

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

INTRODUCTION

Acorn Property Group is a very well-established, locally based housing developer and land promoter with interests across the district.

Acorn Property Group has helped to facilitate new homes, affordable housing and other uses in the area. They are an independent development and regeneration specialist that has, successfully created a range of residential-led refurbishment and new build schemes.

Specifically, Acorn Property Group has interests in land at Hillhead, Colyton, which is an allocated site in the Emerging Local Plan which is suitable for residential development.

Given the nature of their long-standing delivery of housing in the district, Acorn Property Group is an important local stakeholder within interests in the proposals in the East Devon Local Plan for future development in the district.

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 12. OUR OUTSTANDING LANDSCAPE

Policy OL05: Green Wedges

The Local Plan Policies Map identifies a number of Green Wedges in the district. Policy OL05: Green Wedges provides the policy for these designated areas.

Paragraph 12.16 of the supporting text to the policy explains that Green Wedges are a long-standing local landscape designation, in place to maintain open green networks between settlements to prevent coalescence and preserve local identity. New buildings are not prohibited in such areas, but are restricted to ensure the openness, role, and function of these landscapes are not adversely affected.

Land to the south of Coly_02, is shown on the Local Plan Policies Map as lying within the Green Wedge. Our client's land interests are obviously adjacent to but entirely outside of this allocation. As such, they are supportive of the Green Wedge as drawn in this location noting that, as drawn it will appropriately achieve its objectives, whilst enabling Coly_02 to achieve comprehensive development for the village.