

Our Ref: AS

25<sup>th</sup> August 2022

Planning Policy Team,  
East Devon District Council



stags.co.uk

By email to [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)

Dear Sir/Madam

**Re: REPRESENTATIONS ON BROADCLYST NEIGHBOURHOOD PLAN - REGULATION 16 SUBMISSION CONSULTATION**

**ON BEHALF OF MR G AND MRS S TANCOCK**

I am writing to you on behalf of Mr and Mrs Tancock (the landowners of proposed employment allocation EC3). Mr and Mrs Tancock have firstly asked me to confirm their ongoing support for the Neighbourhood Plan. They also wish to confirm that they continue to support **Policy EC3** and the regeneration of the Winter Gardens site for commercial use purposes. For completeness we would note though as currently worded the Policy refers to use classes set out in the previous version of the UCO and we would suggest it be updated to reflect the 1 September 2020 amendments.

With regard to the Regulation 16 Version of the plan as a whole we consider that it meets paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and therefore subject to Examination can hopefully proceed to referendum as drafted.

As the Council are aware 12.75 hectares of land at Winter Gardens was put forward for possible allocation for a community sports hub, though upon assessment it was concluded that the site was of such a scale it would be better considered through the Local Plan process. Whilst a smaller site is proposed as an allocation for a Community Sports Hub within the Neighbourhood Plan Mr and Mrs Tancock would like to confirm that should this site fall away they would be willing to consider the delivery of more than just an employment use on land within their ownership.

We also note that the Neighbourhood plan recognises the consideration of a wider area of land for a development of circa 160 homes within the emerging Local Plan Review (LPR - Policy Brcl\_12).

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Whilst the Plan Review is only at a working draft stage it is considered that there is a good synergy between the proposed joint allocations and there is no reason why one would preclude the other. In fact, we consider that the delivery of employment space and housing, largely in tandem has the potential to be a highly sustainable form of development that can deliver a range of benefits. Mr and Mrs Tancock are in advanced discussions with a development partner in respect of their land and both they and the partner are supportive of the principle of both housing and employment development. It is of course accepted that the LPR process may evolve further and it is considered there is still a strong chance of the delivery of Policy EC3 in isolation but we consider that there is an even greater prospect of delivery if it can be brought forward largely in tandem with Policy Brcl\_12.

We look forward to the further development of both the draft NP and the LPR and would welcome the opportunity to engage further on these matters at the appropriate times.

Yours sincerely



**Alister Smith, BA (Hons) PGDip MRICS**  
**Associate Partner – Head of Planning Services**  
Stags Professional Services





## **Broadclyst Neighbourhood Plan**

### **Submission Version Representation Form**

The Broadclyst Neighbourhood Plan has been prepared by Broadclyst Parish Council.

It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation. The consultation closes at midnight on **8th September 2022**.

Please use this form to make representations (comments) on the Plan.

#### **Using this form**

Please use a separate form for each representation you wish to make and state your name or organisation on each page. Please note we cannot accept anonymous responses. Your name, address and your comments will be made publically available on our website. Other personal details (signature, personal email address and telephone number) will not be visible.

Return your completed form(s) and any additional information to East Devon District Council:

By email: [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)

By post: Angela King, Planning Policy team, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ

**Please note representations received after 8th September 2022 will not be accepted.**

#### **Data Protection**

Any personal information which you provide will be held and used by East Devon District Council for the purpose of producing the neighbourhood plan and may inform other Planning Policy work. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. The content of your representation including your name and address will be recorded electronically and made available our website. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the [Neighbourhood Planning Representations Privacy Notice](#) on the data protection pages on our website.

## Part A – Personal Details

Please enter your details as appropriate below. Please note your full name and address must be provided as a minimum. Please see page 1 for details on how we use your data.

### Your Personal Details

Title:	Mr and Mrs
First name:	G and S
Last name:	Tancock
Job Title (where relevant):	
Address:	C/O Agent
Postcode:	C/O Agent
Telephone number:	C/O Agent
Email address:	

### Your Agent's Details

If you are using an agent, please fill in your title, name and organisation above and the full contact details of the agent below. Where applicable, an agent will be the point of contact for any correspondence.

Title:	Mr
First name:	Alister
Last name:	Smith
Job Title (where relevant):	Associate Partner
Address:	Stags, 21 Southernhay West, Exeter
Postcode:	EX1 1PR
Telephone number:	
Email address:	

## Part B - Representation Details

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Mr G and Mrs S Tancock

### Question 1

To which section of the Neighbourhood Plan does this representation relate?

Please state in the box below, the point of reference for your representation (this means the policy, paragraph number or other reference as appropriate)

EC3

### Question 2

Please use the box below to explain why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site please identify it on a map if possible. Continue on a separate sheet if necessary.

Supporting - please see attached covering letter

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Mr G and Mrs S Tancock

**Question 3**

Please use the box below to say what changes you would suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary as appropriate. Please be as precise as possible and continue on a separate sheet if necessary.

None

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Mr G and Mrs S Tancock

#### Question 4

If your representation is seeking a change to the Plan, do you consider it necessary to speak at the examination?

Please note if you select 'No' your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

Please select as appropriate:

- No, I do not wish to speak at the examination
- Yes, I wish to speak at the examination

If you have answered yes above and wish to speak at the examination, please outline in the box below why you consider this to be necessary:

Please note this will not be regarded as a binding decision but will help us in our planning of the examination. The Inspector will ultimately determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Examiner does not consider it necessary to hold a public examination, consideration will be given by way of written representations.

#### Future Correspondence

Please indicate by selecting yes or no as appropriate, whether you wish to be notified of:

1. The publication of the recommendations of any person appointed to carry out an independent examination of the Broadclyst Neighbourhood Plan? Y  N
2. The adoption of the Broadclyst Neighbourhood Plan? Y  N

Enter Your Name/Organisation in the box below (Please state this on each sheet):

Mr G and Mrs S Tancock

## Signature

Please sign and date your form in the box below.

Please note a signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Signature:

Alister Smith

Date:

25/08/022