

**Oliver Keates Planning on Behalf of Core Strategic Land Ltd. by Email:**

**From:** Oliver Keates [REDACTED]  
**Sent:** 13 May 2025 12:29  
**To:** Planning Policy <PlanningPolicy@eastdevon.gov.uk>  
**Cc:** Iestyn John [REDACTED]  
**Subject:** Clyst St Mary & Sowton Neighbourhood Plan

FAO Ms Angela King

Dear Madam,

I refer to the above matter and in particular the response to the Examiner's queries provided by Bell Cornwell/ Stantec on behalf of Darts Farm Ltd.

I act for Core Strategic Land Ltd (CSL) who control the southern part of the draft Neighbourhood Plan allocation known as BisC12 (land east of Clyst St Mary). I can confirm that CSL are in close discussions with Darts Farm Ltd who own the northern part of this housing allocation. Together the two parties are working collaboratively to produce a comprehensive masterplan for the entire site known as BisC12 which shows how the whole site can be delivered comprehensively and sensitively. This masterplan shows how the key infrastructure can be delivered, in particular the link road between the A3052/ Bishops Court Lane and the important missing section of the Clyst Valley Trail.

The details of how this link road will work is set out in the Stantec note dated 30 April 2025, a copy of which Bell Cornwell have provided you with. Stantec are working on behalf of both CSL and Darts Farm Ltd to deliver the link road and provide other transport benefits. The Stantec note provides comfort that Devon County Highways now accept that they would not object to these proposals, details the various ways the related issues can be addressed and outlines the wider transport benefits which would result from the development of the site at BisC12, land east of Clyst St Mary.

Please note that I have copied this email to Mr Iestyn Johns of Bell Cornwall who acts for Darts Farm Ltd.

I would be grateful if you could forward this email to the Examiner for her consideration.

Yours faithfully,

Oliver J Keates

MRTPI, Dip.TP, BSc (Hons)

