

## **Introduction**

Clinton Devon Estates are the owners of a very large area of land within East Devon. As part of its interests, the Estate undertakes residential and commercial development and manages substantial farming and forestry operations. It is also an important custodian of the area's environment, notably the Pebblebed Heaths National Nature Reserve. The Estate therefore has considerable interest in the future form of development in East Devon.

The Estate has provided representations to the Council as part of previous consultations on the draft local plan and via the related call for sites process. They therefore have considerable interest in the policies and objectives as now set out in the current draft of the plan. On behalf of Clinton Devon Estates, we have therefore reviewed the plan and a number of observations on the policies are set out below.

### **Strategic Policy SD16: Development allocation at East Budleigh**

Strategic Policy SD16 identifies the land off Frogmore Road (Ebud 01) for development for 22 homes. The policy requires careful design to reflect the site's location within the National Landscape and the provision of a crossing over the adjacent B3178.

## **Response**

The Estate owns the land which is proposed to be allocated. The Estate has been committed to bringing forward a housing scheme on this land for many years and has previously submitted a planning application for this use. This previous work confirms that an appropriate scheme is deliverable on the land and that a suitable crossing over the B3178 can be provided in the manner sought in the policy.

East Budleigh is a sustainable settlement with a range of services and facilities available. It is also a location where there is a particular need for new housing and especially for affordable housing. The delivery of growth through development at the Frogmore Road site will help address these needs.

It is considered that Policy SD16 is positive, justified and will be effective. The Estate therefore SUPPORTS the wording of Policy SD16 and consider it is sound.