

## **Clyst St Mary – site SOWT 11a**

### **A Suitable and Sustainable Location**

Clyst St Mary comprises a suitable and sustainable location for an appropriate level of housing focussed around the existing village. It is sustainably located, close to Exeter, accessible to wider jobs and facilities, within a public transport corridor and on the Clyst Valley Trail initiative with opportunities for cycling. The Dart land ownership includes all of SOWT 11 and these areas of land comprise suitable and logical locations for a level of development that is proportional in scale with the village, its character and location.

### **SOWT 11a**

The SOWT 11a portion of the landholding has been identified by EDDC as a “Second Choice” site. It can comprise part of a larger allocation jointly with the adjacent site SOWT 03.

Combining the two areas will deliver a range of potential benefits and the Local Plan should take the opportunity of achieving this by proposing both areas for development.

### **The benefits of allocating SOWT 11a**

Combining the two sites can bring forward and deliver a number of infrastructure and other public benefits which are of wider significance and can only be achieved by combining these two sites. They cannot be delivered by allocating site SOWT 03 alone. Indeed they could be prejudiced by allocating only site SOWT 03 in isolation.

These opportunities should be carefully and fully addressed and considered through the Local Plan process. They include;

- The opportunity to accommodate the Clyst Valley Trail through both sites, with potential for developer funding / contributions. This is a strategic proposal of wider significance and benefit, not just for East Devon but for Exeter and the wider area, and its delivery should be a consideration of the Local Plan allocation strategy.
- There is also the opportunity to consider a road link from the Sidmouth Road through both sites (SOWT 03 and SOWT 11a), connecting to Bishops Court Lane. This opportunity offers the potential to alleviate current traffic issues in other parts of the village, which is a serious issue at present.
- A larger area of land offers better opportunities for a wider range of housing types and tenures, meeting locally identified needs including affordable housing for local people and specialist accommodation for the elderly. SOWT 03 in isolation is much more limited.
- A larger site area offers more opportunities for the delivery of realistic and meaningful open space, community facilities and other amenities for the benefit of both new residents and to serve the needs of the existing community.
- An increased development area also assists with the ability of development to assist in the delivery of improved drainage and other local infrastructure requirements.

- The number, range and type of housing is at this stage entirely flexible and can be tailored to meet identified local needs, to include affordable housing for local people, and potentially specialised elderly persons housing or a care home, to suit locally identified needs.
- Density and housing numbers can vary according to the type and range of housing (elderly or care accommodation can comprise smaller dwellings and higher density, whilst affordable housing and family housing will need decent sized gardens and be lower density).
- Development should be high quality, realistic density and tailored to suit village context and location. Having a larger allocation will assist delivery of a better quality and standard of development with supporting facilities.
- Site SOWT03 will need a new access onto Sidmouth Road. Building that new infrastructure makes more sense economically and functionally if it is then utilised to serve a larger development opportunity.

#### **Delivering high quality sustainable development**

The Dart family who own site SOWT 11a wish to see high quality well-designed development with appropriate supporting facilities and infrastructure, contributing to Clyst DST Mary and the wider area. They are committed to delivering a positive legacy and a style of architecture is envisaged that draws upon the more positive and traditional local village examples.

Open space and supporting facilities can be provided as required, commensurate with the number of proposed dwellings and responsive to locally identified requirements for village facilities.

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#### **A Strategic Approach – not missing out on opportunities**

As explained, there are a number of important opportunities provided by the addition of the SOWT11a site in the Local Plan allocations.

The opportunities presented by combining these two areas of land are significant and should be fully considered in the Plan making process. These opportunities will otherwise be lost, as the development of site SOWT 03 in isolation and without proper consideration could prejudice and preclude these wider opportunities and benefits from coming forward in future.

We welcome further discussion and would be pleased to hold dialogue with planning officers on these points, to assist the process going forward and with the positive and sensitive planning of Clyst Ct Mary in mind.

Thank you for your time considering these submissions.

**Savills Planning** on behalf of the landowner