

## **Introduction**

Clinton Devon Estates are the owners of a very large area of land within East Devon. As part of its interests, the Estate undertakes residential and commercial development and manages substantial farming and forestry operations. It is also an important custodian of the area's environment, notably the Pebblebed Heaths National Nature Reserve. The Estate therefore has considerable interest in the future form of development in East Devon.

The Estate has provided representations to the Council as part of previous consultations on the draft local plan and via the related call for sites process. They therefore have considerable interest in the policies and objectives as now set out in the current draft of the plan. On behalf of Clinton Devon Estates, we have therefore reviewed the plan and a number of observations on the policies are set out below.

## **Strategic Policy SD11: Development allocations at Woodbury**

Strategic Policy SD11 outlines the specific allocations for development in Woodbury, which is one of the settlements identified as a Local Centre and therefore a location where there are sufficient facilities to support some additional growth. Two of the sites (Land South of Broadway (Wood 16) and Land East of Town Lane (Wood 20)) are owned by the Estate.

## **Response**

It is considered that the proposal to allocate a number of different sites for development at Woodbury is reasonable and appropriate to the spatial strategy proposed in the draft plan. In relation to the Estate's sites, following submission of a planning application (reference 22/2838/MOUT) the Land South of Broadway is now subject to resolution to grant planning permission for development of up to 70 dwellings. In relation to the Land East of Town Lane, initial design work has previously been carried out to consider potential site constraints, access and so on and from this a layout has been developed which confirms that a residential development on the land is possible.

Given the above, there is already considerable certainty that the Estates' sites are credible and deliverable.

The Estate therefore SUPPORTS this policy and considers that it is sound.