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Your Ref:
Our Ref: LEP/2921
Date: Friday 28th March 2025

Planning Policy
Blackdown House
Border Road
Honiton
EX14 1EJ

Development Land & Planning Department



Dear East Devon District Council,

EAST DEVON REGULATION 19 LOCAL PLAN CONSULTATION RESPONSE IN RELATION TO ALLOCATION CHAR_04A, LAND OFF GREEN LANE, CHARDSTOCK

This representation is submitted on behalf of our clients, Summerfield Homes Ltd in connection with the Regulation 19 Local Plan Consultation. Summerfield Homes are a local housebuilder who have an Option Agreement to develop the land at Green Lane, Chardstock. Summerfield Homes submit this letter in support of the allocation, subject to modifications, of land within Chardstock (CHAR_04a) contained within policy SD13 of the East Devon Local Plan 2020 to 2042 which was published in February 2025.

Strategic Policy SP01 identifies Chardstock as one of the Service Villages and will allow for limited development of the settlement. Strategic Policy SD13 proposes to allocate Land off Green Lane, Chardstock (Char_04a) for around 30 dwellings. The policy requires landscaping to include provision of appropriate boundary screening in respect of long-distance views to and from the Blackdown Hills National Landscape area.

The policy encourages opportunities to provide a connection for residents to Public Right of Way (PRoW) Chardstock Footpath 30.

The Illustrative Framework Plan which accompanies this submission shows access from The Half Moon Road to the south of the site with attenuation features and landscaping around the site entrance. Higher development densities are proposed on the southern part of the site with densities decreasing towards the northern extent of the site. The plan incorporates public open spaces throughout the site and green breaks distributed throughout the development. The northern part of the site could be used for strategic landscaping, open space and Biodiversity Net Gain (BNG), although the final layout is still to be confirmed.

Summerfield Homes strongly support the allocation of Char_04a for the development of around 30 homes, subject to modification to include additional land. It is recommended that the policy is amended to include the adjoining field parcel to the north, over which Summerfield Homes also has an Option. Despite the geographical extension of the policy to include northern land parcel, Summerfield Homes Ltd proposes to maintain the proposed number of dwellings at around 30.

The inclusion of additional land will allow for a lower density of development, more in-keeping with local and landscape character, and the provision of enhanced landscaping and public open spaces. The additional land would also allow for a connection into Green Lane to be considered as encouraged by the emerging policy.

This letter is accompanied by an illustrative framework plan which shows how the site could be developed to provide around 30 homes over the wider site area. The masterplan is landscape led and has formed following extensive studies and advice from landscape experts. The plans are at an early stage but nonetheless demonstrate how the allocation could be developed, resulting in a higher quality development and without resulting in undue landscape harm.

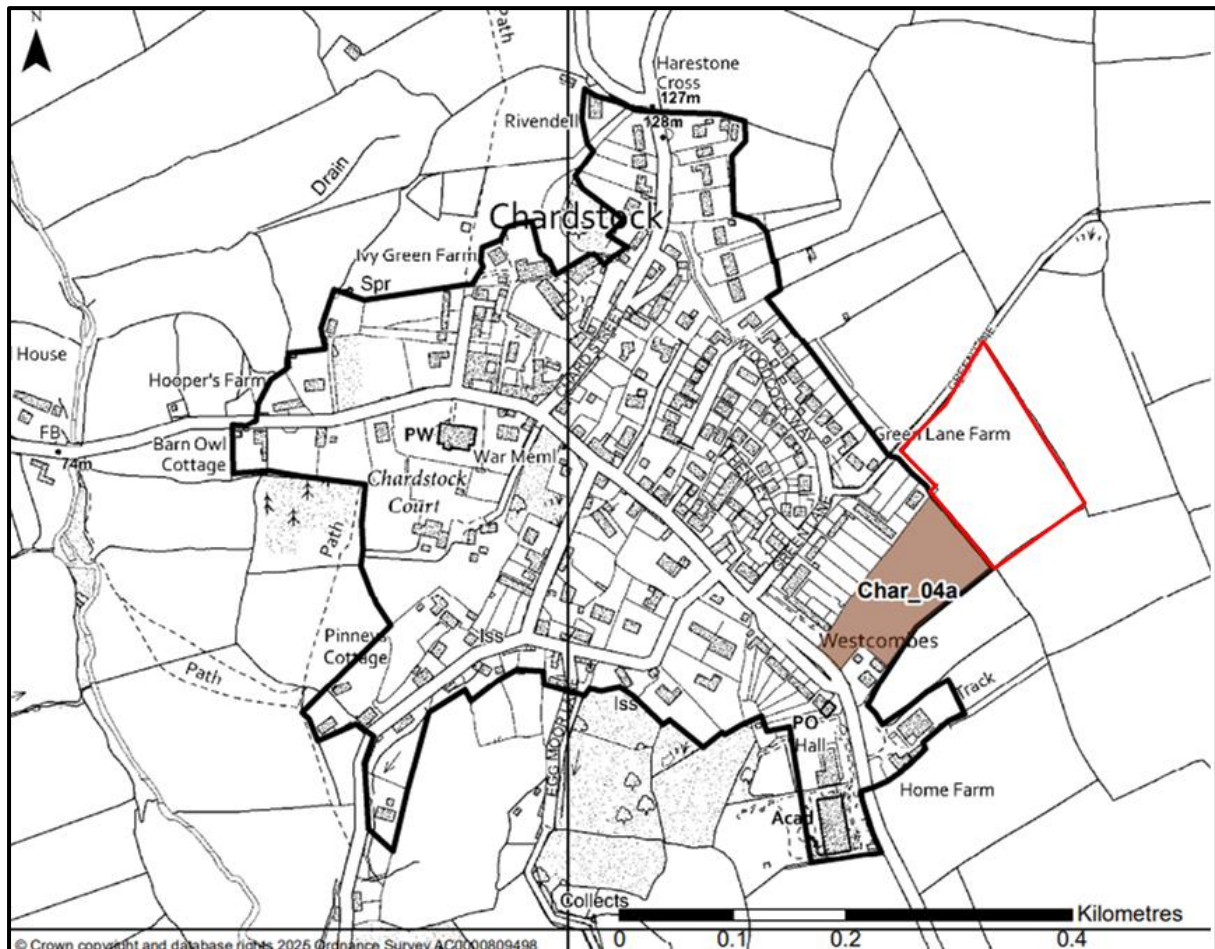


Image 1 – Extract from Chardstock Policies Map from East Devon Local Plan 2020 to 2042 Reg 19 with additional land edged red

The submitted landscape visual baseline assesses the key visual receptors and highlights recommendations to mitigate any landscape impact. The assessment confirms that, due to the site being outside of any national or regional designations, and being free from prominent landscape features, it would be deemed suitable for accommodating development, providing that mitigation measures are incorporated to assimilate the development within the surrounding area.

The visual baseline assessment summarises that, whilst the site could be glimpsed from some higher value receptors, along PRow and Bridleway routes contained within the Blackdown Hills National Landscape area to the west, the area is intersected by areas of existing tree and hedgerow planting forming part of the field boundaries and lane edges throughout the surrounding context.

The development of the site would be viewed in the context of the existing village, with the built form making up the wider village prominent in the foreground of the glimpse views towards the site. The proposals look to add small areas of development to the northern field. This would be seen as negligible in the context of the Char_04a proposed allocation of the site, with the mitigation proposals being effective in ensuring the development is sufficiently landscaped to assimilate into the surrounding context.

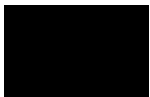
The emerging illustrative layout seeks to introduce low - medium density residential development within the site area. Illustrative proposals show site boundaries are being reinforced with planting, both to increase biodiversity value and to soften views onto the site. The site would benefit from the introduction and reinforcement of north-south green infrastructure breaks, assisting in layering the landscape as the development moves to a higher elevation, helping to mitigate wider views, and assimilate the development within the landscape.

As required by Strategic Policy SD13, the initial layout shows a development of around 30 dwellings with extensive landscape planting and a connection into Chardstock Footpath 30. This landscaping and connection into Chardstock Footpath 30 could be made possible through the inclusion of the additional land.

The submission is also accompanied by a highways technical note prepared by SLR which further supports the allocation of the site for the development of around 30 homes. The document confirms that the site is within an accessible location with various local services and facilities within walking and cycling distance of the site, including a school and a shop. Chardstock therefore represents a sustainable location for the development of new homes. The proposed access plan demonstrates that vehicle access to the site can be achieved with an acceptable geometry including visibility splays in line with the speed limit.

In conclusion, Summerfield Homes strongly support the allocation of land at Green Lane, Chardstock and emerging policy SD13 for the development of in the region of 30 dwellings subject to the recommended modification. Summerfield Homes propose to include the adjoining land to the north of the emerging allocation, to enable the development of a higher quality scheme, with housing densities more in-keeping with local character, and enhanced public open spaces, landscaping and habitat creation as shown on the accompanying framework plan. The northern field has not been included in the emerging policy due to the Council's concerns over the potential adverse landscape impact. This has now been reviewed in detail and disproven through this representation, the accompanying plan and the landscape baseline assessment. Therefore, Summerfield Homes recommends this modification to policy SD13 to facilitate the delivery of a high-quality, in-keeping, and locally informed development that reinforces its sense of place whilst securing a more efficient use of land. This modification will ensure the soundness of this emerging policy.

Yours sincerely



Laura Polley MRTPI
Associate - Planning Consultant

