

27<sup>th</sup> September 2021



Neighbourhood Planning  
South Hams District Council  
Follaton House  
Plymouth Road  
Totnes  
TQ9 5NE

Alison Murrell  
Alison.Murrell@savills.com  
M 07977 030137

Kingston House  
Blackbrook Business Park  
Taunton  
Somerset  
TA1 2PX  
01823 445 030  
www.savills.co.uk

By Email: [NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)

Our Ref: SG 774  
Your Ref: MA Site B – MACK Plan Consultation 2021

Dear Sir / Madam,

**Response to MACK Plan Regulation 16 Consultation – MA Site B: Allotment Gardens, Fore Street**

I write in response to the Milton Abbot, Chillaton and Kelly (MACK) Plan Regulation 16 consultation, with specific reference to the MACK Neighbourhood Plan 2021-2034 (Regulation 15 Version July 2021) and the site allocations within this plan. The purpose of writing this consultation response is to request the Parish Council take into consideration the information given below with regards to the allocations in the MACK Plan.

This response is prepared by Savills UK (Ltd) and made on behalf of the Hardicott Estate; the sole owner of MA Site B (Allotment Gardens, Fore Street), shown on figure 1 below, which was put forward under the call for sites in March 2020.

Current Proposals

This site was assessed within the MACK Plan Site Assessment Report prepared by AECOM (November 2020) and was identified as potentially suitable and available to accommodate five dwellings. This was further substantiated by the MACK Plan Appendix 2-5 Site Assessment, which summaries that part of the site may be suitable for allocation and would be able to contribute to the local housing need. Moreover, MA Site E: Land West of Village was considered to be able to accommodate 20 dwellings although, this was suggested to only be feasible in combination with an allocation at MA Site B. Therefore, it appears that the allocation of Site E is reliant on Site B to accommodate the quantum of development proposed, however Site B is not proposed to be allocated.

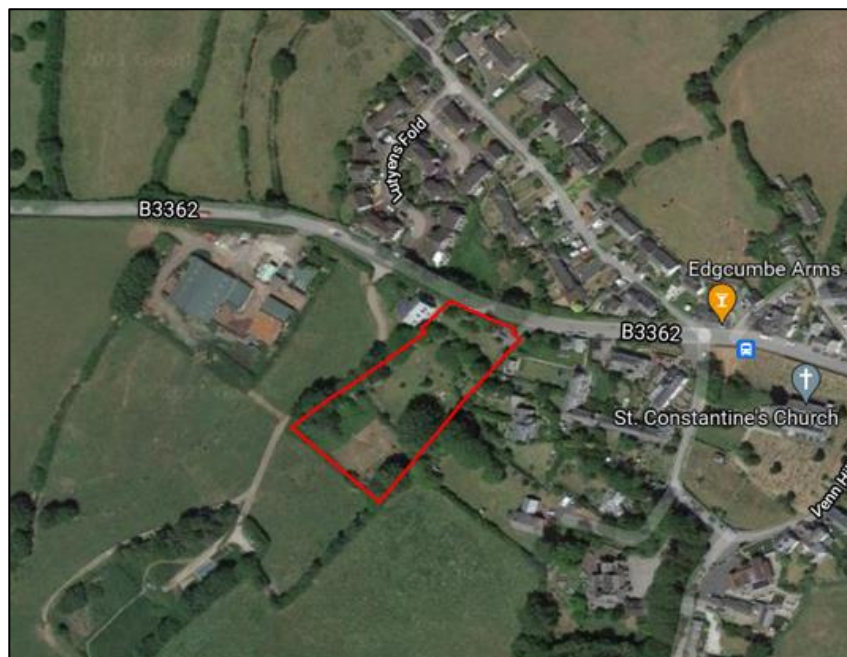


Figure 1: Aerial photograph showing approximate site location outlined in red

### Reasons for allocating the site

The site is considered to provide a sustainable location for housing given its proximity to Milton Abbot, which is identified as a 'sustainable village' within the Joint Local Plan. The site also affords pedestrian access into the centre of the village which provides a range of services and facilities. There are no statutory designations on the site and it is located in Flood Zone 1. Hence, the AECOM Site Assessment Report concluded that although there were some heritage considerations, landscape and visual sensitives and the allotments themselves on the site, these could be sufficiently mitigated and enhanced through appropriate design and layout of any proposed scheme. Therefore, the overall recommendation was that part of the site may be suitable for allocation.

The MACK Neighbourhood Plan Regulation 15 Version July 2021, references in the reasons for non selection of Site B the concern over the loss of the allotments. It should be noted that the allotments currently constitute a private enterprise and are therefore not a public facility. This means that the provision of the allotments could be stopped at any time at the discretion of the landowner, regardless of any allocation. Additionally, the allotments could be moved and relocated elsewhere, hence, the current provision of allotments on the site should not be considered in the planning balance when considering its suitability for allocation.

Whilst Site B and Site E fall within different ownerships and are therefore independent from one another it would seem sensible to allocate both for development on account of the need for the provision of high quality green infrastructure and desire for new community facilities alongside new developments. Allocating both sites would achieve the desired housing requirement as well as the provision of green infrastructure and community facilities. This also accords with the MACK Plan Site Assessment Report prepared by AECOM which recommended that the allocation of MA Site E should be facilitated by an allocation at MA Site B.

In the event that MA Site B were to be allocated, the landowner, through any subsequent planning application would allow for part of the site to be used as public allotments. This would result in a net benefit to the local community through the provision of community facilities which has been identified as something that is desired in this area as aforementioned. The policy wording of such an allocation could ensure that the provision of public allotments are brought forward within any future scheme.



Conclusion

It is therefore politely requested that the exclusion of MA Site B from the site allocations within the MACK Neighbourhood Plan (Regulation 15 Version July 2021) is reviewed and the site is subsequently allocated. If you require any further information regarding the above or have any queries, please do not hesitate to contact me on the details given at the top of this letter.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Alison Murrell".

**Alison Murrell**  
Graduate Planner  
Planning