

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.

Policy SD01: Exmouth

This policy outlines the specific allocations for development in Exmouth, which is the primary location for growth outside the strategic West End allocations. A number of sites are proposed for housing and employment growth. These include a number which are owned by Clinton Devon Estates:

- Land to the East of Liverton Business Park (Exmo 18) which is proposed for employment use.
- Land to the South of Littleham (Exmo 17) which is proposed for 410 homes and employment space.
- Land at Littleham Fields (Exmo 08 and Exmo 16) which is proposed for 45 homes.
- Land at Douglas Gardens (Exmo 06) which is proposed for 44 homes.

Response

The range of allocations and amount of development proposed within Policy SD01 are appropriate given the importance of Exmouth as the largest settlement within East Devon and the one which has the greatest range of services and facilities. It is therefore entirely appropriate that the proposed range of sites be identified for development in order that an appropriate level of growth can be delivered at the town.

The Estates' sites, identified above, have already been subject to initial design work to consider potential site constraints, access and so on and to develop layouts which confirm that each site is capable of delivering the level of growth identified in each location. These layouts have been shared

CLINTON DEVON ESTATES
RESPONSE TO THE EAST DEVON LOCAL PLAN 2020 – 2042 (REGULATION 19 PUBLICATION
DRAFT) CONSULTATION (MARCH 2025) BY BELL CORNWELL LLP

with the Council as part of earlier work on the draft plan's preparation. As a result, there is already considerable certainty that their sites are credible and deliverable.

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