

East Devon District Council
Blackdown House
Border Road
Honiton
EX14 1EJ



Caring for the environment through
conservation management, planning and urban design.

25th March 2025

FAO Mr Matt Dickins – Planning Policy Manager

Dear Mr Dickins

**Re: Consultation Response to the East Devon Local Plan 2020-2042 (Regulation 19 Consultation) -
Site Reference: Is1311n, Land to the Rear of Dawlish Park Terrace, Courtlands Lane,
Lymington, EX8 5AA, plus additional Land Title DN752646**



Plan above showing land reference Is1311n, plus additional land Title DN75262
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1.0 Background Representations

1.0.1

I write to you on behalf of the owners of Land Titles DN752646, DN473230, and DN499527, regarding the opportunity to give Representation as part of the Regulation 19 Consultation to the Local Plan 2020-2042. Part of the land which I write to you about was submitted as part of the Call for Sites in February 2021. The site that was submitted included 2 Title Numbers: DN473230 and DN499527. An email receipt from the Local Plan process was generated on 5th February 2021 at 11.34, reference Is1311n.

1.0.2

In the Site Selection Report for Lympstone, it is noted that reference is not made to the above-mentioned site, ref Is1311n, that was put forward. In principle, the land that was submitted can deliver 5+ dwellings. The land has mains water, foul drainage, power, and telecommunications available, and can achieve good access.

1.0.3

Since the time of the Call for Sites, neighbouring land has also become available. Land Title DN752646 is now offered for inclusion in the Local Plan.

1.0.4

The land is part of an existing urban block at the southern end of Lympstone, and is one of the closest sites that was put forward in the context of the largest private employer in the village, Lympstone Manor. The site is well connected to transport hubs.

2.0 Representations to the Consultation of the Local Plan

2.0.1

It is noted that the Preferred Site allocations for Lympstone largely include sites that complete existing urban blocks, and that site Lymp_01 offers no greater capacity for development than that offered at the rear of Dawlish Park Terrace.

2.0.2

With regard to landscape value, historic environment, ecology, and flood risk, the land presented by my clients is suitable for development.

2.0.3

Lympstone is a highly desirable location for allocation given the number of available services, and in particular, the availability of good transport and cycle routes. Key employment and leisure facilities can be accessed via the public transport and cycle connections. Within the village, there are employment opportunities, the largest private employment opportunity being

Lympstone Manor. To cater for employment opportunity and staff demands, close to Lympstone Manor, it would be desirable to see existing brown field sites within walking and cycle distance of the Manor promoted in the Local Plan. My clients' site is the closest site to this significant employer.

2.0.4

The total area of the site now being put forward, including Title Number DN752646, could now achieve additional dwellings. The site is brownfield, and therefore should be a priority for development opportunity.

2.0.5

There is nothing about the character of the site which would compromise its ability to deliver housing, and given that existing housing surrounds the site, there would be no contextual adversity created by development of the land being put forward.

2.0.6

Given the need for diverse housing options, this site should be considered for allocation. The allocation and development of this site would improve the amenity of the land, which at present, is empty, previously developed land, and does not contribute to amenity value at present.

3.0 Summary

3.0.1

Attached are the 3 Land Titles relevant to the single block of land, which has been previously developed, and which is now empty, and which should be allocated for having development.

3.0.2

The attached Title Numbers DN473230, DN499527, and DN752646, show the names of the owners who seek allocation.

3.0.3

The Site is capable of development with no adverse impact, and sits in close proximity to the most significant private employer within the settlement, making it a desirable and sustainable site for allocation.

Yours sincerely

Joseph Marchant
MRTPI. IHBC. BA (Hons) TP. Dip TP. Dip Urb Des. MA Urb Des. Dip Arch Cons.
Director on Behalf of Context Logic Ltd

Enclosures:

Title Register and Title Plans for DN473230, DN499527, and DN752646, dated today, 25th March 2025.



Company Registration No. 5974097
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Secretary: Clare Felix BA (Hons)