



Planning Department ,
East Devon District Council
Blackdown House,
Border Road,
Heathpark Industrial Estate,
Honiton
EX14 1EJ.

Jones Lang LaSalle Ltd
The Senate,
Southernhay
Exeter,
EX1 1UG

jll.co.uk

13th January 2023

Dear Sir/Madam,

Local Plan Consultation response relating to development proposals for land off the A377 at Cowley.

This representation has been prepared by JLL on behalf the owner of land off the A377 at Cowley. The land is shown in the attached site plan and was purchased in 2022 by the current owners.

The site is located on the A377 where there is a long held aspiration to deliver a parking facility and this has been brought forward into the draft Local Plan within Policy 66 – Protecting transport sites and routes. This policy proposes the protection of public transport sites in various locations including a site for Park and Ride on the A377 Cowley Bridge Road corridor. The purpose of this is to support the use of sustainable modes of transport, in reaction to the climate emergency.

The draft plan and the supporting evidence base do not define a location for the Park and Ride site but initial research indicates that the land at Cowley was included in a previous study for a facility on this corridor. The work was undertaken in parallel with the GESP plan preparation, indicated that the land in question was a suitable location for a facility but the work was then halted when the GESP was abandoned.

It is therefore proposed that a Park and Ride at the site be promoted, to capture traffic entering the city from the north.

Therefore Policy 66 of the draft Local Plan is supported and the land at Cowley, as shown in the attached site plan, is proposed as the preferred location for the delivery of a Park and Ride site to meet this aspiration.

The site lies within the area of Cowley, on the edge of the city of Exeter. This settlement is not included within the Council's Role and Function of Settlements study which has informed the draft Local Plan and its distribution of development. However, the location is well located for The Stables pub, the Bernaville Nurseries (which has a café/restaurant as well as a shop providing everyday items such as milk, bread cheese and meat) and the Little Explorers Day Nursery. It is also located on the public transport route linking the city with the wider area to the north, which is served by a number of routes, providing a regular service for commuters and others.

Therefore, the site already provides a suitable location in regard to local services, as well as being well located to benefit from the numerous services and facilities in Exeter itself, which are easily accessible. This is particularly the case by bicycle and there is an established group proposing The Boniface Trail, which is planned to be a shared-use path between Crediton and Exeter.

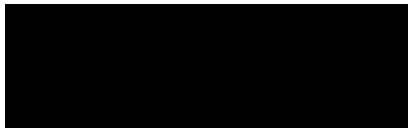
Therefore, the land at Cowley represents an opportunity to provide a transport hub, linking public transport with cycle provision, on the northern edge of the city. This would represent a sustainable location. Therefore, given the pressing need for affordable housing in the district and in the vicinity, it is proposed that the site may also deliver a 100% affordable housing scheme. This may deliver homes for those with a local connection and also potentially for key workers.

It is, therefore, proposed that the land at Cowley be included as a location for affordable housing delivery within emerging Local Plan. This would require a full assessment of the site be undertaken in line with the Council HELAA and the site then included as an allocation within Policy 26 (Development at service villages) of the emerging Local Plan.

Summary

- This representation has been prepared on behalf of the owners of land adjacent to the A377 at Cowley.
- The location is ideally placed to meet the long held aspiration of providing a Park and Ride site on the corridor into the city and this would help to achieve the requirements of Policy 66 Protecting transport sites and routes and promote alternative transport modes, helping address the Climate Emergency.
- In addition, the proximity to existing local services and to the city, along with the public transport corridor and cycle linkages, provides for a sustainable location which should be reflected in the Role and Function of Settlements study.
- The location may provide affordable homes to meet local need and that of key workers. Thus helping to deliver the local housing need, which should be included within Policy 26 Development at service villages

Yours sincerely,



Chris Dadds

Director – Planning & Development



Enc: Site location plan