

Filtered Data Export

Full name: Chris Dadds

Organisation (where relevant): JLL

Other party name (if relevant): Charles Kislingbury on behalf of L Askew

Proposal:

2. The Vision

1. To which part of the vision chapter does your representation relate?: Figure/Image

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: Table 1

3(a). If yes, and you wish to support the soundness of this part of the vision chapter, please use this box to set out your comments.: Our client welcomes and share the aims and objectives of the draft Local Plan.

A core objective of the Plan is to support business investment and job creation opportunities within East Devon and support a resilient economy. Our client wholly supports this ambition which represents an important step in the right direction, but this must include the identification of sufficient land to meet a range of employment needs.

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A core objective of the Plan is to support business investment and job creation opportunities within East Devon and support a resilient economy. Our client wholly supports this ambition which represents an important step in the right direction, but this must be matched by a robust approach ensuring that development will be viable and hence delivered. The delivery of new development including employment and commercial floorspace will help support mixed and balanced communities, ensuring sustainable growth for all.

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3(a). If yes, and you wish to support the soundness of this part of the vision chapter, please use this box to set out your comments.: Our client welcomes and share the aims and objectives of the draft Local Plan.

A core objective of the Plan is to provide high quality new homes to meet people's needs. Our client supports this ambition which represents an important step in the right direction, but this must be matched by a robust approach ensuring development will be viable and hence delivered. The delivery of much needed new homes will need to be balanced alongside other land uses including commercial and community facilities to ensure sustainable growth for all.

The Plan also seek to actively respond to the climate and ecological emergencies in securing sustainable development. These objectives are wholly supported by our client.

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3. The Spatial Strategy

1. To which part of the Spatial Strategy chapter does your representation relate?:

Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SP01

3(a). If yes, and you wish to support the soundness of this part of the Spatial Strategy chapter, please use this box to set out your comments.: The NPPF

(paragraph 20) requires strategic policies to set out an overall strategy for place-making, focusing significant development on sustainable locations that reduce travel needs and offer transport choices.

Draft policy SP01 sets out the proposed spatial strategy which directs new development towards the most sustainable locations in East Devon. The proposed strategy directs new development towards the West End of the district, comprising a further new community, ongoing development of Cranbrook and other strategic developments.

The 'West End' comprises a highly sustainable area that has seen significant development since 2010, with substantial residential growth, employment opportunities, and strong functional links to Exeter. This zone offers extensive infrastructure, proximity to urban services, and efficient transport connections, making it a prime location for strategic and new development.

The draft Local Plan therefore promotes a sustainable pattern of development that aligns growth with infrastructure. Our client supports East Devon District Council's approach to the spatial strategy which focuses new development at the West End of the district, as soundly based in evidence and in accordance with national planning policy and guidance.

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3. The Spatial Strategy

1. To which part of the Spatial Strategy chapter does your representation relate?:

Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: SP07

3(b). If no, please give details of why you consider this part of the Spatial Strategy chapter is not sound. Please be as precise as possible.: Draft policy SP07 outlines the requirement for infrastructure provision in new development proposals.

The policy outlines a series of policy requirements that planning applications will be required to demonstrate, in ensuring that proper infrastructure provision is delivered to support the creation of sustainable communities and that meets the needs of resident and businesses. The objective and thrusts of this policy are noted and supported.

Greater flexibility should however be introduced into policy SP07 in order to ensure that infrastructure delivery and obligations do not render new development unviable. NPPF paragraph 35 states that policies in local plans should not undermine the deliverability of the plan.

3(c). Please set out the modification(s) you consider necessary to make this part of the Spatial Strategy chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: An additional reference should be introduced into the policy wording which reads:

“Where developers consider that scheme viability may be affected by the above policy’s requirements, they will be expected to demonstrate whether particular circumstances justify the need for a viability assessment and provide full development appraisals to demonstrate an alternative provision”.

The suggested additional policy wording noted above would ensure that the policy is effective and consistent with national policy, as required by the NPPF under paragraph 35.

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4. Development at the West End

1. To which part of the Development at the West End chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: WS01

3. Do you consider that this part of the Development at the West End chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Development at the West End chapter is not sound. Please be as precise as possible.: To

accommodate significant housing growth, the Local Plan allocates land for a new community at the West End. Our client supports the principle of the proposed new community as identified on the policies map and outlined in draft policy WS01.

Draft policy SW01 states that “the new community will need to accommodate at least 10,000 new homes and associated mixed use development. In the first instance, the land allocated in this plan further to this policy is for the new community to accommodate at least 8,000 new homes, some to be completed before 2042 and some after. The further land to be allocated to accommodate greater housing number and associated mixed use development and infrastructure so the new community can accommodate at least 10,000 new homes will be determined through further work and set out in subsequent development plans.

For the first 8,000 new homes, and supporting facilities and development, land is allocated, as shown on the Policies Plan. This policy sets out requirements to get to this scale of development but all planning and infrastructure capacity and needs work for the new community should take account accommodating greater levels of development, to accommodate at least 10,000 new homes and associated development.” Without the identification of the land required to support the additional 2,000 homes to meet the 10,000-home aspiration, it is not clear how the proposed planning, infrastructure capacity and needs work will be undertaken. The strategy as

proposed is therefore not justified or effective having regards to the soundness tests outlined in the NPPF.

Furthermore, it is understood that a further Regulation 19 consultation on the new community will follow this current Local Plan consultation in May-June 2025. The additional land required to form part of the proposed new community, to deliver at least 10,000 dwellings, should be considered as part of the forthcoming masterplanning process to ensure a comprehensive and coordinated approach to placemaking is undertaken and the full potential of the new settlement realised.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development at the West End chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development at the West End chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Our client's land is situated to the east of the proposed new community as outlined on the attached site location. The land comprises c.64 hectares which has potential to deliver 1,000-1,500 new homes alongside suitable supporting infrastructure, subject to masterplanning.

The land that is put forward represents a suitable and sustainable location for the expansion of the proposed new settlement in accommodating residential mixed-use development.

The land is not the subject of any national policy or designations that would preclude new development. The land has existing vehicular access points from the B3184. Access to the highway network is therefore readily available from the subject sites. The site lies largely in Flood Zone 1. The land is subject to Flood Zone 2 and 3, where a watercourse associated with the River Clyst crosses the land to the south. The site is not within a National Landscape. The subject site is not situated within a conservation area and there are no listed buildings within the site. The site is not situated within a Locally Listed Park and Garden.

The subject land is suitable, available and achievable as a potential development site and presents a logical extension to the proposed new settlement which is to occupy land to the west.

This land should form part of the proposed new community to realise the 10,000-home aspiration. Draft policy WS01 and the associated policies map should therefore be updated to include the land at Wares Farm as part of the proposed new settlement. Furthermore, the Government's emerging new towns programme has an expectation of proposals reaching a minimum size threshold of 10,000 new homes. Under this programme there would be the potential for substantial support in planning work, financial and other workstreams which it would be desirable for East Devon District Council to take advantage of. This provides a compelling reason as to why it would be advantageous to identify the land required for the delivery of the 10,000 new homes in full.

If the land at Wares Farm is not included in the new community designation, then at the very least, it should be subject to a safeguarding designation to provide certainty around the comprehensive form of development to be delivered. It is important that the land required to meet the full 10,000 quantum should be identified to allow the subject land to be considered as part of ongoing evidence gathering work and future masterplanning activities.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: To ensure the Local Plan and policies contained within are found sound having regard to the NPPF.

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Proposal:

4. Development at the West End

1. To which part of the Development at the West End chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: WS06

3(b). If no, please give details of why you consider this part of the Development at the West End chapter is not sound. Please be as precise as possible.: See below.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development at the West End chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development at the West End chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Draft Policy WS06 allocates an area of 24.34 hectares of land east of the existing airport buildings, and lying either side of Long Lane, for employment use.

Our client's land interest relates to the majority of the land identified under this allocation. Our client wholly supports the principle of the proposed development allocation on 'land east of airport' under policy WS06.

The proposed allocation is set to come forward for a mixed-use business park. The land is situated adjacent to Exeter airport as well as Power Park which benefits from a Local Development Order allowing up to 26,000 sqm of additional employment space. The subject site is therefore suitably placed to provide further land to support ongoing employment and commercial activities in the West End of the district.

The draft policy wording outlines a series of land uses which are considered appropriate to come forward as part of the allocation as follows:

“A. B2 (general industrial); B. B8 (storage and distribution); C. E(g) (Uses which can be carried out in a residential area without detriment to its amenity):

1. Offices to carry out any operational or administrative functions,
2. Research and development of products or processes;
3. Industrial processes; D. A limited element of ancillary uses such as indoor sports, recreational or café will be permitted but only where strictly supporting and subordinate to the development of the above employment uses; E. With its proximity to Exeter Airport the site is well positioned to assist the role of the airport. Uses which relate to the aviation sector and its wider supply chain will be particularly supported alongside other high value employment uses that facilitate economic growth within the area.”

To ensure greater flexibility, the policy wording should include a bullet reference between ‘c’ and ‘d’ to read “sui generis uses that exhibit characteristics of a similar nature to the uses listed above”. Expanding the category of land uses to include sui generis uses aligned with the principal allocation uses would appeal to a wider market thus providing an attractive and flexible development opportunity which in turn supports delivery.

Criteria ‘d’ includes subjective language which is not conducive for clear policy wording. The NPPF (paragraph 16) requires policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals. Plans and policies are required to be consistent with national policy in order to be found sound having regard to paragraph 35 of the NPPF.

Criteria ‘d’ should therefore be re-written as follows to provide a simplified and clear policy requirement.

“D. Ancillary uses which support the functioning of the employment area including indoor sports, recreational or cafes”.

The supporting text to the policy should also be updated to note that the list of uses set out under criteria ‘d’ is not exhaustive.

Draft policy WS06 notes that “This allocation will need to come forward on the basis of an agreed masterplan for the whole site that clearly demonstrates how comprehensive development will be undertaken and implemented. The masterplan must include measures to provide fully for infrastructure requirements and appropriate mechanisms for apportionment of development costs and contributions across separately owned land parcels. Planning permission will not be granted for any individual parcel of land in the allocation in the absence of this Masterplan.”

Our client supports the principle of a masterplanning approach to ensure a comprehensive and coordinated approach is taken to ensure delivery of high-quality place-making, however the following comments and observations are made in respect of this policy requirement.

It is not clear who is to agree the proposed masterplan and by what process. For example, whilst our client is the majority landowner for the proposed allocation and is open to working with other parties in bringing forward the land for development, it is not clear what the implications would be if other landowners did not engage in this process and needed to agree a masterplan for the whole site.

The assertion that planning permission on individual parcels of land will not be granted in the absence of a masterplan could stymie development for the reasons given above. As such, greater flexibility should be sought for the policy requirement around masterplanning.

Proposed alternative wording could read as follows:

“This allocation will need to come forward on the basis of masterplan that clearly demonstrates how comprehensive development will be undertaken or that opportunities have been sought to progress co-ordinated forms of development with other sites in the locality. The masterplan must include measures to provide fully for infrastructure requirements and appropriate mechanisms for apportionment of development costs and contributions across separately owned land parcels.”

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

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4. Development at the West End

1. To which part of the Development at the West End chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: WS08

3. Do you consider that this part of the Development at the West End chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Development at the West End chapter is not sound. Please be as precise as possible.: Our client wholly supports the proposed allocation of employment land east and south of the airport. That said, we object to the proposed boundary of the allocation of land south of the A30, on the basis that our client holds additional land which should form part of the proposed allocation.

The subject site is a triangle parcel of land measuring 0.8 hectares situated immediately adjacent to the allocated land and south of the A30.

The site consists of an arable field with mature trees forming the site boundaries, north, east and west and a hedgerow along the southern boundary. There are no known constraints to the development of the site and, to the south of the site, the B3184 provides direct road access into the site via an existing gated vehicle access at the southwestern corner.

The subject site lies within the West End, in close proximity to existing employment development. It has potential to provide additional small scale employment provision, as an extension to site WS08 and to compliment the strategic provision north of the A30 and the high-quality employment sites at the Airport. Providing for a mix of types, sizes and range of employment sites is critical for providing choice and flexibility within the market to support delivery and economic growth.

Our client seeks the expansion of the boundary of the proposed allocation under WS08 to include the additional land within our client's control. The identification of this additional land will ensure that the Local Plan meets the areas objectively assessed needs and is effective as required by paragraph 35 of the NPPF.

3(c). Please set out the modification(s) you consider necessary to make this part of the Development at the West End chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development at the West End chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

The submission relates to the proposed employment allocation WS08: Employment land opposite the airport buildings, south of the A30 (Site Farr_01). This allocation provides for a mix of B2 and E(g) uses on the land, which is adjacent to our clients, and it is argued that the allocation should be extended to include our clients land (as shown in the attached plan) to further enhance the employment land supply in the district.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

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4. Development at the West End

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1(a). Please write down the paragraph, policy or figure number that your representation relates to.: WS09

3. Do you consider that this part of the Development at the West End chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Development at the West End chapter is not sound. Please be as precise as possible.: See below

3(c). Please set out the modification(s) you consider necessary to make this part of the Development at the West End chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development at the West End chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The Clyst Valley Regional Park is an area of green and blue infrastructure covering approximately 6,000 acres in the west of East Devon and to the north and east of the city of Exeter. Draft policy WS09 supports plans to deliver high quality, nature-rich public open spaces, improvements to water quality and to integrate and enhance green infrastructure provision. The draft Local Plan proposes an expansion of the Clyst Valley Regional Park further to that which is outlined in the adopted Development Plan. The adopted East Devon Local Plan (2016), included the following text within the supporting text for Strategy 10 (Green Infrastructure in East Devon's West End), when explaining the Clyst Valley Regional Park: "The Clyst Valley Regional Park proposal does not establish a 'policy boundary' that prevents or 'says no' to development. It sets out where particular emphasis will be attached to establishing high quality landscape and settings for development, people and wildlife". The above text, or similar, should be included in the supporting text of policy WS09 to make clear the nature, scope and intention of the Clyst Valley Regional Park, which is not a protectionist designation. Furthermore, the extent of the park, in the vicinity of Wares Farm, should be defined through the master planning process associated with the New Community. Currently, the extent of the designation does not appear to follow clearly defined boundaries on the ground and is therefore unclear as to its extent. The allocation of the land at Wares Farm for housing should include this land within the New

Community boundary, and thereafter masterplanning to support the delivery of the land should consider the suitable boundary of the Clyst Valley Regional Park. Criteria 'F' of policy WS09 outlines a series of quantitative targets which new development will be expected to contribute to or make proportionate contributions towards. It is not clear how these targets are to be proportionally divided on a site-by-site basis. As such, the wording "proportionate contributions" should be deleted from the policy wording as it is unclear. The final section of the policy reads "Where major development occurs outside of but close to the allocated park, we would wish to see all the above policy tests addressed and also green space provision associated with or required for the development should, where possible, be linked to and provide pedestrian and cycle access into the CVRP." The language used within the policy may lead to uncertainty in policy interpretation with regards to what constitutes a site being "close to the allocated park". This wording should either be deleted or clarified, in order to ensure a more precisely worded policy in line with The NPPF (16), so it is evident how a decision maker should react to development proposals. Plans and policies are required to be consistent with national policy in order to be found sound having regard to paragraph 36 of the NPPF.

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