

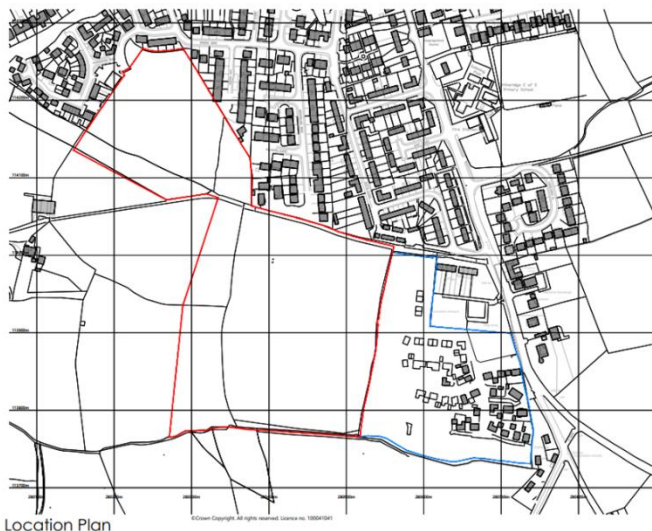
Application Report

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

Application No:	73742
Application Type:	Full application
Application Expiry:	24 May 2022
Extension of Time Expiry:	24 May 2022
Publicity Expiry:	4 August 2022
Parish/Ward:	WITHERIDGE/WITHERIDGE
Location:	Land south of Broomhouse Park and west of Willow Rise Witheridge Tiverton Devon EX16 8FD
Proposal:	Residential development of 155 dwellings and associated infrastructure (amended plans)
Agent:	Martin Bagshaw
Applicant:	Mr G Cox & Larkfleet Homes SW
Planning Case Officer:	Mrs J. Meakins
Departure:	Y
EIA Development:	
EIA Conclusion:	
Decision Level/Reason for Report to Committee (If Applicable):	Committee - The application has been called in by Cllr Yabsley and is a major departure from the development plan.

Site Description

The site is located within the Parish of Witheridge and consists of agricultural land to the south-west of the village, see figure 1 below.



Location Plan

Figure 1: Location Plan – site outlined in red

The land area extends by 6.63 hectares and at present is accessed from an agricultural access from the B3137 adjacent to Butts Close. The southern area forming the site sits to the west of a new build development on an allocated site know as Willow Rise and allocated in the NDTLP under Policy WIT01.

To the north and east of the site are residential areas being Butts close, Wiringa Way, Melhuish Close, Greenslade Road, Cannington Road, and Broomhouse Park, and the field to the north of the site abuts the Doctors surgery on Cannington Road. A Public Right of Way crosses part of the site north to south. The site is enclosed by Devon hedge banks.

Planning History

Reference Number	Proposal	Decision	Decision Date
74879	Residential development of 155 dwellings and associated infrastructure (Phase 2) (Amended plans) at Land south of Broomhouse Park and west of Willow Rise, Witheridge, Tiverton, Devon		
62777	Outline application for residential development of up to 65 dwellings (all matters reserved except access) at land south of Butts Close, Witheridge, Tiverton, Devon, EX16 8AJ	Outline +S106 Approval	6 April 2018
63437	Notice of Application to Modify a Planning Obligation under Regulation 3 of the T & C P (Modification & Discharge of Planning Obligations) Regulations 1992 attached to planning permission 41527 in respect of updating of wording with regard to the mortgagee exclusion clause at 1-7, 20, 21, 22, 23, 26, 27, 45, 46 Cannington Road, Witheridge, Tiverton, Devon, EX16 8EZ	Approve With Deed Of Variation	12 June 2018
65041	Reserved Matters Application for erection of 65 dwellings (outline planning permission 62777) at land south of Butts Close, , Witheridge, Tiverton, Devon, EX16 8AJ	Reserved Matters Approval	5 October 2018
65193	Approval of Details in respect of discharge of Condition 22 (Landscape and Ecological Management Plan) attached to planning permission 62777 (Outline Application for residential development of up to 65 dwellings (all matters reserved except access)) at land south of Butts Close, Cannington Road, Witheridge, Devon	Discharge Of Condition Approve	14 November 2018
65353	Approval of Details in respect of discharge of Condition 7 (temporary construction site surface water drainage) Condition 8 (Surface Water Drainage), 9 (Adoption	Discharge Of Condition Approve	14 November 2018

Reference Number	Proposal	Decision	Decision Date
	And Maintenance Arrangements), Condition 10 (Land Contamination), Condition 12 (Construction Management Plan) and Condition 21 (Lighting Information) attached to planning permission 62777 (Outline Application for residential development of up to 65 dwellings (all matters reserved except access)) at land south of Butts Close, Witheridge, Tiverton, Devon, EX16 8AJ		
70726	Reserved matters application for amended design & layout for plots 26-32 & 49 (outline planning permission 62777) at Land South of Butts Close, Witheridge, Tiverton, Devon, EX16 8AJ	Approved	9 January 2020
71295	Application for a non-material amendment to planning permission 62777 and discharge of condition approval 65353 in respect of adoption of an amended construction management plan that provides for the importation and removal of bulk material at Land South of Butts Close, Witheridge, Devon	Approved	3 April 2020
72593	Approval of details in respect of discharge of conditions 6 (landscaping) & 17 (roads & other details) attached to planning permission 62777 at Land South of Butts Close, Witheridge, Devon	Approved	3 February 2021
71969	Notice of application to modify a planning obligation under Regulation 3 of the Town & Country Planning (Modification & discharge of planning obligations) Regulations 1992 in respect of Deed of variation associated with application 62777 to vary mortgage clause at Butts Close, Witheridge, Tiverton, Devon, EX16 8AW	Approved	16 July 2021

Constraints/Planning Policy

Constraint / Local Plan Policy	Distance (Metres)
Adopted Existing Strategic Footpath/Cycleway: Two Moors Way	Within constraint
Advert Control Area of Special Advert Control	Within constraint
Burrington Radar Safeguard Area consultation required for: All buildings, structures, erections & works exceeding 90 metres in height.	Within constraint
Landscape Character is: 3A Upper Farmed & Wooded Valley Slopes	Within constraint

Constraint / Local Plan Policy	Distance (Metres)
Public Right of Way: Footpath 268FP1	Within constraint
Public Right of Way: Footpath 268FP19	Within constraint
Public Right of Way: Footpath 268FP2	Within constraint
Public Right of Way: Footpath 268FP4	Within constraint
Public Right of Way: Footpath 650FP5	Within constraint
Unclassified Road	
USRN: 27506353 Road Class: YFP Ownership: Highway Authority	Within constraint
USRN: 27506358 Road Class: YFP Ownership: Highway Authority	Within constraint
USRN: 27506359 Road Class: YFP Ownership: Highway Authority	Within constraint
USRN: 27506363 Road Class: YFP Ownership: Highway Authority	Within constraint
Within 25m of Mid Devon District Council	Within constraint
Within adopted Development Boundary: Witheridge Development Boundary ST07	Within constraint
Within Adopted Housing Allocation: WIT01 Butts Close	Within constraint
Within Adopted Unesco Biosphere Transition (ST14)	Within constraint
Within Surface Water 1 in 100	Within constraint
Within Surface Water 1 in 30	Within constraint
Within: Culm Grasslands, SAC 10KM Buffer if agricultural development consider need for AQIA	Within constraint
SSSI Impact Risk Consultation Area	Within constraint
DM01 - Amenity Considerations DM02 - Environmental Protection DM03 - Construction and Environmental Management DM04 - Design Principles DM05 - Highways DM06 - Parking Provision DM07 - Historic Environment DM08 - Biodiversity and Geodiversity DM08A - Landscape and Seascape Character DM10 - Green Infrastructure Provision ST01 - Principles of Sustainable Development ST02 - Mitigating Climate Change ST03 - Adapting to Climate Change and Strengthening Resilience ST04 - Improving the Quality of Development ST05 - Sustainable Construction and Buildings ST07 - Spatial Development Strategy for Northern Devon's Rural Area ST08 - Scale and Distribution of New Development in Northern Devon ST10 - Transport Strategy ST14 - Enhancing Environmental Assets ST15 - Conserving Heritage Assets ST17 - A Balanced Local Housing Market ST18 - Affordable Housing on Development Sites ST21 - Managing the Delivery of Housing ST23 - Infrastructure	

Constraint / Local Plan Policy	Distance (Metres)
WIT - Witheridge Spatial Strategy	

Consultees

Consultee Responses are being collated for the full report to committee however can be found at the following link:

<https://planning.northdevon.gov.uk/Planning/Display/73742>

Neighbours / Interested Parties

Comments	No Objection	Object	Petition	No. Signatures
12	1	84	0	0

The following matters have been raised by public objections to the development which will be addressed in the subsequent full report to committee:

- Highway network poor for vehicles and non-car users
- Impact on GP surgery
- Loss of farmland
- Water pollution
- Issues with Phase 1
- Local infrastructure at capacity (school, GP surgery, sewer network, roads, electricity, internet)
- Flood risk and drainage
- Loss of amenity to existing dwellings
- Construction management
- Loss of greenfield site
- Lack of affordable housing
- No local employment
- Commuter village
- Delivery of housing to meet 5 YHLS
- Poor mix of housing
- Air quality
- No EIA
- Light pollution

Considerations

Proposal Description

This application seeks detailed planning permission for the erection of a residential development of 155 dwellings and associated infrastructure.

The application is a full planning application with detailed plans for consideration which includes:

- 155 dwellings (30% affordable housing)
- Access to the site through Willow Rise
- Cycle and pedestrian access to Cannington Road/Broomhouse Park
- On- site public open space

- Sustainable surface water drainage on-site
- Biodiversity Net Gain on-site
- Additional land for Parking for GP Surgery
- Off-site contributions for education, delivery of and contributions for highways improvements, recreation facilities, healthcare, affordable housing.

Figure 2 below shows the masterplan layout:

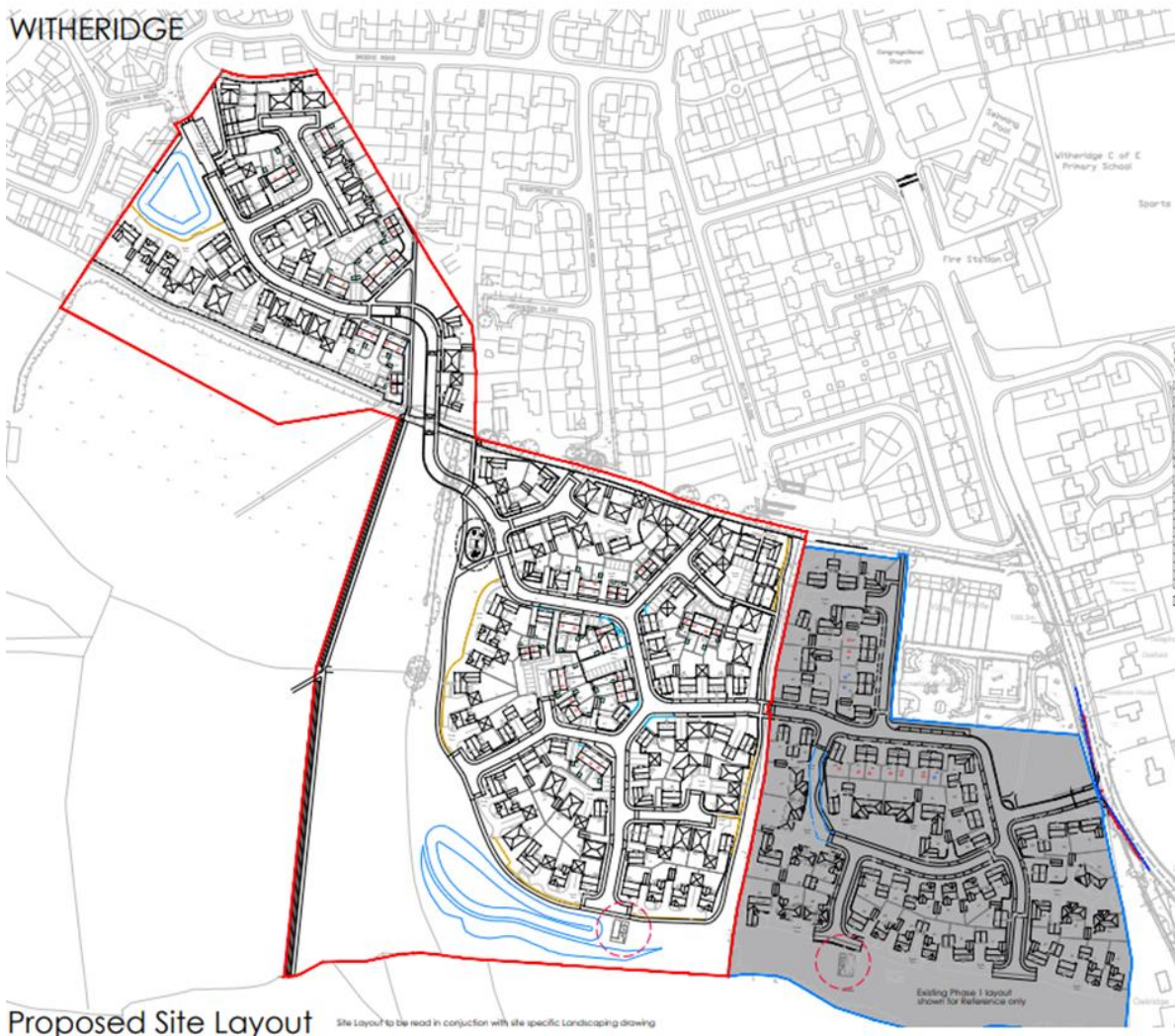


Figure 2: Proposed Layout Plan

Planning Considerations Summary

1. Principle of Development
2. Character and Appearance
3. Highway Considerations
4. Amenity Impacts
5. Landscape and Ecology
6. Heritage and Archaeology
7. Flood Risk and Drainage
8. Infrastructure Requirements
9. Planning Balance

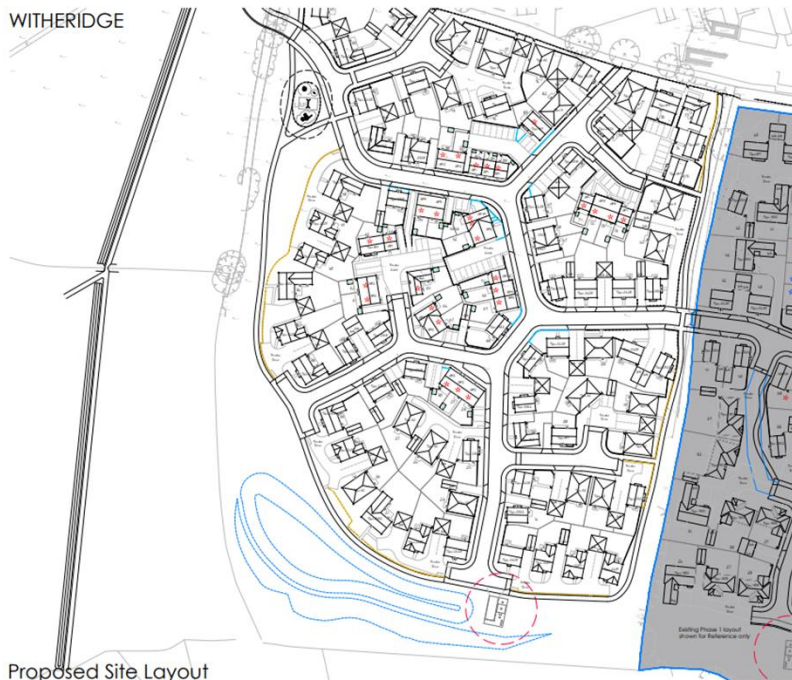
These matters will be presented in detail again in a subsequent Committee report where the full application will be considered for decision by Planning Committee.

Site Visit Itinerary

1. Meet at Willow Rise
2. Walk into Willow Rise to see access point
3. Walk from Willow Rise to access lane (PROW)
4. Observe both field areas and conclude visit at Cannington Road.

Advisories – Walking boots or wellies are advised, on-road parking will be required therefore Councillors are advised to car share where possible.

Additional Plans for Information



Proposed Site Layout

Figure 3 – Eastern Area Site Layout



Proposed Site Layout

Figure 4 - West Area site layout



Proposed Site Layout
Figure 5 – POS and Green Space P