

## **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 SD17: Development allocations at Exton**

Strategic Policy SD17 proposes to allocate two sites at Exton for residential use. Commensurate with its proposed designation as a Service Village, Exton is an accessible location which benefits from railway and bus services and good cycle/pedestrian links to Clyst St George. It is therefore appropriate that some growth be identified at the village.

One of these, the Land North and East of Exton Farm (Wood 28) is owned by Clinton Devon Estates and is proposed to deliver 39 dwellings. As part of the development of Wood 28, a number of pedestrian/cycle, landscaping and flood mitigation works are required.

## **Response**

The Land North and East of Exton Farm has previously been subject to initial design work to consider potential site constraints, access and so on and to develop layouts which confirm that this site is capable of delivering the level of growth identified in each location. The layout has been shared with the Council as part of earlier work on the draft plan's preparation. As a result, there is already considerable certainty that this site is credible and deliverable.

The Estate therefore SUPPORTS this policy and considers that it is sound.