

Our Ref: AS

12th March 2021

Forward Planning
East Devon District Council



via LPA questionnaire

Dear Sir/Madam

Re: REPRESENTATIONS ON PUBLIC CONSULTATION – EAST DEVON LOCAL PLAN 2021 - 2040

ON BEHALF OF MOSAIC (EXETER) LTD

We write on behalf of Mosaic (Exeter) Ltd and to make comments on the emerging East Devon Local Plan 2021 – 2040.

Specifically, we wish to draw attention to the benefits of balancing housing growth at the eastern end of the district by looking at sites west of Exeter as well as those to the east. It is well recognised that Exeter remains a major hub for growth yet the City Council will be unable to meet these growth needs within the confines of the Exeter area. This will continue to place burdens on adjoining local authorities and in particular East Devon District.

Whilst growth at the western end of the District has provided a solution to this burden thus far, additional growth may overburden infrastructure as well as becoming a possible point of contention due to the extent of change to existing communities in that area. Additionally, whilst much of this area is not subject to any specific environmental designations much of it is best and most versatile farmland and should not be released without other options being considered.

Our client is of the view that development could be brought forward west of Exeter but still within East Devon that would meet the needs of the District whilst also fulfilling the duty to cooperate as set out in the Framework. Growth in this location could provide notable benefits in terms of transport connectivity whilst also alleviating some of the need to bring forward further large scale development east of Exeter.

We believe there a notable planning benefits to bringing an area west of Exeter forward for development and that there are no constraints which would prevent this area delivering growth.

Barnstaple | Bideford | Bridport | Dartmouth | Dulverton | Exeter | Honiton | Kingsbridge
Launceston | Okehampton | Plymouth | South Molton | Taunton | Tavistock | Tiverton | Torquay | Totnes
Truro | Wadebridge | Wellington | Yeovil | The London Office: 40 St James's Place, SW1A 1NS

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Attached with this letter is a document provided by LDA design highlighting how just such an area could be brought forwards to deliver

- 150 residential dwellings
- A 4500 sqm mixed-use facility
- 10000 sqm mobility hub
- 10000 sqm community open spa

We hope that these comments will be give full consideration in the preparation of the emerging Local Plan.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Alister Smith', with a long horizontal flourish extending to the right.

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