

Introduction

Bell Cornwell represents Dorepark Ltd. Dorepark are the owners of a large area of land at Cat Copse which is located to the east of Clyst St Mary and which is located between the Cat and Fiddle residential park and pub and the West Point arena. The land at Cat Copse is located within the area identified in the draft plan as being the location for the Second New Community. Dorepark consider that their land has considerable potential for residential development alongside associated green infrastructure and pedestrian/cycle links and they have been in discussion with the Council's masterplanners involved in the design of the Second New Community. The emerging masterplan for the area indicates that the Council are likely to identify the Cat Copse land for residential use in a manner similar to that anticipated by our clients. Dorepark therefore have a considerable interest in the proposals set out in the draft plan for future growth in East Devon. On Dorepark's behalf, we have therefore reviewed the draft plan and our observations are set out below.

Strategic Policy SP01 – Spatial strategy

Policy SP01 sets out the approach which is to be taken to the location of future new development across the district. In essence, the strategy proposes that the majority of new development be located within the West End part of the district, and that as part of this, a second new community will be brought forward. The strategy also proposes to apportion growth to settlements elsewhere in the district at a level commensurate with their size.

In proposing to focus the greatest amount of growth in the West End, supporting paragraph 3.4 notes that the West End is a highly sustainable area which is well equipped with a range of services and facilities and an area which has very strong links to Exeter.

Response

For the reasons set out in the supporting text, there is considerable merit in focusing the most development within the West End part of the district whilst also directing proportionate growth towards other settlements in the area. It is considered that this an appropriate approach which will allow balanced, sustainable growth to come forward in the area.

Dorepark therefore SUPPORTS the policy and considers that it is sound.