
East Devon Local Plan Regulation 19 (Phase 1)

**Strategic Policy OS02: Sport, Recreation and
Open Space Provision in Association with
Development**

Representation by Savills on behalf of Mac Mic Strategic
Land

March 2025

Introduction

1. This representation is submitted by Savills on behalf of Mac Mic Strategic Land (from hereon referred to as 'Mac Mic'). Mac Mic is a strategic land promoter with a strong reputation for delivering planning permissions that lead to high-quality development.
2. Mac Mic has instructed Savills on their behalf to submit a series of representations to the relevant policies of the Regulation 19 Local Plan, including this policy.

Policy OS02

3. The first section of Policy OS02 reiterate the requirements of the *Fields in Trust* and the Natural England Green Infrastructure and Accessible Greenspace Standards. We have no objection to the provision of open space within Development in accordance with the standards provided this reflects the availability of open space existing in the locality. In other words, if there is existing sufficient open space within the maximum walking distance guidelines, then there should be no need to provide further space on site.
4. We do however fundamentally object to the second part of policy OS02. The unduly prescriptive standards proposed would compromise the effective masterplanning of a development and have potential to lead to inefficient use of land, in conflict with the desire to optimise density expressed in Policy DS02 of the plan. Rather than prescribing specific distances and standards, each site should be considered on its merits and with an understanding of the layout, form, topography etc. Only with this site specific information is it possible to design an effective masterplan which accommodates the necessary open space in a manner which also achieves the other policy aspirations and objectives contained within the Local Plan.
5. The second paragraph in the first part of the policy already requires the submission of a clear 'Open Space Strategy' which sets out how the site responds to local needs and provision. It is through this strategy and the masterplanning of the site where the provision of open space can be carefully considered on a site specific basis.
6. For this reason, we recommend that all of the text under the heading "*additional requirement for residential developments over 200 dwellings*" is deleted.