

Project Description

DPDS is providing ongoing planning and project management support to Catesby Property Group in relation to a 6.2 hectare site within the town of Holsworthy. Catesby Property Group is seeking to secure outline planning permission for a mixed-use development comprising new recreation facilities and up to 160 houses. Along with the new housing, it is proposed to extend an area of parkland into the site, incorporating a new skate park, a multi-use sports pitch and to renovate an existing underused cricket pavilion to provide improved changing facilities.

The proposed development site is located on the former Holsworthy showground, which has since been relocated. The current Torridge District Local Plan safeguards the site for recreation use, however, the emerging Core Strategy indicates potential for the site to accommodate mixed use development comprising residential and recreation uses.

As part of the preparatory work for the outline planning application, Torridge District Council requested a detailed assessment of the recreation needs of the town and its catchment area. The objectives of the study were to identify the current provision of sporting and recreational facilities, to review its adequacy in relation to national and local standards, and to assess future demand taking into account anticipated population growth. As part of the study, a stakeholder workshop and a community consultation event were held to determine residents' views on recreation provision within the town and their opinions on Catesby Property Group's proposals for on-site recreation provision.

DPDS Involvement

- Promoting the site through the submission of representations in response to the evolving Local Development Framework and ongoing discussions with local planning officers.
- Lead consultant coordinating a multi-disciplinary team preparing technical reports in support of the outline planning application.



- Undertaking survey work and preparing reports in support of the planning application, including a landscape and visual impact assessment, a recreation needs assessment, and a planning statement.
- Preparing a master plan for the proposed development and associated Design and Access Statement.
- Preparing exhibition boards and other illustrative material for use in public consultation events and attending these events on behalf of Catesby Property Group.



Client	Catesby Property Group
Business Sector	Mixed-use
Project Status	Planning application
DPDS Key Personnel Involved	Mike Craggs Conor Lee