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Draft Local Plan (2020-2040) Committee
East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX141EJ

10th January 2023

Dear Sirs

East Devon District Council Draft Local Plan (2020-2040) consultation response – relating to Land at Quarry Lane, Beer.

I write in my capacity as owner of the above referenced site, to make representation regarding its future development potential.

At the time of writing, we have a live pre-application consultation document sat with EDDC, but to which we have yet to receive a response (submitted September 2022).

We believe that our site presents a strategic opportunity for commercial or residential development in Beer, with additional community benefit, and propose that it be included as such in the Local Plan.

Please refer to the attached site location plan in considering the below key points that we believe should be taken into consideration:

1. Our site is one of the few relatively level sites in Beer and has **already been identified as suitable for residential development in the recent past and was included as such in the Beer Neighbourhood Plan**. Our site is contiguous with the settlement boundary and presents an ideal opportunity for either residential, commercial, or recreational development.

2. There is an **opportunity to make use of part of the site to provide additional parking for the existing Beer Community Land Trust Housing, known as Little Hemphay**. We understand there is a need for additional parking for this development and we would be willing to provide community parking as part of a wider scheme.

3. We have already met with the Parish Council at a site meeting in September 2022 where there was general support some form of development, either tourism or light industrial, perhaps live/work and it was agreed that EDDC should be approached which is what we did.

We therefore would contend that it would be a missed opportunity not to include our land in the Local Plan for potential development and would respectfully ask that it be considered before the Local Plan is finalised.

If any further information is required, we would be happy to provide this and consult further.

Yours sincerely

Mr Ian Strudwick
Owner