



Appeal Decision

Hearing held on 23 October 2013

by **Philip Major BA(Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 19 November 2013

Appeal Ref: APP/W1145/Q/13/2204429

Former Holsworthy Showground, Trewyn Road, Holsworthy.

- The appeal is made under Section 106BC of the Town and Country Planning Act 1990 against a failure by Torrridge District Council to determine that a planning obligation should be modified.
- The appeal is made by Redrow Homes Ltd
- The development to which the planning obligation relates is residential development of 151 dwellings.
- The planning obligation, in the form of an agreement dated 20 April 2010, was made between Torrridge District Council and Catesby Estates Limited.

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benchmarking is the preferred method in instances such as this where a land sale has taken place. Indeed the guidance states that

APPEARANCES

FOR THE APPELLANT:

Mr A Winstone	RPS Planning and Development
Mr G Hill	Redrow Homes Ltd
Mr P Barefoot	Alder King
Mr A Cullen	Alder King

FOR THE LOCAL PLANNING AUTHORITY:

Mr L Andrews	Principal Planning Officer, Torridge District Council
Mr R Gill	Valuation Office Agency
Ms R Webdell	Torridge District Council

DOCUMENTS

- 1 Notification letter of the appeal
- 2 Statement of Common Ground
- 3 Hearing Notes 1 to 5 from Mr Barefoot
- 4 Policies of the Torridge District Local Plan 2004
- 5 Supplementary Planning Document – November 2008
- 6 Appeal decisions from the Council
- 7 Extract from the Redrow website
- 8 Post hearing correspondence from the Appellant
- 9 Post hearing correspondence from the Council