

Coombe Bank  
Tipton St John  
Sidmouth  
Devon  
EX10 0AX

Re: The East Devon draft local plan 2020-2040 Coombe Bank EX10 0AX Possible Tipton St. John tier 4 development site

Dear Sir/madam,

We were very surprised to see that only two possible development sites appear for consultation in Tipton St John on the draft local plan consultation map 2022. Our field at Coombe Bank( see attached map) was one of several SHLAA and later HELAS sites put forward by landowners. We were not informed that we needed to resubmit our site for this draft plan and were astonished to find that there had been a call for sites and that all the original ones had been completely ignored and no attempt had e made to contact the landowners. We subscribe to EDDC emails and yet did not hear of any call for sites.

Please consider our land at Coombe Bank detailed on the attached map. It already has good road access, is not in the AONB and adjoins the current village boundary.

Our contact details are

Mr Roger Cozens [REDACTED]

Mrs Elizabeth Cozens [REDACTED]

Landline [REDACTED]

Your faithfully,

[REDACTED]  
Roger and Elizabeth Cozens

Coombe Bank, Tipton St. John, Sidmouth, EX10 0AX  
**coombe Bank boundary** —  
**land available for development** —

