



Town Council Offices
Drake Road Tavistock
Devon PL19 0AU

Tel: 01822 613529
E-mail: info@tavistock.gov.uk
Website: www.tavistock.gov.uk
7th November 2022

Ms Jasmine Rogers
Case Manager
The Planning Inspectorate
3D Eagle Wing
Temple Quay House
2 The Square
BRISTOL
BS1 6PN

Your Ref: APP/Q1153/W/22/3292611 Appeal by Baker Estates Limited
Site Address: Land at Plymouth Road, Tavistock, PL19 9DS

Dear Ms Rogers

I write as Chairman of the Tavistock Town Council Development Management and Licensing Committee (DM&L) and submit this letter of objection against the appeal proposal APP/Q1153/W/22/3292611. I do so with the agreement and input of the full Council after the most recent DM&L Meeting held on 1st November, 2022, Minutes for which will be available shortly.

Without repeating the Council's previous objections, I would like to highlight new information which has been obtained from the Tavistock Neighbourhood Development Plan (Tavistock Plan) initial community survey conducted after this planning application was refused. All Tavistock Plan documentation and evidence referred to in this letter is available on the Tavistock Plan website:
<https://tavistockplan.info/>

The new information relates principally to the failure of the application to deliver affordable housing, failure to deliver employment land, and failure to secure a financial contribution toward educational infrastructure for the town.

Failure to deliver needed (and plan designated) affordable housing for local people.

The Tavistock Neighbourhood Development Plan initial survey, conducted in the Tavistock Parish between March 14th and May 2nd, 2022 received responses from 861 residents representing 14% of households in Tavistock. Affordable housing was the top concern for more than 80% of respondents to the survey.

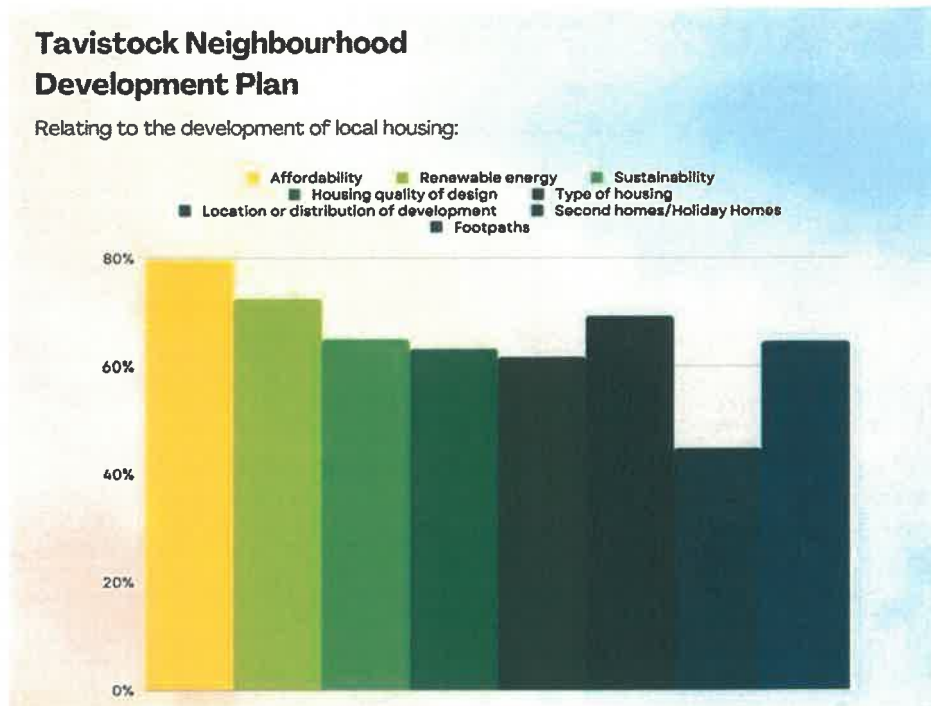


Figure 5: Respondents' views on the Neighbourhood Development Plan in relation to the development of local housing.

Affordable housing is a key concern for local residents who also made individual comments about that concern in response to the survey, including the examples below.

"Providing affordable housing", "affordable housing prioritising local communities", "Developing a good offer of genuinely affordable housing", "affordable housing for rent", "Housing need for truly affordable rented housing limits on second homes", "Affordable housing for young people", "Discourage second homes" and "Consideration of only housing with renewable energy affordable housing".

As a result of the survey results, the Tavistock Neighbourhood Development Plan Steering Group commissioned a Housing Needs Analysis from Locality in August 2022, which is currently being conducted by Aecom and is anticipated in draft format by early December 2022. This updated understanding of the need for non-market housing in Tavistock will underpin decision-making with regard to the policies that will be considered and consulted on within the local community and reflect that since the date of the refusal of this application the need for affordable contribution for any development locally has become a key priority for the town.

Failure to deliver the necessary area of plan designated employment land, essential to enable a sustainable and resilient settlement and community.

Employment was also a top priority for 70% of respondents. This was often placed in the context of improved sustainability with green commutes mentioned in the comments and infrastructure for walking and cycling to and from work to home reflected in the comments.

Tavistock Neighbourhood

Development Plan

Relating to the development and use of the Town Centre, Employment and Historic Environment:

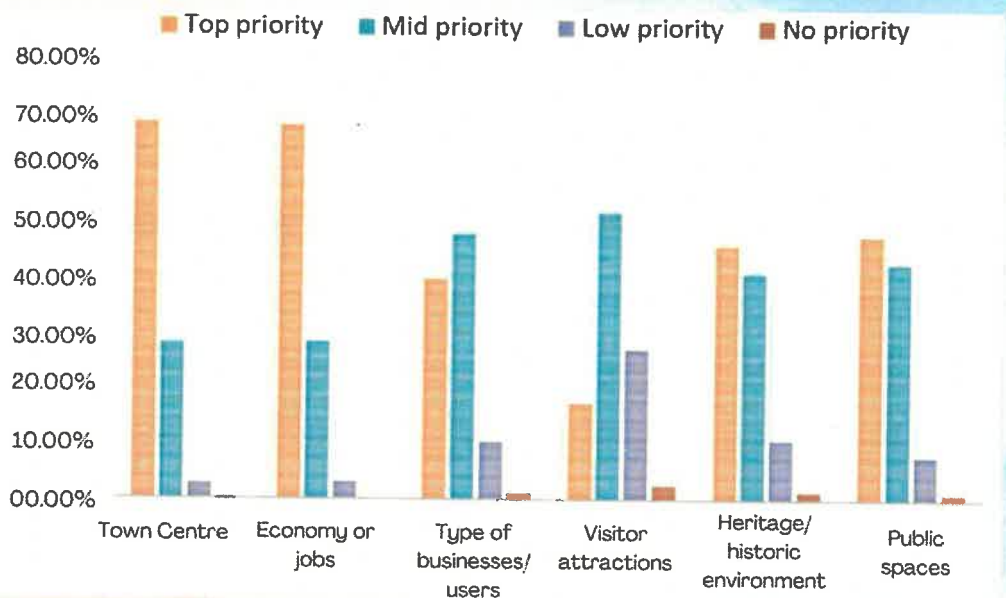


Figure 12: Respondents' views on what could be improved in relation to the development and use of the Town Centre, Employment and Historic Environment.

Typical comments in this area included: "Careful planning and development with the community and local ecosystems in mind, and sustainability at its heart" and "Improving sustainability, biodiversity and town infrastructure, road network congestion. Provision of housing/jobs to attract younger population."

One of the key arguments for the reallocation of this land from employment to residential is that there are other locations within the JLP area in which employment land may exist. However, as indicated above, the sustainability and easing of road network congestion are key concerns to the community.

Failure to secure financial contribution toward educational infrastructure in the form of primary school provision for the growing town.

Finally, 54% of respondents mentioned education and skills as being a key priority for Tavistock. Comments included, "Schools and health facilities must be kept in line with any rise in population" and "Infrastructure considerations should be a top priority for any new developments" "Education for the next generation is so important but we have given up on them."

With a rise in population in the area, the additional call on infrastructure, including health facilities and education is something which should be reflected in all planning applications and it is difficult to understand how an application without any provision for infrastructure could be successful.

In conclusion, the development proposal that has been appealed for the Land at Plymouth Road is strongly opposed by Tavistock Town Council and it is hoped that this new information highlights the applications failure to deliver the proven local housing need for affordable homes, the employments land and infrastructure that is desired by the local community.

Gateway to the Cornwall and West Devon Mining World Heritage site

I respectfully request, on behalf of Tavistock Town Council that this appeal be refused.

Yours sincerely

Councillor Ursula Mann
Chairman – Development Management & Licensing Committee
Tavistock Town Council

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Gateway to the Cornwall and West Devon Mining World Heritage site