hornsea Design Sheet 2 Elevations & Floor Plans

511-1 Rev P1 Coniston Design Sheet 1 Elevations & Floor Plans

511-2 Rev P1 Coniston Design Sheet 2 Elevations & Floor Plans

513-1 Rev P1 Foxcote Design Sheet 1 Elevations & Floor Plans

513-2 Rev P1 Foxcote Design Sheet 2 Elevations & Floor Plans

514-1 Rev P1 Garages Design Sheet 1 Elevations & Floor Plans

515-1 Rev P1 Wheelchair Accessible Bungalow & Floor Plans

516-1 Rev P1 Holywell Design Sheet 1 Elevations & Floor Plans

516-2 Rev P1 Holywell Design Sheet 2 Elevations & Floor Plans

LA2-G-P/NAT-01 Rev A Nateby Type 1 Elevations & Floor Plans

LA2-G-P/NAT-02 Rev A Nateby Type 2 Elevations & Floor Plans

LA2-G-P/HAY-01 Rev A Hayfield (LTH) Type 1 Elevations & Floor Plans

LA2-G-P/HAY-02 Rev A Hayfield (LTH) Type 2 Elevations & Floor Plans

LA2-G-P/GLO-01 Rev A Glossop (LTH) Type 1 Elevations & Floor Plans

LA2-G-P/GLO-02 Rev A Glossop (LTH) Type 2 Elevations & Floor Plans

LA2-G-P/4B-01 Rev A 4B (LTH) Elevations & Floor Plans

LA2-G-P/MAH-01 Rev A Malham Elevations & Floor Plans

LA2-G-P/AVI-01 Rev A Aviemore Elevations & Floor Plans

LA2-G-P/FAI-01 Rev A Fairford Elevations & Floor Plans

LA2-G-P/HAR-01 Rev A Harborough Elevations & Floor Plans

LA2-G-P/MAL-01 Rev A Malvern Elevations & Floor Plans

LA2-G-P/BER-01 Rev A Berkshire Type 1 Elevations & Floor Plans

LA2-G-P/BER-02 Rev A Berkshire Type 2 Elevations & Floor Plans

LA2-G-P/HEB-01 Rev A Hebden Elevations & Floor Plans  
LA2-G-p/GAR-01 Rev A Garages Elevations & Floor Plans

Received 10 June 2021

HBS-DR-C-(00)-080 Rev P3 Section 38 Layout Sheet 1 of 3  
HBS-DR-C-(00)-081 Rev P3 Section 38 Layout Sheet 2 of 3  
HBS-DR-C-(00)-082 Rev P3 Section 38 Layout Sheet 3 of 3

HBS-DR-C-(00)-770 Rev P3 Site Levels Sheet 1 of 3  
HBS-DR-C-(00)-771 Rev P3 Site Levels Sheet 2 of 3  
HBS-DR-C-(00)-772 Rev P3 Site Levels Sheet 3 of 3

9230-L-01 Rev A Landscape Proposals Plan

120 Rev P3 Site Layout  
121 Rev P3 Overall site layout and context  
122 Rev P3 Materials and boundary treatments  
124 Rev P3 Storey heights  
125 Rev P3 Affordable distribution

LA2-EF-001 Rev B External finishes layout  
LA2-PL-001 Rev B Planning layout  
LA2\_LL-001 Rev B Landscaping layout

|              |   |
|--------------|---|
| AM-WD11-03   | Alnmouth Elevation and Floor proposed Sheet 1       |
| AM-WD11-04   | Alnmouth Elevation and Floor Proposed Sheet 2       |
| DY-WYD01-03  | Danbury Elevation and Floor proposed Sheet 1        |
| DY-WD01-04   | Danbury Elevation and Floor proposed Sheet 2        |
| DY-WD01-07   | Danbury Elevation and Floor proposed Sheet 3        |
| DY-WD01-08   | Danbury Elevation and Floor proposed Sheet 4        |
| DY-WD01-11   | Danbury Elevation and Floor proposed Sheet 5        |
| SW-WD11-03   | Sherwood Elevation and Floor proposed Sheet 1       |
| SW-WD11-04   | Sherwood Elevation and Floor proposed Sheet 2       |
| SW-WD11-07   | Sherwood Elevation and Floor proposed Sheet 3       |
| CW-WD11-03   | Charnwood Elevation and Floor proposed Sheet 1      |
| CW-WD11-04   | Charnwood Elevation and Floor proposed Sheet 2      |
| CW-WD11-07   | Charnwood Elevation and Floor proposed Sheet 3      |
| CW-WD11-08   | Charnwood Elevation and Floor proposed Sheet 4      |
| CW-WD11-11   | Charnwood Elevation and Floor proposed Sheet 5      |
| CW-WD11-12   | Charnwood Elevation and Floor proposed Sheet 6      |
| CW-WD11-15   | Charnwood Elevation and Floor proposed Sheet 7      |
| CW-WDC11-03  | Charnwood CR – Elevation and Floor proposed Sheet 1 |
| CW- WDC11-04 | Charnwood CR – Elevation and Floor proposed Sheet 2 |
| CW-WDC11-07  | Charnwood CR – Elevation and Floor proposed Sheet 3 |
| SN-WD11-03   | Saunton Elevation and Floor proposed Sheet 1        |
| SN-WD11-04   | Saunton Elevation and Floor proposed Sheet 2        |
| GB-WD11-03   | Gisburn Elevation and Floor proposed Sheet 1        |
| WL-WD11-03   | Whiteleaf Elevation and Floor proposed Sheet 1      |
| WL-WD11-04   | Whiteleaf Elevation and Floor proposed Sheet 2      |
| WL-WD11-07   | Whiteleaf Elevation and Floor proposed Sheet 3      |
| WL-WD11-08   | Whiteleaf Elevation and Floor proposed Sheet 4      |
| KL-WD10-03   | Kielder Elevation and Floor proposed Sheet 1        |



KL-WD10-04 Kielder Elevation and Floor proposed Sheet 2

Received 13 August 2021

HBS-DR-C-(00)-060 Rev P6 Drainage Strategy Sheet 2 of 2  
HBS-DR-C-(00)-061 Rev P5 Drainage Strategy Sheet 2 of 2

Received 23 September 2021

2019-LKB2-01 Phase 1 2 Flood overlay

### **Documents**

Received 20 December 2019

- Planning Statement dated December 2019
- Design and Access Statement dated 20 December 2019
- Drainage Statement by Hamson Barron Smith dated 18th December 2019
- Affordable Housing Statement dated December 2019
- Statement of Community Involvement dated December 2019
- Waste Audit Statement
- Arboricultural Report dated 12 December 2019
- Sustainability Assessment dated December 2019
- Results of Archaeological Trench Evaluation Report no. ACD2133/2/1 dated December 2019
- Noise Assessment by inacoustic dated 20th December 2019
- Landscape and Visual Appraisal by FPCR Environment and Design Ltd dated 19th December 2019
- Ecological Impact Assessment by greenecology dated December 2019
- Transport Assessment by peterbrett now part of Stantec dated December 2019
- Air Quality Assessment by peterbrett now part of Stantec dated December 2019
- External finishes schedule Rev A

Received 09 January 2021

- Flood Risk Assessment R70005Y001-C Rev D by Pell Frischmann dated July 2012
- FRA Addendum and Drainage Statement by Hamson Barron Smith dated 08th January 2020
- Building for Life 12 Assessment Version 1 dated January 2020
- Crime and Disorder Statement Version 1 dated January 2020

Received 21 January 2021

- Geotechnical and Geo-environmental interpretative report dated July 2016 by Card Geotechnics Ltd

Received 10 June 2021

- Amended Noise Assessment by inacoustic dated 12 November 2020
- Ecology addendum dated May 2021
- Landscape and Ecology Management Plan dated May 2021

- Flood Risk Assessment by Clarebond dated 09 March 2021
- Amended Design and Access Statement dated April 2021
- Technical Note: Esso Garage Roundabout Additional Assessment dated March 2021 by Stantec dated March 2021
- Waste Audit Statement dated May 2021

#### Received 08 July 2021

- Amended Design and Access Statement dated July 2021

#### Received 13 August 2021

- Flood Risk Assessment by Clarkebond dated 10 August 2021
- Hydraulic Model Report by Clarbond dated 18 January 2021

#### Received 23 September 2021

- Flood Risk Assessment R70005Y001-C dated July 2012 by Pell Frischmann
- Geotechnical Report by Card Geotechnics Ltd dated July 2016

#### Received 14 July 2022

- Technical Note 02: Esso Garage Roundabout Additional Assessment by Santec
- Technical Note 03: Old Torrington Road/A125 (Esso Garage) Junction Mitigation Analysis by Stantec

### **Environmental Impact Assessment**

The Council's screening opinion was published on 30 January 2020 and confirmed that the proposed constituted development that required a full EIA. In response to the Screening Opinion, the applicant requested a Screening Direction the Secretary of State.

A written decision was issued by the Secretary of State on 23 April 2020 (ref:PCU/EIQSCR/X1118/3249564). It is acknowledged that the development falls within the description at paragraph 10 (b) (i) Urban development projects, including the construction of shopping centres and car parks, sports stadia, leisure centres and multiplex cinemas - of Schedule 2 to the 2017 Regulations. However, taking into account the selection criteria in Schedule 3 to the 2017 Regulations the Secretary of State confirmed that the proposal is not likely to have significant effects of the environment. As a result the Secretary of State directed that the proposed development **was not 'EIA development' within the meaning of the 2017 Regulations.**

### **Planning Considerations Summary**

1. History relating to site
2. Principle of development
3. Character and appearance
4. Heritage and archaeology
5. Highway considerations
6. Amenity impacts
7. Flood risk and drainage
8. Landscape and Ecology

9. Infrastructure requirements
10. S106 Agreement Heads of Terms
11. Planning balance and Conclusion

These matters will be presented in detail in the subsequent Committee report likely to be presented to Planning Committee on 12 October 2022.

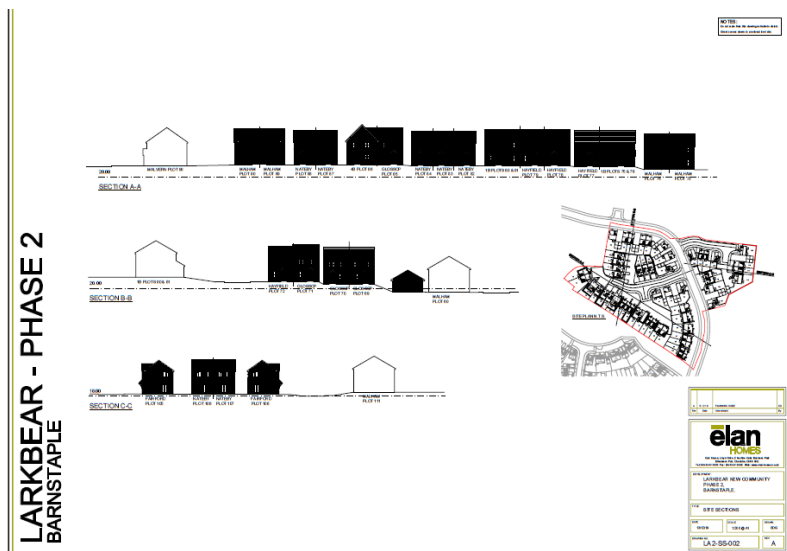
**Site Visit Itinerary**

In order to look at the site the following points (numbered on the attached plan) will form the site visit:

- 1) On foot meeting point – meet at site compound where there will be space to park several cars – Members are requested to car share as there is limited parking available.
- 2) Application site. We will walk to the access point which will link from the approved planning permission to the proposed development. As you walk along to the proposed access you will be able to see houses as currently built and under construction.
- 3) Walk back along Riverton Road to Old Torrington Road to see location of proposed bus gate.

**Some members may prefer to drive from the site compound back to Old Torrington Road rather than walk. As you look right from Riverton Road onto Old Torrington Road this is the location of the proposed bus gate.**

**In addition to the plans above please see below further plans/information for reference on site visit.**



**Figure 9 – Site sections**



Figure 10 - Street scenes



Figure 11 – Street scenes - sheet 1



Figure 12 – Street scenes – sheet 2

| No. Dwellings               | Type Code | Type                  | Area ft <sup>2</sup> | Bedrooms            | Total Area ft <sup>2</sup> |
|-----------------------------|-----------|-----------------------|----------------------|---------------------|----------------------------|
| <b>AFFORDABLE HOUSING</b>   |           |                       |                      |                     |                            |
| 3                           | 1B GF     | 1B GF FLAT (EL)       | 550                  | 1 BED FLAT          | 1650                       |
| 3                           | 1B FF     | 1B FF FLAT (EL)       | 612                  | 1 BED FLAT          | 1836                       |
| 18                          | ALM       | ALMNOUTH (PH)         | 463                  | 1 BED SEMI/TER      | 8334                       |
| 21                          | DAN       | DANBURY (PH)          | 811                  | 2 BED SEMI/TER      | 17031                      |
| 2                           | WC2B      | 2B WHEELCHAIR (PH)    | 785                  | 2 BED BUNGALOW SEMI | 1570                       |
| 7                           | HAY       | HAYFIELD (EL)         | 818                  | 2 BED SEMI/TER      | 5726                       |
| 4                           | GLO       | GLOSSUP (EL)          | 940                  | 3 BED SEMI/TER      | 3760                       |
| 14                          | SAU       | SAUNTON (PH)          | 1035                 | 3 BED SEMI/TER      | 14490                      |
| 3                           | WHI       | WHINFELL (PH)         | 1188                 | 4 BED SEMI/TER      | 3564                       |
| 1                           | 4B        | 4B UNIT (EL)          | 1245                 | 4 BED SEMI/TER      | 1245                       |
| <b>OPEN MARKET</b>          |           |                       |                      |                     |                            |
| 38                          | ARD       | ARDEN (PH)            | 554                  | 2 BED SEMI/TER      | 21052                      |
| 9                           | NAT       | NATEBY (EL)           | 619                  | 2 BED SEMI/TER      | 5571                       |
| 41                          | DAN       | DANBURY (PH)          | 811                  | 3 BED SEMI/TER      | 33251                      |
| 12                          | MAH       | MALHAM (EL)           | 825                  | 3 BED SEMI/TER      | 9900                       |
| 3                           | DAL       | DALBY (PH)            | 920                  | 3 BED DET           | 2760                       |
| 3                           | AVI       | AVIEMORE (EL)         | 933                  | 3 BED DET           | 2799                       |
| 3                           | FAI       | FAIRFORD (EL)         | 933                  | 3 BED DET           | 2799                       |
| 8                           | SHE       | SHERWOOD (PH)         | 968                  | 3 BED DET           | 7744                       |
| 15                          | CHA       | CHARNWOOD (PH)        | 1012                 | 3 BED DET           | 15180                      |
| 10                          | CHA-C     | CHARNWOOD CORNER (PH) | 1012                 | 3 BED DET           | 10120                      |
| 7                           | HAR       | HARBOROUGH (EL)       | 1050                 | 4 BED DET           | 7350                       |
| 12                          | GIS       | GISBURN (PH)          | 1095                 | 4 BED DET           | 13140                      |
| 3                           | BER       | BERKSHIRE (EL)        | 1212                 | 4 BED DET           | 3636                       |
| 2                           | MAL       | MALVERN (EL)          | 1205                 | 4 BED DET           | 2410                       |
| 6                           | WHIT      | WHITELEAF (PH)        | 1259                 | 4 BED DET           | 7554                       |
| 2                           | HEB       | HEBDAN (EL)           | 1275                 | 4 BED DET           | 2550                       |
| 2                           | KIE       | KIELDER (PH)          | 1415                 | 4 BED DET           | 2830                       |
| <b>TOTAL DWELLINGS</b>      |           |                       |                      |                     | <b>252 PLOTS</b>           |
| Total Affordable Dwellings  |           |                       |                      |                     | 76 Plots                   |
| Total Open Market Dwellings |           |                       |                      |                     | 176 Plots                  |

Figure 13 - Combined schedule of accommodation

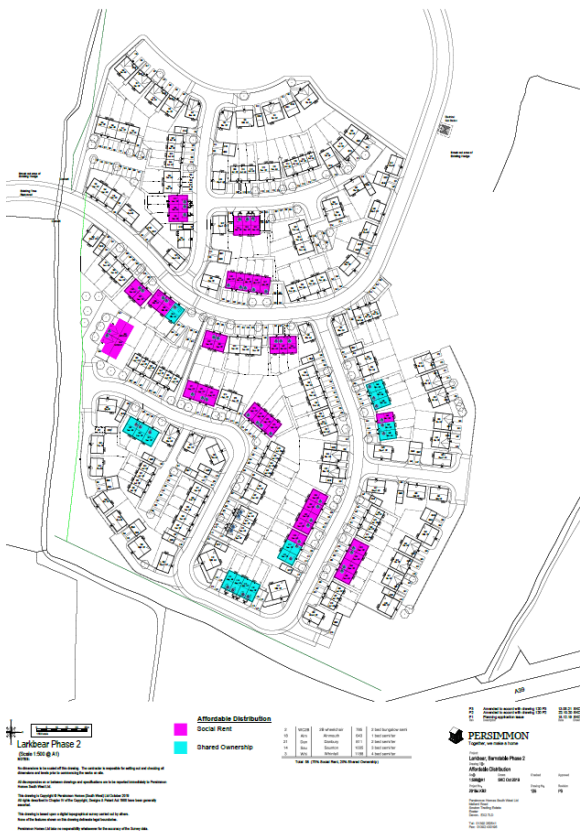


Figure 14 – Affordable distribution





**Figure 15 – Storey heights**

## **Appendix 1 – BUS GATE**

Resolution for the bus gate (minutes available from [Agenda for North Devon Highways and Traffic Orders Committee on Monday, 27th June, 2022, 10.30 am - Democracy in Devon](#))

At the HATOC committee meeting on 7<sup>th</sup> July 2021 it had been resolved to implement the bus gate and waiting restriction on Old Torrington Road subject to further consideration by the committee on the proposed operating times of the new bus gate. This discussion took place at the meeting of the Committee on 21 November 2021 where it had been resolved to introduce the bus gate at all times for northbound traffic only, with an exemption for motorcycles. However, following legal advice, this modification required further public consultation. The Report detailed the results of the consultation so that the comments could be considered before a final decision was made.

The Traffic Order would revoke the Gratton Way Bus Gate and introduce a new Bus Gate on Old Torrington Road, to the north of the junction with Gratton Way.

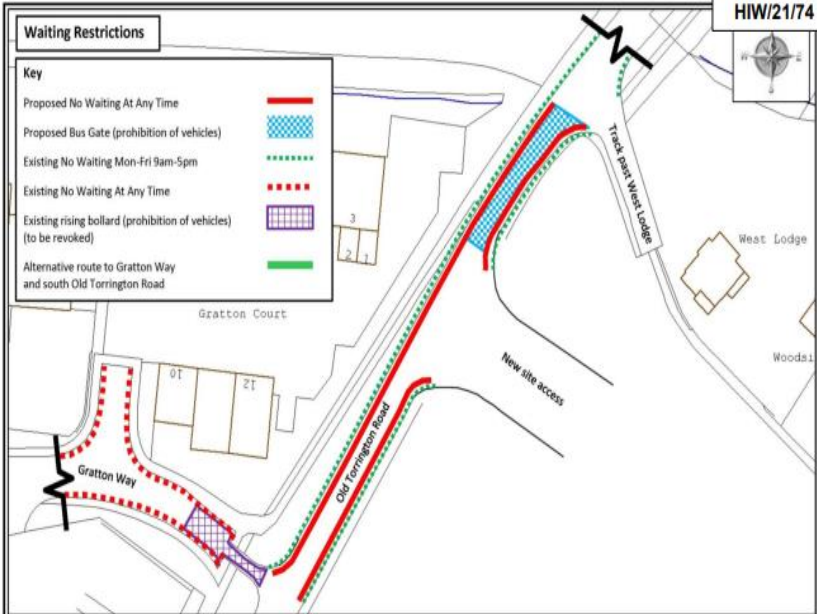
Consultation had been carried out from 1 to 14 June 2022 and a total of 118 responses had been received and only 11 indicate support for the modification with 107 opposed.

Members' comments and discussion points with the Officer included:

- The latest consultation response; and safety issues for pedestrians and cyclists with the current level of traffic in Old Torrington Road
- The differing opinions of communities from north and south of the proposed bus gate as reflected in previous deliberations by the HATOC committee and past consultation responses
- The reasonable endeavours by the HATOC committee to comply with the LPA's permission (in relation to the residential development) in regard to the proposed bus gate in Old Torrington Road and Traffic Order for which the County Council was responsible as the Highways Authority; and
- A proposal by a Member to re-affirm the decision of the HATOC committee made at the last meeting in November 2021.

It was RESOLVED that

- (a) The responses to the consultation be noted;
- (b) That the Traffic Regulation Orders for the proposal in Old Torrington Road be made and sealed as originally advertised.



This map is reproduced from the Ordnance Survey National Grid for the purposes of the Planning System on behalf of the Council of the Mayor's Authority. It is not to be used for any other purpose without the express written permission of the Council of the Mayor's Authority.

Do not scale from this drawing in other than the manner shown. No responsibility is accepted where this drawing is used for any purpose other than that for which it was originally prepared and issued.

|   |   |   |
|---|---|---|
| <p>Devon County Council<br/>         Planning Department<br/>         Planning Services<br/>         12, Market Street, Exeter, Devon, EX1 1PS<br/>         Tel: 01392 264444<br/>         Fax: 01392 264445<br/>         Email: <a href="mailto:planning@devon.gov.uk">planning@devon.gov.uk</a></p> | <p>Site: Old Torrington Road, Sticklepath</p> | <p>Drawn by: NTS</p>  |
|   | <p>Subject: Bus Gate</p>                      | <p>Date: 12-Jun-2020 25:40:25, 131761</p> <p>Drawing Number: ENV5820821/1 (A)</p> |

Figure 16 - Bus gate in Old Torrington Road