

28 March 2025

East Devon District Council
Planning Policy
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

Dear Sir or Madam

East Devon Local Plan: Publication Draft (Regulation 19)

Land at Marwood Lane (Wares Farm)

Introduction

This submission has been prepared in response to the Publication Draft of the East Devon Local Plan which is subject to public consultation as part of preparing a new Development Plan. The response is prepared on behalf of our client, Charles Kislingbury and the owner of a parcel of land off of Marwood Lane.

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.

Our clients welcome and supports the continuing progress made by the Council in preparing a new Local Plan for East Devon and hopes the comments contained within these representations are helpful in progressing it to adoption.

These representations have been prepared having regard to the requirements of the National Planning Policy Framework (NPPF) which requires plans to be 'sound' in terms of being positively prepared, justified, effective and consistent with national planning policy. The NPPF was revised in December 2024, however, it is understood that the plan is to progress in line with transitional arrangements and therefore the relevant NPPF is that issued in December 2023. Therefore, the relevant NPPF references in this submission are those outlined in the NPPF under which the Local Plan will be examined.

Visions, Aims and Objectives of the Plan

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.

Policy WS08: Employment land opposite the airport buildings, south of the A30 (Site Farr 01)

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.

Summary

On the whole, our client is supportive of the direction of the draft Local Plan. However, it is important that the emerging policy requirements provides sufficient land to support the delivery of new development.

I trust careful consideration will be given to these representations.

If you have any queries, please do not hesitate to contact Chris Dadds (Chris.Dadds@jll.com) or Alex Cave (Alex.Cave@jll.com) in the first instance.

Yours faithfully

Jones Lang LaSalle Ltd

JLL