

New Settlement Option 3

Our clients support New Settlement Option 3 because it comprises the most suitable, sustainable and deliverable option for a phased new settlement option for East Devon.

The broad corridor south of Clyst St Mary and around Clyst St George has the following key advantages for accommodating the phased delivery of a flexibly proportioned new settlement.

This location offers the following;

- good existing road infrastructure with scope for further improvement
- opportunities for enhanced public transport, utilising existing routes
- proximity and access to existing rail links (this is by far the best of the 3 options in this regard)
- proximity and accessibility to Exeter city centre's high grade retail, leisure and services (again the best option in this regard)
- proximity to a wide range of major employment sites within and adjoining Exeter (also the best option by far in this respect)
- accessibility to open space and leisure opportunities, both existing and potential
- the area already includes a number of supporting employment, retail and leisure facilities
- there is the opportunity to expand upon these existing facilities
- these considerations combine to justify this as the most suitable and deliverable new settlement option.

A Suitable and Sustainable Location

Importantly, the Council's identified Option 3 can accommodate a quantum and range of mixed uses (housing, employment, open space, leisure, local healthcare and essential supporting infrastructure) in a phased manner without damaging environmental assets.

Sustainable and environmentally acceptable development can be achieved by generating a series of neighbourhoods, with early phases linked and related to existing facilities in the area, building upon the present network of employment, retail and other networks. This is a cost-effective approach to early stage delivery.

Delivery

Deliverability is key. Option 3 is able to be brought forward in a deliverable location with cooperating land owners. Our clients are one of those land owners, and they fully support this option. We understand that other key landowners are also in support.

Linking into and utilising existing infrastructure as set out above is a crucial advantage in new settlement planning and it is key to successful early delivery.

There is currently a well-supported initiative for the Clyst Valley Trail. This concept can be integrated with the Option 3 new settlement strategy to assist in the delivery of walkable and cyclable new neighbourhoods, integrated and connected with existing facilities and infrastructure.

One of the most challenging aspects of implementing new settlement concepts is the early delivery of essential supporting infrastructure. Option 3 has much of that infrastructure already in place or nearby, as well as existing transport connections, including public transport.

Delivering high quality sustainable development

For the reasons set out above, Option 3 comprises the most appropriate, sustainable and deliverable of the 3 new settlement options.

We appreciate that the housing requirement may now have to be reconsidered in light of evolving Government advice. Because of Option 3's proximity to Exeter City as well as major employment areas, and the range of local retail, leisure, employment and other facilities, this option has the ability to be flexible and responsive to evolving development requirements, more so than other options.

Early phases can be sustainably accommodated due to the presence of rail links, good road access and existing infrastructure. That is not the case with the other 2 options, where more substantial up-front investment in infrastructure will be required to deliver sustainable development.

The Dart family will wish to see high quality well-designed, sustainable development with appropriate supporting facilities and infrastructure on their landholdings. They are committed to delivering a positive legacy.

A Strategic Approach

The landowner's team has experience in the delivery of major strategic developments, including new settlements, and we are prepared on behalf of our clients to participate in working groups or other collaborative exercises to explore with the Council in further detail the delivery of this option.

Thank you for your time considering these submissions.

Savills Planning

on behalf of one of the landowners