

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 4. DEVELOPMENT AT THE WEST END**

**Strategic Policy WS01: Development of a Second New Community East of Exeter**

Clyst Haven Ltd supports Strategic Policy WS01, which allocates land for a new community in the West End of the district, and supports the location for the new community shown on the Local Plan Policies Map.

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Clyst Haven Ltd is the sole owner of land located immediately to the north of the A3052 and west of Hill Barton Business Park and which falls within the draft boundary of the new community. The merits of including our client's land within the new community area are:

- The land is in a very accessible and sustainable location, immediately adjoining the A3052. It is possible to access the land by walking and cycling and via public transport, from the Cat and Fiddle Inn bus stop, which is served by a number of regular bus services. There is an existing access to the land via Axehayes Lane, which has direct access to and from the A3052.
- There are no technical constraints to developing the land. The land is largely level and is subject to no environmental designations.

Our client has been actively promoting the land for employment purposes as part of the preparation of the new East Devon Local Plan. The key credentials are:

- The land immediately adjoins the A3052 in an area that is very much commercial in nature. There is already a considerable amount of employment, infrastructure and other development in this part of the district.
- The land is very much an infill site – please note Yeo Business Park to the north and west and Hill Barton Business Park to the east in the aerial image above.
- Planning permission has already been granted on the southern portion of the site for approximately 2,000 sqm of office space (reference 17/1329/MFUL). This development has commenced so the planning permission is extant.
- The northern portion of the land would be suitable for all types of employment uses i.e. office/industrial/warehouse/storage. Any development here would be viewed in the context of the employment development immediately to the south, Hill Barton Business Park to the east and Yeo Business Park to the north.
- Clyst Haven Ltd commissioned Vectos Transport Consultants (now SLR Consulting) to consider the access and transport impacts of developing the site for employment uses and a Transport Appraisal Report was submitted in support of a 'Call for Sites' submission to East Devon District

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Council back in 2021. The report highlighted that there are opportunities to access the site directly from Axehayes Lane and through Hill Barton Business Park via Blackmore Road (via land in the owner's control) and there is also potential to form a pedestrian connection to the footway network within Hill Barton Business Park. Traffic impacts are predicted to be modest, even when combined with the already approved Hill Pond office scheme.

Ultimately, employment development in this location would help to meet the significant demand for employment floorspace in East Devon and the wider Exeter catchment area and would align with key objectives of national planning policy to support prosperous rural economies and local objectives of creating a new community that is self-sufficient.

Whilst efforts to-date have focussed on employment uses, due to its sustainability/accessibility credentials, the land could also be suitable for other uses, including residential uses, to serve the new community. Clyst Haven Ltd is continuing to engage in the new community masterplan stakeholder engagement process and will be represented at the next stakeholder workshop meeting, scheduled for 8<sup>th</sup> May 2025.

For all the reasons set out above, it is entirely logical for our client's land to be included within the boundary for the new community and this part of the Local Plan is endorsed.