

ACORN PROPERTY GROUP
REPRESENTATIONS ON THE EAST DEVON LOCAL PLAN (2020 – 2042) REGULATION 19
CONSULTATION DRAFT (MARCH 2025) BY BELL CORNWELL LLP

INTRODUCTION

Acorn Property Group is a very well-established, locally based housing developer and land promoter with interests across the district.

Acorn Property Group has helped to facilitate new homes, affordable housing and other uses in the area. They are an independent development and regeneration specialist that has, successfully created a range of residential-led refurbishment and new build schemes.

Specifically, Acorn Property Group has interests in land at Hillhead, Colyton, which is an allocated site in the Emerging Local Plan which is suitable for residential development.

Given the nature of their long-standing delivery of housing in the district, Acorn Property Group is an important local stakeholder within interests in the proposals in the East Devon Local Plan for future development in the district.

Against this background, Bell Cornwell LLP has reviewed the policies and information set out in the East Devon Local Plan (2020 -2042) Regulation 19 Consultation Draft and makes the following representations.

CHAPTER 5. DEVELOPMENT IN THE TOWNS AND VILLAGES

Strategic Policy SD09: Development Allocations at Colyton

Acorn Property Group supports the development allocations for Colyton listed in Strategic Policy SD09 and identified on the Policies Map, particularly Land at Hillhead (site reference Coly_02) for which they have existing land interests. Acorn is the housing developer who will build out the site and deliver the housing specified.

The inclusion of Coly_02 for residential-led development is clearly supported as it represents a logical approach to development and growth to the south of Colyton (in an un-designated landscape) noting the constraints that exist elsewhere in the settlement.

The specific policy allocating Coly_02 states;

“Land at Hillhead (Coly_02)

This site, to the west of Colyton, is allocated for 49 new homes. In order to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC and bat activities, suitable avoidance or mitigation measures will need to be identified and implemented. Approach roads to this site are narrow, largely

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single width, and as such highway improvements may be needed with potential rerouting needed through the site.”

On these technical points we would ask it to be noted that:

- Appropriate ecological mitigation will be provided to ensure no adverse effect on the integrity of the Beer Quarry and Caves SAC will occur.
- Whilst noting highway improvements are suggested within the policy, studies undertaken by the applicant confirm that the site is entirely deliverable from a highways perspective. DCC Highway comments in the site assessment work undertaken by the Council confirms that appropriate access can be delivered to the site.

As such, the allocation of the site for residential development is sound and supported by appropriate officer assessment in the submitted evidence base.