

## **INTRODUCTION**

Bell Cornwell acts as planning consultant for Mr. and Mrs. Feast, the owners of Hill Pond Camping and Caravan Park, to the north of the A3052 and immediately to the west of Hill Barton Business Park, in the West End of the district. Our clients' land falls within the draft boundary of the proposed new community for East Devon and, in this regard, we are actively participating in the new settlement masterplan stakeholder engagement process.

Against this background, the following representations are made to the East Devon Local Plan Regulation 19 Consultation Draft.

## **CHAPTER 4. DEVELOPMENT AT THE WEST END**

### **Strategic Policy WS01: Development of a Second New Community East of Exeter**

Mr. and Mrs. Feast support strongly the proposal to allocate land for a new community at the West End of the district and in the location shown on the Local Plan Policies Map. This is the most appropriate strategy when compared to other options that could have been chosen.

Our clients own Hill Pond Camping and Caravan Park, to the north of the A3052 and immediately to the west of Hill Barton Business Park, which lies within the proposed boundary of the new community. It is inherently sensible to include this land within the boundary in light of its sustainability credentials: the land is in a very accessible and sustainable location, off the A3052 and accessible by walking, cycling and public transport (the Cat and Fiddle bus stop, which is within walking distance, is served by a number of regular bus services). This approach is, therefore, endorsed.

For the following reason, however, our clients object to Strategic Policy WS01 in its current form.

Strategic Policy WS01 lists the types of development that will be supported in the new community, but there is no explicit reference to visitor accommodation, which is an oversight and significant flaw when tourism is so vital to East Devon's economy. To avoid any ambiguity, visitor accommodation needs to be included within the policy wording as a type of development that will be accommodated in this important new community, to align with Policy SE10: Sustainable Tourism. As drafted currently, this part of the local plan is not considered to be positively prepared or sound.