

INTRODUCTION

Bell Cornwell LLP acts as planning consultant for Mr. Bruce Penny, the long standing owner of land to the south of Courtlands Lane. Land registry details (DN548773) show that Mr. Penny is the freehold owner of the site.

His land currently benefits from a draft allocation for 12 dwellings under reference Exmo_23. The land is currently in agricultural use.

Our client, therefore, has significant interest in the future local plan for the district. Against this background, the following comments are made on the draft policies within the East Devon Local Plan Regulation 19. Consultation.

CHAPTER 3. THE SPATIAL STRATEGY

Strategic Policy SP01: Spatial Strategy

Mr. Penny supports the overall approach of Strategic Policy SP01: Spatial Strategy which allocates Exmouth as a Principle Settlement for the district.

The general strategy approach, which will see development allocations delivered at 5 different tiers of settlement in a dispersed approach to growth, is entirely appropriate and a sensible route to take. The identification of Exmouth as the principal settlement is supported. It is a logical choice given excellent range of facilities and is less environmentally constrained than many other towns in the district. The scale and form of growth can be carefully controlled through local development management policies so that it complements the character of the area and helps meet local needs.

Similarly, it is important that the LPA meet their requirements under the NPPF to ensure that 10% of their allocations are delivered on small or medium sized sites as required by paragraph 73. Obviously small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare...”

Mr. Penny’s site would represent such an opportunity and being located outside of the AONB it is an eminently sensible allocation to meet this requirement at just under 0.5ha.