

## **Introduction**

Bell Cornwell represents Dorepark Ltd. Dorepark are the owners of a large area of land at Cat Copse which is located to the east of Clyst St Mary and which is located between the Cat and Fiddle residential park and pub and the West Point arena. The land at Cat Copse is located within the area identified in the draft plan as being the location for the Second New Community. Dorepark consider that their land has considerable potential for residential development alongside associated green infrastructure and pedestrian/cycle links and they have been in discussion with the Council's masterplanners involved in the design of the Second New Community. The emerging masterplan for the area indicates that the Council are likely to identify the Cat Copse land for residential use in a manner similar to that anticipated by our clients. Dorepark therefore have a considerable interest in the proposals set out in the draft plan for future growth in East Devon. On Dorepark's behalf, we have therefore reviewed the draft plan and our observations are set out below.

## **Strategic Policy WS01: Development of Second New Community**

Strategic Policy WS01 proposes the development of land to provide a new community within the western part of the district. During the life of the draft plan, the new community is to provide for a maximum of 8,000 homes plus employment land, social and green infrastructure. The policy notes that provision for a further 2,000 homes will need to be made in the area but that this requirement will be addressed as part of a future plan review and with the benefit of further technical work.

The extract of the Policies Map which accompanies the draft plan allocates a specific area of land for the new community, with this being located to the north of the A3052 (Sidmouth Road) in the area around and to the north of the Hill Barton Industrial Estate. Dorepark's land is located within the south-western part of the second new committee area, on land adjacent to the A3052. The area shown on the policies map as being identified for the second new community reflects that which is subject to the ongoing masterplan which is being prepared.

## **Response**

Dorepark SUPPORTS the policy as proposed. They also SUPPORT the proposal to identify the land shown on the Policies Map and which identifies the location of the new settlement to be on land to the north of the A3052. The policy and the associated policy plan are considered to be sound.

Dorepark look forward to being able to review the detailed policies for the second new community when the further Second New Community consultation takes place later in 2025.

DOREPARK LIMITED  
RESPONSE TO THE EAST DEVON LOCAL PLAN 2020 – 2042 (REGULATION 19 PUBLICATION  
DRAFT) CONSULTATION (MARCH 2025) BY BELL CORNWELL LLP

The position of the new settlement as shown in this policy is the product of a considerable amount of analysis, including consideration of a range of different options, engagement with all the relevant landowners and technical work to confirm that a properly balanced new community is capable of being delivered on the land. Although work on the supporting masterplan continues, there must be some considerable confidence that a new settlement is capable of being delivered in the location shown. As the draft masterplan makes clear, there are a range of advantages to the location being proposed, including the ability to provide a link between the A30 and the A3052, proximity to existing major employment locations and Exeter airport and to the Clyst Valley Regional Park. These advantages all help underpin the merits of the location shown.

As it stands therefore, it is considered that Strategic Policy WS01 should be considered sound in that it has been positively prepared, is justified in that the new settlement will provide an important part of the Council's housing delivery strategy, is likely to be effective given the merits of its location and is consistent with national planning policy.