

INTRODUCTION

Mr Persey and his family are long standing owners of large areas of agricultural land in East Devon. Our client's interests include much of the land around the village of Plymtree and the surrounding area. The family continue to farm the land today, and also have commercial operations including Fordmore Farm Shop and other commercial space on the East Devon / Mid Devon border.

Our client therefore has a wide range of land and building interests in the district and they are actively promoting a site for housing in the village of Plymtree (Plym_03).

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 SD25: Development Allocation at Plymtree

Mr Persey supports the development allocation for Plymtree listed in Strategic Policy SD25 and identified on the Policies Map, as "Land north of School - site reference Plym_03)". Mr Persey is the owner of the site, and the land is immediately available for development. The applicant is committed to seeing their site and respective allocation delivered.

The inclusion of Plym_03 for residential development is clearly supported as it represents a logical approach to development and growth to the village of Plymtree. It is centrally located to services and facilities and is most appropriately located to assimilate with the built form of the village.

The specific policy allocating Plym_03 states;

"Land is allocated for 30 new homes and a community facility.

This site is particularly sensitive in heritage terms and detailed assessment will be needed to ensure that an acceptable design solution is reached that respects the special character of the area and the setting of the heritage assets around the site. Footpath links to local facilities will be required as part of the development. The development will need to maximise opportunities for localised improvements/ contributions to enhance sustainable travel modes.."

MR J PERSEY

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

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

- Outline planning application 23/1247/MOUT for 30 dwellings is currently being considered by officers and has support. At the time of submitting these representations the scheme is heading to planning committee with an officer recommendation for approval.
- The scheme confirms that 30 dwellings can be accommodated without detriment to ecology and heritage issues and is technically sound in all respects.
- Footpath connections will be provided to link the site to various parts of the village and safe and suitable access exists for 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.