



B U R R I N G T O N
E S T A T E S
H O M E S O F D I S T I N C T I O N

East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

20th December 2022

Dear Sir / Madam,

East Devon Local Plan 2020 to 2040 Preferred Options Reg. 18 Consultation Draft Plan Current draft – Autumn 2022

Thank you for consulting with Burrington Estates on the East Devon Local Plan 2020 to 2040 Preferred Options Reg.18 Consultation Draft Plan Current draft.

Burrington Estates have established a strong reputation as a leading developer of high-quality new homes across Devon, Cornwall, Dorset and the West Country. The Council will be familiar with our development of Winslade Park which comprises the sensitive restoration of Winslade Manor – a Grade II* listed building alongside new residential development comprising a mixture of houses and apartments set within a parkland setting. Building on this success, in 2021 Burrington Estates launched a housebuilding division in the central region of England and are currently building on sites across Oxfordshire and Berkshire.

Burrington Estates would like to submit the following comments regarding certain aspects of the Reg 18 Consultation Draft Plan. These comments are provided in order to assist East Devon District Council in the preparation of the Local Plan. Burrington Estates are keen to ensure that the Council produces a sound Local Plan which provides for the housing needs of the area.

5. Strategic Policy – Mixed use developments incorporating housing, employment and community facilities

The current Reg 18 Draft Plan states

“At tier 3 and 4 settlements or development in the countryside whether on allocated sites or windfall sites we will apply a threshold of 25 homes

- We will require at least 0.1 hectares of employment land for each 25 homes proposed (with this ratio of provision applied on a pro-rata basis and applying for any homes numbering over 25)”

Burrington Estates wish to raise an objection to the current wording of this Strategic Policy and in particular this specific section.

Burrington Estates agree with the Council that existing employment facilities in tier three and four settlements need to be retained as they have a positive effect on the sustainability of those particular settlements. To lose these local facilities would have a detrimental impact on the long term vitality of those settlements. However, to seek to impose a requirement for at least 0.1ha of employment land for each 25 homes proposed in these settlements will impact on the viability of residential development which meets this threshold. This type of policy could actually limit the size of



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HOMES OF DISTINCTION

developments which come forward as residential developers will not want to be promote employment uses which could potentially have negative implications on the residential amenity of the future occupants.

A more sustainable solution would be to allocate additional employment land in the more sustainable tier 1 and 2 settlements which would generally have better access to other local services and facilities and the surrounding road and rail network. Such opportunities are likely to be more attractive to potential businesses seeking to invest in the local area.

If the Council are still seeking to promote employment opportunities in tier 3 and 4 locations, then an alternative solution would be to encourage opportunities for homeworking. The Council could include guidance within the Local Plan which encourages developers to incorporate a study into the design of their dwellings. This would give future occupiers the flexibility and space to make practical decisions about where they wish to work and conduct business. Furthermore, such solutions would assist with the Council's aspirations for digital connectivity as many purchasers of new dwellings expect to be able to access broadband services in their new dwellings.

At a national level, the most recent census data taken in 2021 has noted that the proportion of working adults who did any work from home in 2020 increased to 37% on average from 27% in 2019. Likewise, when asked about homeworking, working adults stated that greatest positive was being able to have a better work-life balance and therefore this trend is something which all Local Authorities should be encouraging. Whilst these statistics will have been influenced by the COVID-19 pandemic, there is clearly a desire amongst working adults to be able to work from home. As such, the council have the opportunity through this Local Plan to put in place policies that can facilitate this.

By promoting and encouraging people to work for home would have other knock-on benefits to the local community including less car trips which in turn has a positive effect on the local environment.

In light of the above, Burrington Estates would like the Council to reconsider the wording of this particular policy to take on board the comments and suggestions made which in our view would lead to a more practical policy which would encourage developers to invest in developments within these more rural locations.

Future Engagement

Burrington Estates trust that the Council will find these comments useful as it continues to progress its Local Plan. We would be happy to discuss these issues in greater detail should it be considered necessary.

Burrington Estates would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents.

Yours sincerely

Burrington Estates