

INTRODUCTION

Mr Persey and his family are long standing owners of large areas of agricultural land in East Devon. Our client's interests include much of the land around the village of Plymtree and the surrounding area. The family continue to farm the land today, and also have commercial operations including Fordmore Farm Shop and other commercial space on the East Devon / Mid Devon border.

Our client therefore has a wide range of land and building interests in the district and they are actively promoting a site for housing in the village of Plymtree (Plym_03).

Against this background, Bell Cornwell LLP has reviewed the policies and information set out in the East Devon Local Plan (2020 -2042) Regulation 19 Consultation Draft and makes the following representations.

CHAPTER 3. THE SPATIAL STRATEGY

Strategic Policy SP03: Housing Requirement by Designated Neighbourhood Area

Mr Persey supports the overall approach of Strategic Policy SP03. This policy sets out the housing requirement figure for each designated neighbourhood area. It outlines the requirement for the period from April 2020 to April 2042. For Plymtree, this equates to 42 homes which will come from completions and allocations.

The Designated Neighbourhood Area Housing Requirements Figures which are contained within the LPA evidence base (reference HOU-014) includes our client's land, Plym_03, which allocates 30 dwellings. This forms part of the overall housing requirement figure for the designated Plymtree Neighbourhood Area and confirms the importance of our client's site to meeting this target figure. It is therefore important for this site to be allocated to achieve this target.

It should be noted that an outline planning application is currently submitted for this site. This application has the support of officers, and realistically, a reserved matters submission for the site could be expected later this year or early in 2026. Delivery of the site will therefore likely take place much faster than the timeline/schedule suggested in the EDDC evidence base and the landowner is committed to delivery.

We also note that the policy states that the figures expressed represent the minimum housing development in each of the Designated Neighbourhood Areas over the plan period. Proposals for

MR J PERSEY

REPRESENTATIONS ON THE EAST DEVON LOCAL PLAN (2020 – 2042) REGULATION 19
CONSULTATION DRAFT (MARCH 2025) BY BELL CORNWELL LLP

additional housing, including through allocations in neighbourhood plans to meet a specific local need will be supported where they are in accordance with other strategic policies in the Local Plan and supported by appropriate evidence. The fact that these figures are expressed as minimum targets is a positive approach to housing delivery which accords with guidance contained in the NPPF.