

Torbay Local Plan Examination (November 2014)

Land at A385 Totnes Road, Collaton St Mary

On behalf of Taylor Wimpey Exeter

An outline planning application for up to 175 dwellings (P/2013/0572) was refused by Torbay Council in August 2013 (redline plan attached), Taylor Wimpey were under a contractual obligation to submit an appeal in order to maintain their position with the landowner and as a consequence, a Section 78 Appeal was submitted on 20th February 2014 (Appeal Ref: APP/X1165/A/14/2214154). An Inquiry date was fixed for September 2014. Over a period of 4-5 months Taylor Wimpey and their consultant team held several meetings and worked together with the local authority seeking to agree a number of matters and remove reasons for refusal cited on the Decision Notice where possible. These discussions resulted the resolution of outstanding matters relating to highways and ecology and respective reasons for refusal were agreed to be removed. The parties were also making good progress on other unresolved items and were expecting to have reached an agreed position in relation to drainage and Section 106 contributions prior to the Inquiry. A Statement of Common Ground was agreed with Torbay Council and submitted along with the Rule 6 Statement of Case on 30th June 2014.

Taylor Wimpey have since been able to renegotiate their land contract and their position in relation to pursuing the appeal changed. To date a large amount of technical work has been undertaken by Taylor Wimpey and their team to demonstrate that this site is deliverable and is a suitable and sustainable location for residential development in Collaton St Mary. This, combined with the positive work that has taken place with Torbay Council to date has allowed Taylor Wimpey to withdraw the appeal and subsequently look towards working with the authority and stakeholders with the intention of submitting an amended planning application in early 2015 following further pre-application meetings with the Council.

Over the same time period, work progressed in relation to the masterplanning of Collaton St Mary which was being undertaken by Stride Treglown on behalf of Torbay Council to inform the local plan process. Taylor Wimpey have been involved in the consultation of this masterplanning work and have been keen to continue engagement going forward, noting the value of this work in relation to providing a robust evidence base for development in the Collaton St Mary area.