

## **INTRODUCTION**

Acorn Property Group is a very well-established, locally based housing developer and land promoter with interests across the district.

Acorn Property Group has helped to facilitate new homes, affordable housing and other uses in the area. They are an independent development and regeneration specialist that has, successfully created a range of residential-led refurbishment and new build schemes.

Specifically, Acorn Property Group has interests in land at Hillhead, Colyton, which is an allocated site in the Emerging Local Plan which is suitable for residential development.

Given the nature of their long-standing delivery of housing in the district, Acorn Property Group is an important local stakeholder within interests in the proposals in the East Devon Local Plan for future development in the district.

Against this background, Bell Cornwell LLP has reviewed the policies and information set out in the East Devon Local Plan (2020 -2042) Regulation 19 Consultation Draft and makes the following representations.

## **CHAPTER 3. THE SPATIAL STRATEGY**

### **Strategic Policy SP01: Spatial Strategy**

Acorn Property Group supports the overall approach of Strategic Policy SP01: Spatial Strategy and, in particular, the support for development at the Local Centres (including Colyton) that meets local needs and the needs of those in the immediate surrounding areas. The dispersed approach to growth, which will see proportionate and much needed growth in a wide spread of settlements is the most appropriate strategy for the district.

One of the failings of the current Local Plan (and part of the reason why the LPA have suffered from a lack of 5 year housing land supply in recent years) is due to the current strategy that sees the vast majority of delivery in a single location (e.g. Cranbrook) and in a new town which takes significant time to deliver. A more dispersed spatial strategy will provide a better opportunity for more varied housing stock and a potentially faster rate of housing delivery.

Securing housing growth across a wide spread of settlements is the most appropriate strategy for the district.

ACORN PROPERTY GROUP

REPRESENTATIONS ON THE EAST DEVON LOCAL PLAN (2020 – 2042) REGULATION 19  
CONSULTATION DRAFT (MARCH 2025) BY BELL CORNWELL LLP

The adopted local plan did not focus sufficiently on existing towns and villages and an approach that looks to re-engage and deliver development at all tiers of settlement should be welcomed.

Local centres like Colyton, with good levels of services and facilities can play an important role in housing delivery, and the current strategy takes a positive approach which will ensure the districts housing and employment needs are catered for.