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

INTRODUCTION

Bell Cornwell acts as planning consultant for Clyst Haven Ltd, very well-established local landlords, investors and developers of commercial property in East Devon and beyond.

Clyst Haven Ltd is the sole owner of land located immediately to the north of the A3052 and west of Hill Barton Business Park in the West End of the district (please refer to the location plans copied below). Please note that the southernmost portion of the land (outlined in red) already benefits from an extant planning permission for a major office development (planning permission reference 17/1329/MFUL). The acceptability of developing this land has already, therefore, been established.

Location Plans

Our client's land falls within the draft boundary of the proposed new community for East Devon. In this regard, we are actively participating in the new community masterplan stakeholder engagement process.

Against this background, the following representations are made on the East Devon Local Plan Regulation 19 Consultation Draft.

CHAPTER 3. THE SPATIAL STRATEGY

Strategic Policy SP01: Spatial Strategy

Clyst Haven Ltd is supportive of the spatial strategy generally and of Strategic Policy SP01, which focuses new development at the West End of the district and includes the provision of a further new community within this area.

Our client's land, which falls within the area identified for the new community, is available and could be suitable for a range of uses, including employment and/or residential uses, which would contribute

to the community's objectives of delivering at least 8,000 new homes in the Local Plan period and around 47.5ha of land for office, industrial and warehouse sectors and of being self-sufficient.